City of Biddeford
Finance Committee

November 19, 2024 at 5:00 PM
City Hall Council Chambers & Zoom

Click to Join Zoom Meeting Online
Or call in by phone: +1 312 626 6799
Meeting ID: 990 4214 1182
Passcode: 028451

1. Call to Order
2. Approval of Minutes
   - 2.a Approval of the Minutes
3. Signing of the Expenditure Warrant
4. Discussion/Approval
   - 4.b Authorization/Payment to Jim Godbout Plumbing and Heating SEEDS
   - 4.c Authorization/Execute a contract for Architectural services for phase 2 SEEDS
5. Other Business
6. Adjourn

CITY OF BIDDEFORD

Planning and Development Department

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

Planning Board Meeting
Meeting Minutes
DRAFT
Corrected Copy

Date: November 6, 2024
Time: 6:00 PM
Location: Council Chambers & Zoom

1. **Pledge of Allegiance**
2. **Declaration of Quorum/Voting Members: Larry Patoine (Chair), Roch Angers, & Matt Dubois (Alternate Member)**
   Staff Present: David Galbraith, Adi Iriqat & Nan Whitten
   Matt Dubois will be voting tonight in place of Alexa Plotkin & Steve Beaudette
3. **Adjustments to the Agenda-Planner's business will be at the end of the agenda**
4. **Planner's Business**
5. **Consent Agenda**
   Approval of Meeting Minutes from September 18 & October 2, 2024
   MOTIONS: 6:03
   Motion-Deschambault-Motion to approve Minutes from September 18
   Second-Angers
   Vote-Motion passed unanimously
   Motion-Angers-Motion to approve minutes from October 2, 2024
   Second-Dubois
   Vote-Motion-passed unanimously
6. **Unfinished Business**
7. **New Business**

7.a 2024.53 The Planning Board will review a Shoreland Permit Application submitted by Mobile Studio Design for Matthew & Mary Lopresti to determine the greatest practical extent (GPE) for their home located at 241 Hills Beach Road (Tax Map 56, Lot 5) in the Limited Residential and Resource Protection zones. The application would like to raze and rebuild the house due to storm damage in January 2024.

- **Randy Smith from Mobile Studio Design introduced the project**
- **Patoine asked about overlays & watersheds mentioned, it was determined that the property is in no watershed but is in the flood zone.**
- **Section 1 is to raise the structure above the Base Flood Elevation and renovate the "super structure" into a 2 story with a gable**
- **S 2 & 3 will be reconfigured to a less non-conforming**
- **Public Comments:**
  Agnes Letterese-243 Hills Beach Road
  Steve Lefevre-233 Hills Beach Road (2 times)

DRAFT

Viola Boucouvalas-Gianourakos-244 Hills Beach Road-*Correction made 11-19-24*
Marcie Boucouvalas-244 Hills Beach Road
MOTIONS: 6:56 PM
Motion-Deschambault-Motion to table Case # 2024.53 Shoreland Zoning / Greatest Practical Extent for 241 Hills Beach Road, (Tax Map 56, Lot 5), in the CR Zoning District giving the applicant time to address the public comments/concerns
Second-Angers
Motion passed unanimously

7.b 2024.55 The Planning Board will review a Subdivision Amendment application for 3 Lincoln Street, LLC. The property is 15 Pearl Street, subdividing Lot 1 into lots, 1B & 1C (Tax Map 71, Lot 2) in the MSRD 3 zone. This lot is a portion of the former MERC site.

- **Galbraith introduced the project explaining this is a subdivision of lot 1**
- **Peter Heil of Acorn Engineering and Marieke Thormann of Fathom presented the project**
- **No public comments**
- **Deschambault asked if this would be changing the original plan-no**
- **Dubois asked about access into the lot**

MOTIONS: 7:10
Motion-Dubois- Motion to approve Case # 2024.55 - Subdivision Amendment application submitted by Acorn Engineering for 3 Lincoln, LLC. to Subdivide Lot 1 into two Parcels (Lot 1A and Lot 1B), located at 15 Pearl Street (Tax Map 71, Lot 2) in the MSRD 3 zone.
Second-Angers
Vote-Motion passed unanimously

7.c 2024.63 Sketch Site Plan application submitted by Acorn Engineering for Westbrook Development Corporation. The property is 15 Pearl Street, Lots 1, 1B & 1C (Tax Map 71, Lot 2) in the MSRD 3 zone. This lot is a portion of the former MERC site.

- **Galbraith introduced the project**
- **Peter Heil from Acorn Engineering and Tyler Noron of Westbrook Development Co presented the project**
- **They will be submitting a preliminary application next week.**
- **No public comments**

7.d 2024.56 The Planning Board will review a Site Plan Amendment request by Gorrill Palmer for the York County Judicial Center to amend the previously approved landscaping. The location of the property is 515 Elm Street (Tax Map 88, Lot 5) in the B2, R1A zones. THIS ITEM HAS BEEN TABLED PER APPLICANT REQUEST.

7.e 2024.19 The Planning Board will review a proposed redevelopment at 34 Center Street for XL Property Management (Map 38, Lot 152-2) in the Main Street Revitalization District – Residential Conservation (MSRD 2) Zone. The existing parcel is approximately 5,650 square feet in size. The project proposes an eleven (11) space parking area to serve the client's adjacent multifamily buildings. The application has

DRAFT

been submitted by Acorn Engineering for XL Property Management, LLC THIS ITEM HAS BEEN TABLED PER APPLICANT REQUEST.

8. **Other Business**
9. **Adjourn 8:12 PM**

_____ _____

Planning Board Chair/Vice Chair **Date**

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

DRAFT

CITY OF BIDDEFORD

Planning and Development Department

Adi Iriqat
Assistant City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207)-284-9115
adi.iriqat@biddefordmaine.org

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Conditional Use Permit
Home-based Business
179 Granite Street (Tax Map 22, Lot 37), Biddeford, ME
Case # 2024.61 – November 20, 2024

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Article VI (Performance Standards), Section 38 – Home Occupations, the Biddeford Planning Board has considered the application of Georgiana Nelson to open a home-based business in a residential building, 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. PROJECT DATA/INFORMATION

1.	Applicant:	Georgiana Nelson 179 Granite Street Biddeford, Maine 04005
2.	Owner of Property:	Thomas & Georgiana Nelson
3.	Agent:	Same as applicant
4.	Engineer:	N/A
5.	Project Location:	179 Granite Street
6.	Project Tax Map #/Lot #:	Tax Map 22, Lot 37
7.	Lot Size:	0.24
8.	Base Zoning:	R1-A
9.	Overlay Zoning:	N/A
10.	Existing Use:	Residential
11.	Proposed Use:	Home-based Business
12.	Approvals Required:	Conditional Use Permit
13.	Uses in the Vicinity:	Residential
14.	Number of Lots/Units in Subdivision:	N/A
15.	Minimum Lot Size Required: Provided:	10,000 S.F 10,454 S.F +/-
16.	Frontage Required: Provided:	100' 120'+
17.	Front Setback Required: Provided:	25' 25'+

18.	Side Setbacks Required: Provided:	10’ 10’+
19.	Rear Setback Required: Provided:	10’ 10’+
20.	Height Requirements: Provided:	35 feet or 3 stories 1 ½ story
21.	Water Supply:	Public Water
22.	Sewage Disposal:	City of Biddeford
23.	Solid Waste Disposal:	City of Biddeford
24.	Fire Protection:	City of Biddeford
25.	Floodplain Status:	Property is not within a NFIP Zone A or V flood zone
26.	Wetland/Surface Water Impacts:	None
27.	Soil Study Provided:	N/A
28.	Parking Spaces Required:	2 Parking Spaces
29.	Parking Spaces Provided (total): # Handicapped Spaces:	3 +/- on-site on driveway
30.	Ownership of Road:	Granite Street is a Public Road
31.	Impervious Surface Area:	0 SF Change
32.	Total Disturbed Area:	0 SF of Previously Undisturbed Area
32.	Estimated Site Development Costs:	N/A
33.	Financial Capacity Letter:	N/A
34.	Waivers Needed:	N/A
35.	Waivers Granted:	N/A
36.	Variances Needed for Approval:	None
37.	Other Permits Obtained:	N/A
38.	Other Non-City Permits Required:	None
39.	Covenants, By-laws, Restrictions Required:	None
40.	Fees Paid:	Yes
41.	Planning Board Review History:	November 20, 2024-Conditional Use Permit

2. EXISTING CONDITIONS

The existing building is 1 ½ story single-family residential structure.

3. PROJECT PROPOSAL

The applicant is seeking to operate polarity therapy practice from her home.

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Conditional Use Permit
Home-based Business
179 Granite Street (Tax Map 22, Lot 37), Biddeford, ME
Case # 2024.61 – November 20, 2024

A. **Performance Standards:** The Board made the following conclusions in their review standards of Article VI (Performance Standards), Section 38 (Home Occupations) states as follows:

1. Permitted home occupations may be carried out without offending custom or disturbing neighbors; altering the residential character of the structure or neighborhood; or changing the character of the lot from its principal use as a residence, shall be permitted if it complies with all the requirements of this section.

2. A home occupation shall be carried on by permanent residents of the dwelling unit, with not more than two employees who are not residents of the dwelling unit, not to exceed 25% of total floor area, or more than 400 square feet.

3. The home occupation shall be carried on wholly within the principal or accessory structures. There shall be no outside storage or display of materials or products or equipment or vehicles.

4. The general performance standards of this ordinance shall apply.

5. One nonilluminated sign, no larger than two square feet, may be erected on the premises.

6. The sale of products shall be limited to those which are crafted, assembled, or substantially altered on the premises: catalog/mail order items delivered off the premises; and to items which are accessory and incidental to a service which is provided on the premises.

7. Home occupation approvals may be re-reviewed by the Board if any of the above conditions are violated. Reports of violation or complaints shall be conveyed to the board in writing by the Code Enforcement Officer. The Board shall notify the operator that the Board is holding a public hearing to reconsider the home occupation permit. Abutters shall be notified under the rules of public hearings.

7.1 If the Board finds that the conditions of approval have been violated and cannot, or will not, be corrected within 14 days of the hearing/Board's decision, the approval will be withdrawn, (and) the operation will be in violation of these ordinances and shall be considered a civil nuisance of the City ordinances and subject to action and penalties stated in these ordinances.

8. No vehicular traffic shall be generated by the home occupation in greater volume than would normally be expected in a residential neighborhood.

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Conditional Use Permit
Home-based Business
179 Granite Street (Tax Map 22, Lot 37), Biddeford, ME
Case # 2024.61 – November 20, 2024

APPROVAL GRANTED: Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the Conditional Use Permit for the proposed project summarized above, located at 179 Granite Street in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

1. The material provided for the proposed project has been reviewed only for general conformance to the City technical requirements. The applicant(s) and/or their technical consultant shall be responsible for the actual design details and completeness of their work. It is incumbent upon the applicant(s) to ensure that the project is in conformance and complies with all City Codes, ordinances and regulations as well as with all state regulations, including, but not limited to, space and bulk standards, performance standards, use standards and other zoning type requirements.

2. All work shall be in conformance with the approved plans and submission documents. No deviations from the approved plans are permitted without prior approval from the Planning Board for major changes, and from the City Planner and City Engineer for minor changes. The City Planner shall make the determination of major or minor.

3. The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc. prior to commencing business.

4. At the completion of the project the owner/applicant shall request a final inspection. This request shall be directed to the Code Enforcement Office and Fire Department. A Certificate of Occupancy shall not be issued until the project is in compliance with the approval and all applicable City Ordinances.

5. The applicant shall obtain all other pertinent local, state and federal permits / licenses / insurance such as building, electrical, plumbing, etc., prior to commencing business.

6. Should the day care facility be required, by the State of Maine, to install fencing around the outside play area outdoor play area, it will require, at minimum approval from the City Planner after consultation with the City's Staff Review Committee (SRC).

_____ Date:_____

Mr. Larry Patione
Planning Board Chairman

CITY OF BIDDEFORD

Planning and Development Department

Adi Iriqat
Assistant City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115
adi.iriqat@biddefordmaine.org

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

FROM: Adi Iriqat, Assistant City Planner

DATE: November 12, 2024

RE: 2024.61 Conditional Use Permit for Georgiana Nelson for a Home-based Business proposed at 179 Granite St (Tax Map 22, Lot 37) within the City's R1-A Zoning District.

MEETING DATE: November 20, 2024, at 6:00 PM

---

1. INTRODUCTION

Georgiana (Georgi) Nelson, or the applicant, is seeking a Conditional Use Permit (CUP) approval to provide polarity therapy services from her residence. The property is located at 179 Granite Street within the City's R1-A zoning district. As proposed Georgi would work with 2-4 clients a week replacing her daily commute to Kennebunk which is where her existing business is located. Georgi has been a certified Polarity Therapist since 2006.

Figure 1: 179 Granite Street - Front Elevation

Figure 2: 179 Granite Street Highlighted in red

The subject property is located at the intersection of Granite Street and Calixte Lane, which dead-ends two houses down to the east of the subject property. The Nelson's driveway can accommodate 3 vehicles, including their personal vehicle. The neighborhood would be classified as a quiet residential community since it is located on a cul-de-sac.

The property is approximately 0.24 acres in area, and it is located in the City's R1-A Zoning District, which classifies "home occupations" as a "Conditional Use" requiring Planning Board review and approval. The subject property is an existing single-family residential property, and the applicant seeks to operate a polarity therapy practice from her residence.

Figure 3: The property's view off Granite Street from Calixte Lane

2. PROJECT DATA/INFORMATION

1.	Applicant:	Georgiana Nelson 179 Granite Street Biddeford, Maine 04005
2.	Owner of Property:	Thomas & Georgiana Nelson
3.	Agent:	Same as applicant
4.	Engineer:	N/A
5.	Project Location:	179 Granite Street
6.	Project Tax Map #/Lot #:	Tax Map 22, Lot 37
7.	Lot Size:	0.24
8.	Base Zoning:	R1-A
9.	Overlay Zoning:	N/A
10.	Existing Use:	Residential
11.	Proposed Use:	Home-based Business
12.	Approvals Required:	Conditional Use Permit
13.	Uses in the Vicinity:	Residential
14.	Number of Lots/Units in Subdivision:	N/A
15.	Minimum Lot Size Required: Provided:	10,000 S.F 10,454 S.F +/-
16.	Frontage Required: Provided:	100' 120'+
17.	Front Setback Required: Provided:	25' 25'+
18.	Side Setbacks Required: Provided:	10' 10'+
19.	Rear Setback Required: Provided:	10' 10'+
20.	Height Requirements: Provided:	35 feet or 3 stories 1 ½ story
21.	Water Supply:	Public Water
22.	Sewage Disposal:	City of Biddeford
23.	Solid Waste Disposal:	City of Biddeford
24.	Fire Protection:	City of Biddeford
25.	Floodplain Status:	Property is not within a NFIP Zone A or V flood zone
26.	Wetland/Surface Water Impacts:	None
27.	Soil Study Provided:	N/A
28.	Parking Spaces Required:	2 Parking Spaces
29.	Parking Spaces Provided (total): # Handicapped Spaces:	3 +/- on-site on driveway
30.	Ownership of Road:	Granite Street is a Public Road
31.	Impervious Surface Area:	0 SF Change
32.	Total Disturbed Area:	0 SF of Previously Undisturbed Area
32.	Estimated Site Development Costs:	N/A
33.	Financial Capacity Letter:	N/A
34.	Waivers Needed:	N/A
35.	Waivers Granted:	N/A

36.	Variances Needed for Approval:	None
37.	Other Permits Obtained:	N/A
38.	Other Non-City Permits Required:	None
39.	Covenants, By-laws, Restrictions Required:	None
40.	Fees Paid:	Yes
41.	Planning Board Review History:	November 20, 2024-Conditional Use Permit

3. EXISTING CONDITIONS

The existing building is a 1 ½ story, single-family structure. Georgi currently makes the daily commute to Kennebunk operating her business from there.

4. PROJECT PROPOSAL

Georgi is seeking to operate polarity therapy practice from her home. She has a small cliental which would not affect the residential character of the neighborhood nor create unnecessary traffic. The presence of cul-de-sac at the end of Calixte Lane will help with the traffic flow driving out the lane. The sessions will be held in an office space off their kitchen. Georgi has 18 years of experience, and she is currently 73 years of age. Transitioning to a home business instead of the commute to Kennebunk is convenient considering the travel distance in tandem with the unstable weather.

5. STAFF REVIEW

REVIEW STANDARDS: The project is subject to Conditional Use Standards Listed below:

Section 6 Standards:

A. Applications for conditional use permits must meet the standards specified in Article VI of this ordinance as well as the standards of subdivision or site review. In addition, because of the unique nature and particular concern that the general public may have relating to a conditional use in a particular zone, the Planning Board shall consider each of the applications in light of the guidelines presented below.

B. The Planning Board shall approve, approve with conditions, or deny all applications for a conditional use permit. The applicant shall have the burden of proving that his or her application is in compliance with the requirements of this ordinance and that none of the conditions listed below would result from the approval of the conditional use permit. Failure of the applicant to submit required information shall constitute a basis for denial without a review of the remainder of the application. After the submission of a complete application and a review of the required submissions, the Planning Board shall approve the application or approve it with conditions if the application meets the following standards **(Standards are found in the FOF-COL).**

C. Waivers Requested: **N/A**

6. NEXT STEPS/SUGGESTED ACTIONS

Recommend that if the Planning Board approves the Conditional Use Permit it be approved with the following minimum conditions of approval:

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.

7. SAMPLE MOTIONS:

A. **Motion to approve** Case # 2024.61 Conditional Use Permit for Georgiana Nelson for a Home-based Business proposed at 179 Granite Street (Tax Map 22, Lot 37) within the City's R1-A Zoning District, with the Findings of Fact (FOF) and Conditions of Approval as written.

B. **Motion to Table** # 2024.61 Conditional Use Permit for Georgiana Nelson for a Home-based Business proposed at 179 Granite Street (Tax Map 22, Lot 37) within the City's R1-A Zoning District, based upon the following reasons:

a) _____

b) _____

c) _____

C. **Motion to Deny** # 2024.61 Conditional Use Permit for Georgiana Nelson for a Home-based Business proposed at 179 Granite Street (Tax Map 22, Lot 37) within the City's R1-A Zoning District, based upon the following reasons:

a) _____

b) _____

c) _____

2024.61

Revised: October 28, 2024

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 (Please include checklist) | __ Extraction
X Conditional Use Permit | __ Subdivision (Please include Checklist) | __ Private Way
X Other: Home business

Applicant Information:

Name: Georgiana Nelson
Mailing Address: 179 Granite Street, Biddeford, ME 04005
Telephone: 207-251-9002
Email: georgi@georginelson.com
What is your legal interest in the property?
P Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:

Name: Thomas G. & Georgiana Nelson
Mailing Address: 179 Granite St., Biddeford, ME 04005
Telephone: 207-251-9002
Email: georgi@georginelson.com

Agent's Information:

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

Engineer/Surveyor's Information:

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

Project Location and Lot Information:

Street Address: 179 Granite St. Biddeford Drainage Watershed:
Tax Map: 22 Lot: 37
Current Zoning: R1A Shoreland Zoning:
Size of Lot: 10,454 (X)acres (X)s.f. Lot Frontage: 120 ft
.24 acres
Existing Use of Property: Private residence

Property currently serviced by:

X City Road X Public Sewer X Public Water X 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) X (No) if yes attach information
Is the project within the 100-year floodplain? __ (Yes) X (No) if yes attach information
Do you plan to bring fill onto the lot? __(Yes) X (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use:

Home business use of office space

Property to be Serviced by:

X City Road X Public Sewer X Public Water X Public Trash

__ Private Road __ Septic System __ Private Well __ Private Hauler

Limits of Disturbance: _____ ( )acres ( )s.f.

Net change in impervious cover: _____ ( )acres ( )s.f.

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

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

Is this project within the Urbanized Area/MS4 (*see City Drainage Map*) X (Yes) __(No)

Is the project proposing any Stormwater facilities/BMPs? __(Yes) X (No)

Will a Traffic Movement Permit (TMP) be required?: __(Yes) X (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: _____

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
   - __ Ability to Serve for Electrical Service-CMP-1-866-225-4200
   - __Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.

B. Photographs of Site.

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

D. Engineering Plans, as required.

E. 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: Georgiana Nelson **Date** 10/28/2024

Signature of Property Owner: Georgiana Nelson **Date** 10/28/2024

Thomas G Nelson

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_INDIVDUAL 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 INDIVIUDAL 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

From: **Georgiana Nelson** georgi@georginelson.com
Subject: Re: Letter of intent for a home business occupation
Date: October 24, 2024 at 4:28 PM
To: Welton, Scott Scott.Welton@biddefordmaine.org

Thank you so much
Sent from my iPhone

> On Oct 24, 2024, at 3:00PM, Welton, Scott <Scott.Welton@biddefordmaine.org> wrote:
>
> Hello,
> this use is a home occupation it will need a conditional use permit from the Planning office to move forward.
> I have copied David from that office in this email.
> once you have the permit from the planning office I will need to do a quick inspection of the space being used, when inspected I will sign off on the attached paperwork.
> Please fill out return the attached paperwork.
> Respectfully,
> Scott Welton
> Life Safety Inspector
> City of Biddeford Code Enforcement office
>
> ---
>
> **From:** Georgiana Nelson <georgi@georginelson.com>
> **Sent:** Monday, September 23, 2024 6:01 PM
> **To:** Welton, Scott <Scott.Welton@Biddefordmaine.org>
> **Subject:** Re: Letter of intent for a home business occupation
>
> EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Thank you so much!
> Sent from my iPhone
>
> > On Sep 23, 2024, at 3:47PM, Welton, Scott <Scott.Welton@biddefordmaine.org> wrote:
> >
> > Thank you, I will review this and get back to you.
> >
> > -----Original Message-----
> > From: Thomas Nelson <georgi@georginelson.com>
> > Sent: Monday, September 23, 2024 2:47 PM
> > To: Welton, Scott <Scott.Welton@Biddefordmaine.org>
> > Subject: Letter of intent for a home business occupation
> >
> > EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.
> >
> > September 23, 2024
> >

>
> Dear Mr. Welton,
>
> I am submitting a letter of intent to inquire about moving my business from Kennebunk to my home in Biddeford. I am a Certified Polarity Therapist and have been in practice for 18 years. It's a small clientele. I see 2 to 4 clients a week.
> Our driveway, off Calixte Lane, easily accommodates three cars. We have a small office space off our kitchen which would be a perfect space to see clients. There is also a bathroom. I'm 73 and it would be an easier weekly commute especially with inclement weather and we have only one vehicle, which my husband and I share. Our porch door, front door and deck doors are all within easy access in a safety event.
> I look forward to speaking with you. Please don't hesitate to contact me with any questions.
> Thank you for your time and attention to this inquiry.
>
> Sincerely,
>
> Georgiana Nelson
> 179 Granite Street
> Biddeford, ME 04005
> 207.251.9002
> georgi@georginelson.com
> The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail or phone and delete this message and its attachments, if any.
>
> Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.
<Home Occupation Application (PDF).pdf>
<Home occupations rules.pdf>

CITY OF BIDDEFORD

Planning and Development Department

Adi Iriqat
Assistant City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207)-284-9115
adi.iriqat@biddefordmaine.org

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

FROM: Adi Iriqat, Assistant City Planner

DATE: November 13, 2024

RE: 2024.62 Shoreland Zoning Permit for 7 Bayberry Road, (Tax Map 68, Lot 26) in the Coastal Residential (CR) Zone / Greatest Practical Extent.

MEETING DATE: November 20, 2024, at 6:00 PM

---

1. INTRODUCTION

The project site is within the Resource Protection overlay (RP) of the Shoreland Zone and the Coastal Residential (CR) base zone. The applicant, 2538970 Ontario, Inc requests the Planning Board's consideration of a Shoreland Zone Permit application to rebuild the existing structure on site to comply with FEMA's updated standards. The lot is 11,506 sq ft with two structures owned by the applicant. The property is within the VE floodplain overlay.

The applicant intends to rebuild the structure on the same footprint in compliance and is requesting the Planning Board's approval to determine if the new location meets the setback from the shoreline to the greatest practical extent.

Figure 1 A street view of 7 Bayberry Road

2. PROJECT DATA/INFORMATION

1.	Applicant:	2538970 Ontario, Inc. 765 Westney Road S, Ajax, Ontario L1S6W1, Canada.
2.	Owner of Property:	2538970 Ontario, Inc. 765 Westney Road S, Ajax, Ontario L1S6W1, Canada.
3.	Agent:	Walsh Engineering, One Karen Drive, Suite 2A Westbrook, ME 04092
4.	Engineer:	Lower Survey Village Company, PO Box 2625, Kennebunkport, ME 04046
5.	Project Location:	7 Bayberry Road
6.	Project Tax Map #/Lot #:	Tax Map 68, Lot 26
7.	Lot Size, Bldg. #2:	11,506 sf
8.	Base Zoning:	Coastal Residential (CR)
9.	Overlay Zoning:	Limited Residential & Resource Protection
10.	Existing Use:	Single-family dwelling
11.	Proposed Use:	Single-family dwelling
12.	Approvals Required:	Greatest Practical Extent (setback) & FEMA Compliance
13.	Uses in the Vicinity:	Residential
14.	Number of Lots in Subdivision:	1
15.	Minimum Lot Size Required: Provided:	30,000 sf 11,506 sf
16.	Frontage Required: Provided:	150’ *100’*
17.	Front Setback Required: Provided:	25’ *40’*
18.	Side Setback Required: Provided:	25’ *10’*
19.	Rear Setback Required: Provided:	25’ *50’*
20.	Height Requirements: Provided:	35 feet or 3 stories *2 stories*
21.	Water Supply:	Public Water
22.	Sewage Disposal:	Private Septic
23.	Solid Waste Disposal:	Public Trash
24.	Fire Protection:	City of Biddeford
25.	Floodplain Status:	Located in Flood Zone VE
26.	Wetland/Surface Water Impacts:	N/A
27.	Soil Study Provided:	N/A
28.	Parking Spaces Required:	N/A
29.	Parking Spaces Provided (total):	N/A

	# Handicapped Spaces:	
30.	Ownership of Road:	Bayberry Road is a Public Road
31.	Impervious Surface Area:	0 SF Change
32.	Total Disturbed Area:	0 SF of Previously Undisturbed Area
33.	Waivers Needed:	N/A
34.	Waivers Granted:	N/A
35.	Variances Needed for Approval:	None
36.	Other Permits Obtained:	N/A
37.	Other Non-City Permits Required:	None
38.	Fees Paid:	Yes
39.	Planning Board Review History:	November 20, 2024-Greatest Practical Extent

3. EXISTING CONDITIONS

The project area is located on a parcel of land off Bayberry Road in Biddeford and directly abuts the Atlantic Ocean facing New Barn Cove to the north. The lot is fully developed with lawn, driveway, 2-story single family home and rip rap revetment. The home in its current location and configuration is vulnerable to coastal storms. The shed east to the property will be removed. See the figure below.

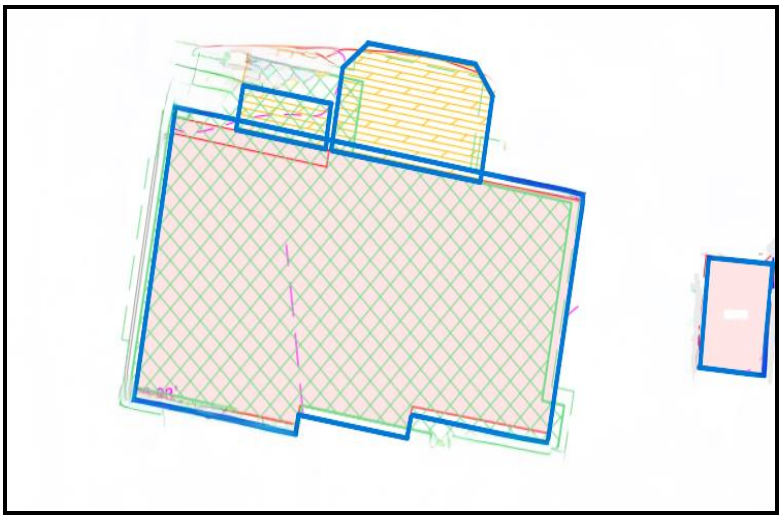


Figure 2 The main structure and the shed which is going to be removed

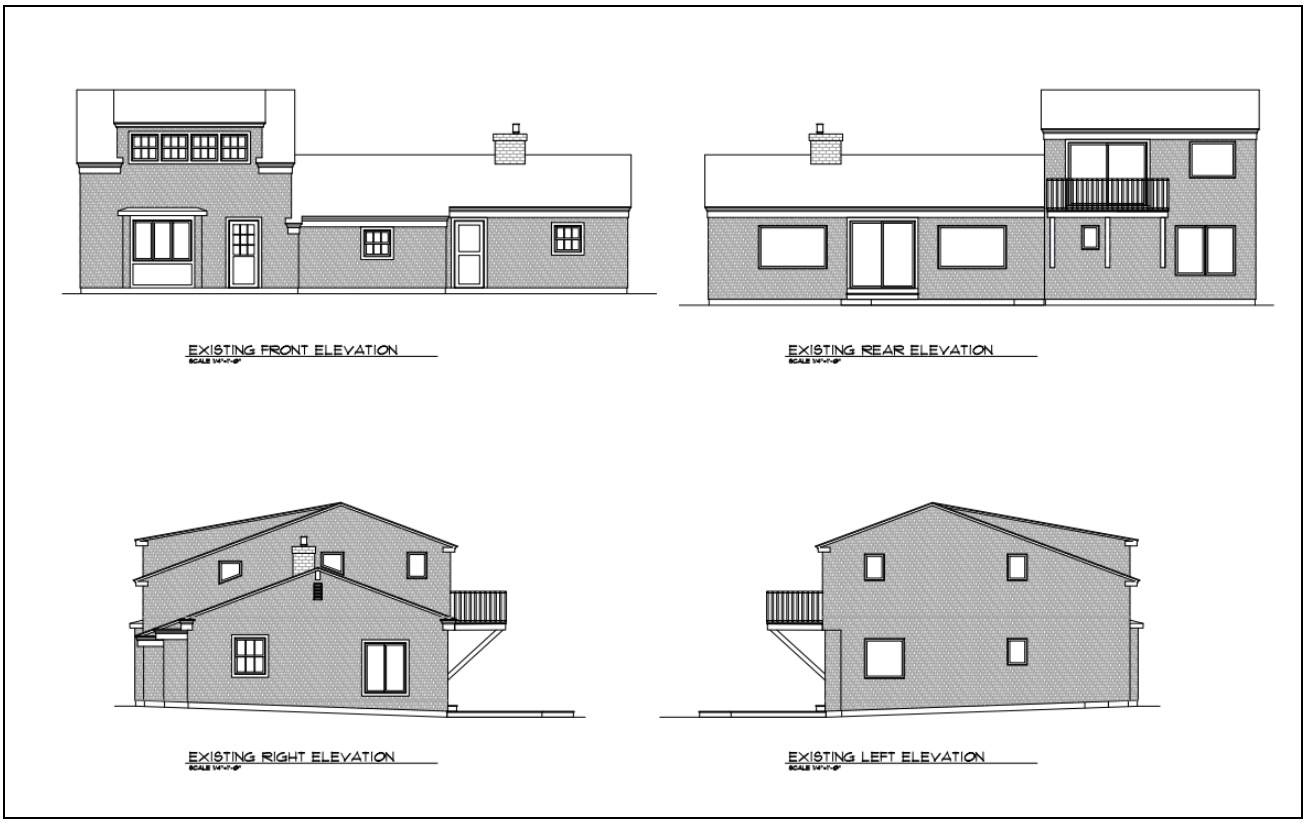


Figure 3 Existing elevations

4. PROJECT PROPOSAL

The proposed plan is to raze and reconstruct the existing home, with the proposed construction being compliant with the upcoming VE zone standards. This property had previously been approved by the Planning Board on June 21st, 2021, for the same request. The project did not move forward at that time, and the permission from the Planning Board had since expired.

The requested location is the same location and footprint as had been previously approved. For reference the applicant has included the previous findings and an approved site plan from that submission. Due to property line and replacement septic system setbacks, the applicant is suggesting that the previously approved location is the greatest practical location available on this site.

In response to the newly adopted FEMA maps the proposed replacement home will be elevated to meet flood elevation requirements and be constructed to withstand future storm events. This project has also been approved by the Maine DEP under their Permit by Rule standards under Section 2*, Activity Adjacent to Protected Natural Resource, and Section 20, Activity near Waterfowl /Bird Habitat.*

The applicant is reconfiguring the driveaway as well. In Figure 3 below, the existing driveway is depicted in the shaded grey area. The driveway currently has a coverage area of 647sq. ft. but will be reduced to 269 sq. ft. and have a triangular shape. The decks north of the structure (in yellow) will also be removed and reduced in size from 269 sq. ft. to 0 sq. ft.

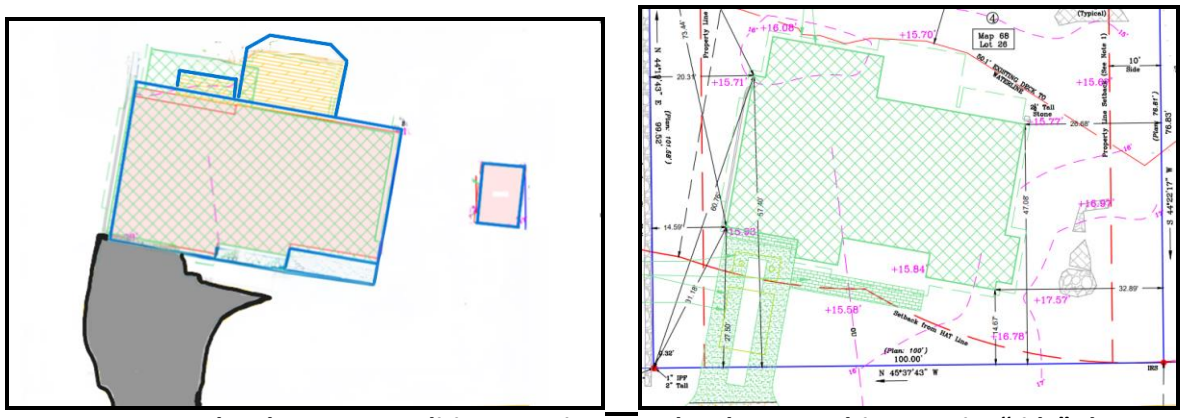


Figure 4 Pre vs. Post development conditions. Notice post-development driveway, its "tidy" shape and proposed walkway

Figure 5 Proposed elevations

5. NEXT STEPS/SUGGESTED ACTIONS

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

1. **The razed building shall not be relocated closer to any of the existing property lines as noted on the approved plan**

2. **The Code Enforcement Officer shall review and approve conformance to Section 15 of the Shoreland Zoning Ordinance**

3. **Obtain all required permits from the Maine Department of Environmental Protection and the Biddeford Code Enforcement Office**

4. **This approval shall expire one year from the date below if a substantial start is not made in construction. If a substantial start (30% of project completion, i.e., framing and foundation) is made within one year of the date below, the applicant shall have one additional year to complete the project, thereinafter this approval shall expire**

6. SAMPLE MOTIONS

A. Motion to approve Case # 2024.62 Shoreland Zoning / Greatest Practical Extent for 7 Bayberry Road, (Tax Map 68, Lot 26), in the CR Zoning District with the above-listed Conditions of Approval.

B. Motion to Table Case # 2024.62 Shoreland Zoning / Greatest Practical Extent for 7 Bayberry Road, (Tax Map 68, Lot 26), in the CR Zoning District with the above-listed Conditions of Approval.

a) _____

b) _____

c) _____

C. Motion to Deny # 2024.62 Shoreland Zoning / Greatest Practical Extent for 7 Bayberry Road, (Tax Map 68, Lot 26), in the CR Zoning District with the above-listed Conditions of Approval.

a) _____

b) _____

c) _____

City of Biddeford
Site Plan Application

For

Reconstruction of Existing Single-Family Dwelling
7 Bayberry Road
Biddeford, ME 04005

October 18, 2024

Applicant
2538970 Ontario Inc
7 Bayberry Road
Biddeford, ME 04005

Prepared By:

WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Drive, Suite 2A
Westbrook, Maine
207.553.9898

WALSH
ENGINEERING ASSOCIATES, INC.

Table of Contents
City of Biddeford – Site Plan Application
7 Bayberry Road Biddeford, ME 04005

Cover Letter
Application Form
Agent Authorization

Attachments:
Right, Title, and Interest ..... Attachment 1
Location Plan ..... Attachment 2
Site Plan Application Checklist ..... Attachment 3
Assessment of Compliance with Zoning Standards ..... Attachment 4
DEP Permit by Rule Application ..... Attachment 5
Photo Log ..... Attachment 6
Previous Planning Board Approval 2021 ..... Attachment 7

Site Plans:
Existing Conditions Plan C1.0
Proposed Conditions Plan C2.0
Erosion Control Plan/Details C3.0

WALSH
ENGINEERING ASSOCIATES, INC.

October 18, 2024

City of Biddeford Planning Board
c/o Mr. David Galbraith, Deputy Director of Planning & Development
205 Main Street
Biddeford ME 04005

RE: 7 Bayberry Road

Dear Planning Board Members,

On behalf of 2538970 Ontario, Inc (Applicant), Walsh Engineering Associates, Inc. (WEA), is pleased to submit the enclosed Site Plan Application for the proposed reconstruction of a single-family home located at 7 Bayberry Road, identified on Biddeford Tax Map 68, Lot 26. The property is located within the Coastal Residential District, and Limited Residential Shoreland Overlay District.

Existing Conditions

The project area is located on a parcel of land off Bayberry Road in Biddeford and directly abuts the Atlantic Ocean facing New Barn Cove to the north. The lot is fully developed with lawn, driveway, single family home and rip rap revetment. The home in its current location and configuration is vulnerable to coastal storms.

Proposed Development

The proposed plan is to raze and reconstruct the existing home, with the proposed construction being compliant with the upcoming VE zone standards. This property had previously been approved by the Planning Board on June 21st, 2021, for the same request. The project did not move forward at that time, and the permission from the Planning Board had since expired. The requested location is the same location and footprint as had been previously approved. For reference we have included the previous findings and an approved site plan from that submission. Due to property line and replacement septic system setbacks, we have determined that the previously approved location is the greatest practical location available on this site. In response to the newly adopted FEMA maps the proposed replacement home will be elevated to meet flood elevation requirements and be constructed to withstand future storm events. This project has also been approved by the Maine DEP under their Permit by Rule standards under Section 2, *Activity Adjacent to Protected Natural Resource*, and Section 20, *Activity near Waterfowl /Bird Habitat.*

Respectfully,

Werner Gilliam

Werner Gilliam, CFM
Walsh Engineering Associates, Inc.

cc. Kevin Lord, Thomas& Lord Builders
Enc. Site Plan Application & Supporting Documents
Plan Set

City of Biddeford – Planning Department
Planning Board Application
P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:
X Shoreland Zoning Permit __ Site Plan Review __ Extraction
__ Conditional Use Permit __ Subdivision __ Private Way
__ Other: _____

Applicant Information:
Name: 2538970 Ontario,Inc.
Mailing Address: 765 Westney Road South Ajax Ontario Canada L1S6W1
Telephone: _____
Email: _____
What is your legal interest in the property?
X Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:
Name: 2538970 Ontario, Inc.
Mailing Address:765 Westney Road South Ajax Ontario Canada L1SW1
Telephone: _____
Email: _____

Agent's Information:
Name: Walsh Engineering
Mailing Address: One Karen Drive Suite 2A Westbrook ME 04092
Telephone:(207)553-9898
Email: Werner @walsh-eng.com

Engineer/Surveyor's Information:
Name: Lower Village Survey Company
Mailing Address: PO Box 2625 Kennebunkport ME 04046
Telephone: (207)967-3545
Email: info@lowervillagesurveyco.com

Project Location and Lot Information:
Street Address: 7 Bayberry Road Drainage Watershed:Saco Bay
Tax Map: 68 Lot: 26
Current Zoning: Coastal Residential Zoning District Shoreland Zoning: Shoreland Limited Residential District
Size of Lot: 11,506 ( )acres (X)s.f. Lot Frontage: 100'
Existing Use of Property: Single Family Home

Property currently serviced by:
X City Road __ Public Sewer X Public Water X Public Trash
__ Private Road X Septic System __ Private Well __ Private Hauler

Slope Conditions in Area of Construction (if applicable):
X Flat (0-3% slope) __Rolling (3-8% slope) __Hilly (8-15% slope) __Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? X (Yes)__(No) if yes attach information
Is the project within the 100-year floodplain? X (Yes)__(No) if yes attach information
Do you plan to bring fill onto the lot? __(Yes) X(No) If yes attach information

Description of proposed use of property:

Project/Proposed Use: Removal and Replacement of Existing Single Family Home

_____

_____

Property to be Serviced by:

_____

X City Road __ Public Sewer X Public Water __ Public Trash

__ Private Road X Septic System __ Private Well __ Private Hauler

Limits of Disturbance: 4,400 ( )acres (X)s.f.
Net change in impervious cover: No Change ( )acres ( )s.f.
Is this project part of a larger project? __(Yes) X(No)
Is the project proposing a new Private or Public Road? __(Yes, Private) __(Yes, Public) X(No)
Is this project within the Urbanized Area/MS4 (*see City Drainage Map*) __(Yes) X(No)
Is the project proposing any Stormwater facilities/BMPs? __(Yes) X(No)
Will a Traffic Movement Permit (TMP) be required?: __(Yes) X(No)

X **If in a Shoreland Zone:**

Percent of residential lot coverage (Max 20%): Documented 33.2%

Percent of structure expansion (Max 30%): Less than 30% as reviewed by CEO

__ **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) 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: __Werner Gilliam, CFM Walsh Engineering__Date 10/18/2024_____

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_INDIVDUAL 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 INDIVIUDAL 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

To Whom It May Concern,

By this letter, the undersigned, a representative of **2538970 Ontario, Inc., applicant** authorizes Walsh Engineering Associates, Inc. to act as the agent for the undersigned in the preparation and submission of all Federal, State, and Local City permit applications and relevant documents and correspondence for all necessary permits for the construction/reconstruction of the property at (7 Bayberry Road Biddeford Maine); to attend meetings and site visits; to appear before all boards, commissions, and committees, and to provide such other services as are necessary and appropriate in furtherance of the aforementioned project.

Sincerely,

Marc Lebel

Signature

Marc Lebel

Printed Name and Title

June 19th 2024

Date

Attachment 1:

Deed
-YCRD BK 18057 PG 167

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18057 PG 167**
Instr # 2019041155
09/27/2019 03:24:57 PM
Pages 3 YORK CO

DLN: _____

After recording return to:

Space Above This Line For Recording Data

PERSONAL REPRESENTATIVE'S DEED OF SALE (TESTATE)

Maine R.E. Transfer Tax Paid

KNOW ALL MEN BY THESE PRESENTS, that I, **MARGARET ANN REEVES, duly appointed and acting PERSONAL REPRESENTATIVE OF THE ESTATE OF CHRIS STAVROS**, late of Biddeford, Maine, as shown by the Probate records of York County, Maine, Docket No. 2018-1208, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Maine Uniform Probate Code and every other power, for full value and consideration paid, hereby grants to **2538970 ONTARIO, INC.**, whose mailing address is 765 Westney Road, South, Ajax, Ontario, Canada L1S6W1, certain real property, together with any improvements thereon, located in Biddeford, County of York, and State of Maine, as described in **EXHIBIT A**, attached hereto and incorporated herein.

Witness my hand and seal this 25th day of September, 2019.

In presence of:

Julia Vega
JULIA A. VEGA

Margaret Ann Reeves
Margaret Ann Reeves
Personal Representative of the
Estate of Chris Stavros

STATE OF CONNECTICUT
COUNTY OF Fairfield, ss. September 25, 2019

Personally appeared the above-named, **MARGARET ANN REEVES, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHRIS STAVROS**, and acknowledged the foregoing instrument to be her free act and deed in her capacity as Personal Representative.

Before me,

Drika B. Costantino
Notary Public
Print Name: DRIKA B. COSTANTINO
My Commission Expires: NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 31, 2021

EXHIBIT A
Personal Representative's Deed of Sale (Testate)
Estate of Chris Stavros
Property situated at 7 Barberry Road, Biddeford, Maine

A certain lot or parcel of land, with the buildings thereon, situated in the City of Biddeford, County of York and State of Maine, known as Fortunes Rocks and bounded and described as follows:

Beginning at an iron pipe driven into the ground on the northeasterly side of the Bayberry Road at the southwesterly corner of lot numbered three (3) as shown on a Plan of Bayberry Point Section No. 3 Fortunes Rocks – Biddeford, Maine, owned by Jesse E. and Jeannette S. Rumery dated Jan. 28, 1956, Libby & Dow, Engrs. Saco, which said Plan is recorded in the York County Registry of Deeds in Plan Book 20, Page 64, said lot numbered three being now or formerly owned by one White; thence turning at right angles to said road and running in a northeasterly direction by said lot numbered three, as shown on said Plan, seventy-six and 81/100 (76.81) feet to an iron at the top of the bank; thence continuing in the same course to the Atlantic Ocean; thence turning and running in a generally northwesterly direction by the ocean one hundred three and 02/100 (103.02) feet, more or less, to the easterly corner of lot numbered five (5) as shown on said Plan; thence southwesterly by said lot numbered five (5) as shown on said Plan to an iron pipe at the top of the bank; thence continuing on said southwesterly course by said lot numbered five (5) one hundred one and 58/100 (101.58) feet to an iron at Bayberry Road; thence turning and running by said Road and at right angles to the last described line in a southeasterly direction one hundred (100) feet to the point of beginning.

Meaning and intending to convey and hereby conveying lot numbered four (4) as shown on said Plan.

Together with a right of way for any and all purposes, in common with the owners of other lots shown on said Plan, over the private streets and ways shown on said Plan, and also the right to pass and repass to and from the sand beach at "NEW BARN COVE", so-called, over a right of way to be selected and designated by Jesse E. Rumery, e al, their heirs and assigns.

The within grantees, by the acceptance of this deed and as a part of the consideration hereof, do hereby covenant and agree, for themselves, their heirs and assigns, that they will pay a proportionate share, along with other owners of land shown on said Plan of the maintenance cost of the private way leading to the premises hereby conveyed.

Further, the within Grantees, by acceptance of this deed, and as part of the consideration hereof, do hereby covenant and agree for themselves, their heirs and assigns, that they will hold said premises upon the terms and conditions following; to wit,

FIRST: That only one family dwelling house, together with the usual out-buildings, shall be erected on said premises; that no building or any part thereof erected on said premises shall be placed nearer than seven feet to any lot line; that no privy shall be erected on said premises and that sewage disposal shall be by cesspool or septic tank with concealed drainage; that any house

or cottage erected on said premises shall be suitable designed attractively finished and maintained as to the exterior portions thereof, and constructed of good quality materials, suitable for regular dwelling house construction.

SECOND: That no mercantile establishment of any kind shall be erected or carried on, on these premises, except with the mutual consent of all the owners of land shown on said Plan and that no domestic animals or fowl, other than the usual household pets, shall be housed or quartered on the premises.

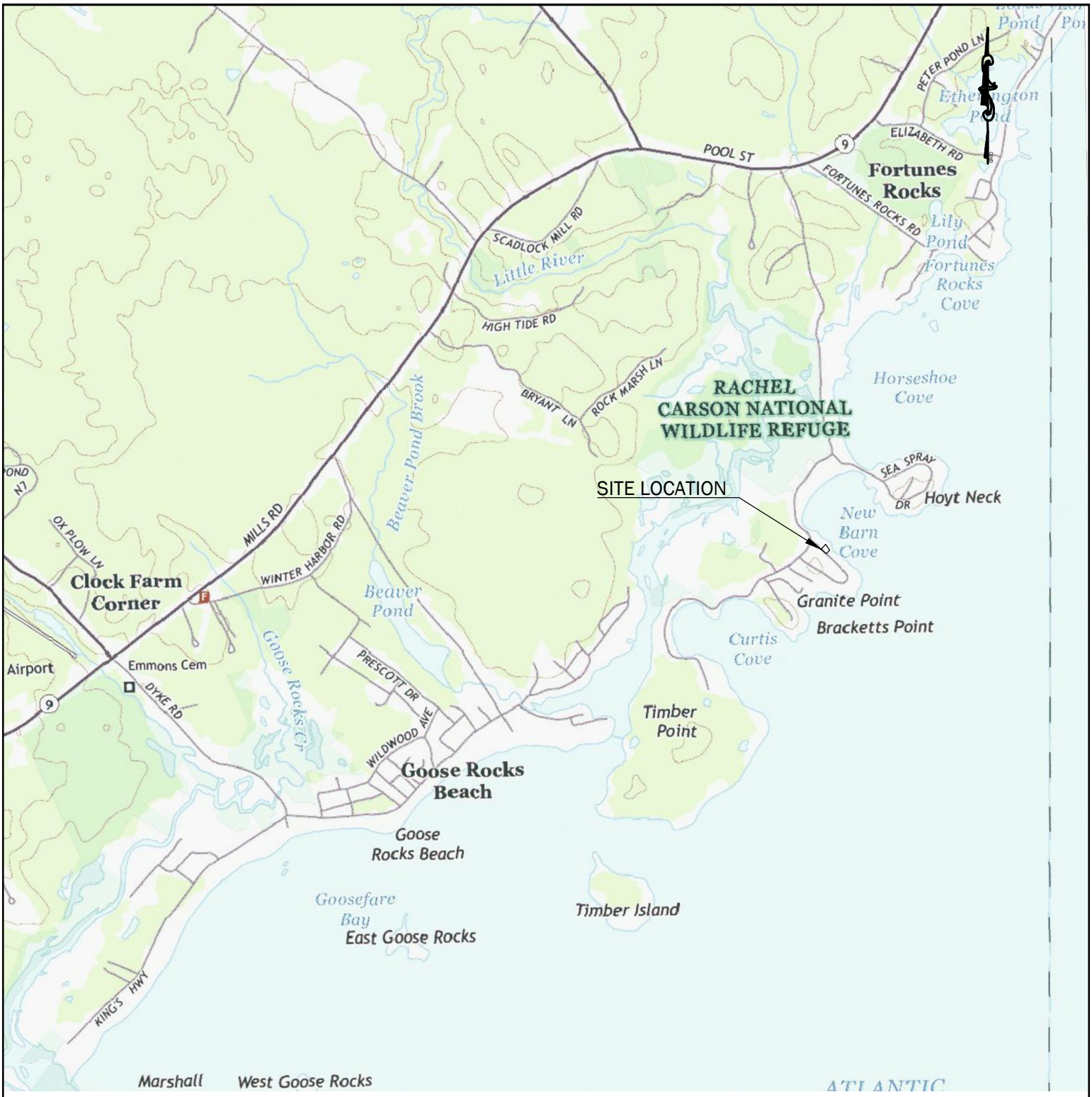
It is further provided that the aforesaid covenants and conditions shall run with the land; that they are imposed upon these premises for the benefit of all land shown on said Plan, and shall be enforcible, either in law or in equity by any person holding land shown on said Plan under a deed with similar covenants or by Jesse E. Rumery, et al, their heirs and assigns.

And said Jesse E. Rumery, et al, for themselves, their heirs and assigns, agree that like conditions and restrictions shall be imposed on all other lands sold by them and shown on said Plan.

Being the same premises conveyed to Chris Stavros and Barbara M. Stavros, as joint tenants, by deed of William G. Chace and Helen S. Chace, dated June 25, 1974 and recorded in the York County Registry of Deeds in Book 2042, Page 476. The said Barbara Stavros passed away on July 11, 2015 and her interest in said property passed to Chris Stavros, the surviving joint owner, by operation of law.

Attachment 2:

Location Plan



GRAPHIC SCALE
2000 0 1000 2000
1 inch = 2000 ft.

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

Copyright © 2021

HOUSE REPLACEMENT

7 BAYBERRY ROAD
BIDDEFORD, MAINE

Sheet Title:
Site Location

Job No.:	775
Date:	DECEMBER 2021
Scale:	AS SHOWN
Drawn:	TEF
Checked:	NGC

P:\775 - 7 Bayberry Road, Biddeford\3. CAD\775 - BASE.dwg plot date: 12/17/2021 9:01 AM

Attachment 3:

Site Plan Application Checklist

CITY OF BIDDEFORD - SITE PLAN APPLICATION DRAWING CHECKLIST *LAST REVISED: 05/17/23*

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant for any Site Plan submittal to the Planning Department.
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have adequate reasoning to justify their absence.
3. City to review applicant's submittal and checklist responses. Projects missing submittal information with non-acceptable reasoning will be rejected.
4. Items in **BLACK** are required for 'Preliminary Site Plan' approval & 'Final Site Plan' approval.
5. Items in **BLUE** are only required for 'Final Site Plan' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	7 Bayberry Road
Planning Board # (if available):	
Applicant Name/Info:	Walsh Engineering Associates, One Karen Drive Suite 2A Westbrook, ME (207) 553-9898
Submittal #/Type (Prelim/Final):	Prelim
Submittal Date:	10/18/2024

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE		CITY REVIEW RESPONSE	
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
1	**GENERAL PLAN REQUIREMENTS**				
A	Drawing specific legends (linetypes, hatches, etc.)	Yes			
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)	Yes			
C	North arrows, standard engineering scale viewports, dated revision blocks	Yes			
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	Yes			
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)	Yes			
2	**COVER SHEET**				
A	Project Name & Property Address	Yes			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	Yes			
C	Site Location Map	Yes			
D	Sheet Set List of Drawings	Yes			
E	Tax Map and Lot ID	Yes			
F	Zoning & Shoreland Zone Information	Yes	On Existing Plan		
G	Existing Use Description	Yes	On Existing Plan		
H	Proposed Use Description	Yes	On Existing Plan		
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	No	Not part of regulated MS4 area		
J	Name of Drainage Watershed	Yes			
K	Within the MS4 Urbanized Area (Yes/No)	No	Not within MS4 Mapping		
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	Yes	On Existing Plan		
M	Within the 100-year Flood Zone (Yes/No)	Yes			
N	Public Road Proposed (Yes/No)	No	No road is being proposed		
O	Private Road Proposed (Yes/No)	No	No road is being proposed		
P	Public Sewer Connection (Yes/No); if yes, need to include a proposed sewer flow calculation per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)	No	Property is on Septic		
Q	Public Storm Drain Connection (Yes/No)	No	None proposed		
R	Limits of Disturbance in acres	Yes	.11 (approx 5,000 sq ft)		
S	Pervious Land Cover square footage, existing and proposed	Yes	On Comp. Sheet		
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	Yes	On Comp. Sheet		
U	Building Roof square footage, existing and proposed	Yes	On Comp. Sheet		
V	Assigned Planning Board Number				
W	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)				
3	**EXISTING CONDITIONS PLAN**				
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	Yes			
B	Survey Benchmark Locations (with XYZ Coordinates annotated)	No			
C	Property & Right-of-Way Lines	Yes			
D	Boundary line information (bearings, distances, etc.)	Yes			
E	Property pin and monumentation locations	Yes			
F	Existing easements with proper ownership identified	Yes			
G	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	Yes			
H	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes			
I	100-year Flood Zone Limits & Elevation	Yes			
J	USDA-NRCS Soil Boundaries and Labels	Yes			
K	Existing contours with adequate contour labelling; minimum 1' contour interval	Yes			
L	Existing building FFEs annotated	Yes			
M	Spot elevations for existing building corners, door entrances, accessible parking/walkways, road centerlines, and bottom/top of curbs	Yes			
N	Existing buildings & structures	Yes			
O	Existing pavement areas & number of parking spaces	No	Driveway to be pavers		
P	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	No	There is no ADA ramp or parking. This is a single residential home		
Q	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	No	N/A		
R	Existing signage and striping	No	There is no road or striping needed in the driveway of the single residential home		
S	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	No	Not located but present; to contact Dig Safe		

T	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes			
U	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	No	N/A		
V	Existing tree lines, street trees, free-standing trees (12” or larger diameter at breast height), and vegetation	Yes			
W	Location of any borings, drinking wells, and monitoring wells	No	There are no wells		
4	**SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN**				
A	Limits-of-disturbance outlined and acreage annotated	Yes			
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes			
C	100-year Flood Zone Limits	Yes			
D	Callout existing site features to be demolished/removed/replaced	Yes	On Existing Plan		
E	Callout existing utilities to be demolished/removed/abandoned-in-place	Yes	On Existing Plan		
F	Hatch existing buildings and pavement to be removed	Yes	On Comp. Plan		
G	Construction Entrance location(s)	Yes			
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	Yes			
I	Stockpile and staging area(s) identified (with proper perimeter control)	No	There is no stock pile site		
J	Inlet protection location(s)	No	There is no inlet nearby		
K	Note requiring contractor to implement dust control measures throughout construction	No	There is no dust expected from the site development		
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	No	N/A		
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing				
N	If large development is proposed with an extensive underground stormwater conveyance network, show sediment trap/basin location(s) needed for constructability/phasing; provide sizing calculations				
5	**SITE PLAN/SUBDIVISION PLAN**				
A	Partial Site Plans needed for any viewport scale greater than 1”=20’	No	N/A		
B	Existing property and right-of-way lines	Yes			
C	Proposed subdivision lot lines and labels	No	There is no subdivision		
D	Required Zoning Setbacks shown with dimensions and annotation	Yes			
E	Bulk requirement summary table (zoning/parking calculations)	No	Not applicable		
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes			
G	100-year Flood Zone Limits	Yes			
H	Proposed building outlines, door entrances and loading docks	Yes			
I	Proposed building labels	Yes			
J	Proposed road extents; provide clear annotation if roads will be public or private	No	There is no road being constructed		
K	Proposed parking and accessible parking locations; annotate parking space counts	No	There is no need for accessible parking at a single residential home		
L	Proposed signage, parking striping, and traffic striping	No	There is no markings needed for a single residential home		
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	No	There is no need for an ADA ramp or parking		
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	Yes			
O	Separate hatching for buildings, sidewalks, pavement, landscaping	Yes			
P	Proposed landscaping; detailed landscaping design should be on separate plans	No	Tree removal and replacement indicated on site plan		
Q	Designated snow storage areas	No	There is no snow storage area to be designated		
R	Proposed dumpster locations and trash removal access	No	There is no dumpster on site		
S	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	No	This is a private driveway		
T	Radial dimensions for all curbs, landscaped islands, sidewalks	No	There is none		
U	Road centerline stationing shown, labelled every 0+50’ with curve data	No	There is no road being proposed.		
V	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	No	There is no road being proposed.		
W	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	No	There is no road being proposed.		
X	Planning Board signature block for final recording				
6	**GRADING PLAN**	No	Lot is fairly flat minor grade changes on as needed		
A	Partial Grading Plans needed for any viewport greater than 1”=20’				
B	Limits-of-disturbance outlined and acreage annotated				
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)				
D	Existing contours with adequate contour labelling, screened; minimum 1’ contour interval				
E	Proposed contours with adequate contour labelling; minimum 1’ contour interval				
F	Detailed grading for all ditches, swales, outfalls, and riprap				
G	All proposed contours tie-into existing contours at limits-of-disturbance outline				
H	Existing spot elevations for all asphalt and curb tie-in locations				
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)				
J	100-year Flood Zone Limits				
K	Proposed spot elevations for all important roadway geometric points and/or on a 50’ maximum interval: low/high points, PC/PT, road centerline, edge-of-asphalt				
L	Proposed spot elevations for all curblines (bottom/top-of-curb) and sidewalks				
M	Proposed spot elevations for all parking and drive aisle geometry points				
N	Proposed spot elevations for all building corners and door-entry locations				
O	Proposed retaining wall/loading dock elevations (bottom/top of wall)				
P	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points				
Q	Proposed % slope arrows for all ADA parking spaces and sidewalks				

R	Proposed longitudinal % slope arrows for drainage ditch centerlines				
S	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas				
T	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)				
7	**ROAD PROFILES (if public/private road proposed)**	N/A	No road involved		
A	Existing surface; dashed and screened				
B	Proposed surface; continuous and bold				
C	Corresponding centerline stationing and curve data annotation				
D	Road cross-section including proposed surface cross slopes; include multiple sections for various road cross slope conditions proposed (crowned, superelevated)				
E	Horizontal and vertical scale bars				
F	Clear annotation if proposed road will be public or private				
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance				
H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads				
8	**UTILITY PLAN**				
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)				
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)				
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)				
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)				
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)				
F	Proposed storm culverts, outfalls, and riprap locations and sizes				
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)				
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope				
I	Flow directional arrows for storm & sewer pipes				
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)				
K	All storm drains must be sized to convey the 25-year storm				
L	Sewer force main sizes and invert elevations				
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W)				
N	Grease trap & oil-water separator locations, sizes, elevations				
O	Water, gas, electric, and telecom sizes labelled				
9	**UTILITY PROFILES**	No	N/A		
A	Utility profiles for **all** gravity storm drains and sewer pipes, including all laterals, catch basins, culverts, and outfalls; profiles preferred to be aligned on the pipe centerline (not superimposed on the road centerline)				
B	Existing surface; dashed and screened				
C	Proposed surface; continuous and bold				
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)				
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope				
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated				
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated				
H	Known ledge or groundwater elevations				
I	For all storm drains, 25-year HGL must be shown on profiles with starting tailwater condition identified				
J	For storm outfalls, include riprap sizing and grading extents				
K	Horizontal and vertical scale bars				
10	**DETAILS**				
A	Road section detail, including pavement & gravel depths	No	There is no road being proposed.		
B	Sidewalk, paver, crosswalk, and any other pavement section details	No	There is no crosswalks or sidewalks being proposed.		
C	Pavement sawcut detail	No	There is no sawcutting of pavement		
D	Utility trench/backfill detail	No	No work within ROW		
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	No	There is no extra site details		
F	Signage, striping, and ADA details	No	There is no need for ADA or striping		
G	E&S notes and details; only show applicable/proposed measures	Yes			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	No	None Proposed		
I	Storm outfall & riprap details	No	There is no outfall or riprap		
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	No	There is no drainage ditch being proposed		
K	Pump station, grease trap, and oil-water separator details				
L	Conduit section details				
M	Miscellaneous details (as needed)				
11	**LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS**				

A	As required by ordinance; at a minimum: locations, counts, and species/models must be identified				
B	Landscaping & lighting details				
12	**DOCUMENTS/REPORTS/CALCULATIONS**				
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction v. Site Punchlist/As-Built inspection post-construction				
B	Predevelopment & Post-development Drainage Area Maps, including: i. Subdrainage areas delineated and labeled ii. Points of Interest/Analysis shown and labeled iii. Hatching for different land cover areas (impervious, pervious, gravel) iv. Time of concentration (Tc) paths & durations v. Four City-standardized stormwater summary tables	No	There is no need for a drainage analyisis		
C	An approved 'Sewer Ability-to-Serve Letter' from the Engineering Department: i. Applicant to submit proposed sewer flow calculations per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)				
D	A Performance Guarantee Cost Estimate utilizing Planning's template				
E	For any Site Location of Development (SLODA) project, the applicant's submittal must mimic a formal submittal to DEP. Submit must abide to DEP's SLODA application and include DEP's SLODA Submittal Checklist (Form D)	No	This is not a SLODA.		
F	25-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches) via the rational method; starting tailwater conditions/documentation must be clearly identified				
G	If any SWM water quality BMP or detention facility is proposed, hydrologic model exports/hydrographs must be submitted for the for the 2, 10, 25, & 100-year storm frequencies				
H	Sizing calculations for any SWM water quality BMP or detention facility				
I	A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: i. Annual maintenance requirements ii. Annual inspection requirements by a licensed PE; noting that all inspection reports/logs need to be submitted to the Engineering Department by March 1st each following year, identifying what on-going maintenance has occurred and what remedial repairs are needed iii. Signed Property Owner Agreement: including the current property owner's contact information and signature; it must be noted that all stormwater BMP maintenance requirements are linked to the property for perpetuity and transfer to any new ownership				
J	Salt Management Plan				
K	Sewer pump station sizing calculations				
L	Sewer pump station maintenance plan				
M	Grease trap sizing calculations				
N	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more				
O	Summary list & copy of any required DOT/DEP/USACE permits & approvals				

Attachment 4:

Assessment of Compliance with Zoning Standards

WALSH
ENGINEERING ASSOCIATES, INC.

Standards Review for7 Bayberry Road

City of Biddeford, ME Part III Land Use Development Regulations

Article XIV Shoreland Zoning Ordinance
Section 12 C: Non-Conformance
Section 15 H1: Roads and Driveways
Section 15 K1: Septic Waste Disposal

Section 12 C: Non-Conformance

1.

Expansions. All new principal and accessory structures, excluding functionally water-dependent uses, must meet the water body, tributary stream, or wetland setback requirements contained in Section 15B1. A nonconforming structure may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure if such addition or expansion does not increase the nonconformity of the structure and is in accordance with Subparagraphs a and b below.

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. Expansion of an accessory structure that is located closer to the normal high-water line of a water body, tributary stream, or upland edge of a wetland than the principal structure is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream, or wetland setback requirement.

Standard Met: No portions of the replacement structure will be within 25' of the normal high-water mark.

b.

Notwithstanding Subparagraph a, above, if a legally existing nonconforming principal structure is entirely located less than 25 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, that structure may be expanded as follows, as long as all other applicable municipal land use standards are met and the expansion is not prohibited by Section 12C1.

Standard Not applicable: Legally existing structure is located entirely outside of 25' from the high-water mark.

i.
The maximum total footprint for the principal structure may not be expanded to a size greater than 800 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of the principal structure may not be made greater than 15 feet or the height of the existing structure, whichever is greater.

Standard Not applicable: Legally existing structure is located entirely outside of 25' from the high-water mark.

c.
All other legally existing nonconforming principal and accessory structures that do not meet the water body, tributary stream, or wetland setback requirements may be expanded or altered as follows, as long as other applicable municipal land use standards are met and the expansion is not prohibited by Section 12C1, or Section 12C1a, above.

Standard Applicable: Replacement non-conforming structure will be replaced and expanded per the restrictions specified in Section 12C1.

i.
For structures located less than 100 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. 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. For structures located less than 100 feet but greater than 75 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 25 feet or the height of the existing structure, whichever is greater.
[Amended 3-7-2017 by Ord. No. 2017-17]

Standard Met: Existing building footprint including decks and steps is 2,055 square feet. The proposed expanded footprint is 2,460 square feet which is less than the allowable 1,000 square feet increase (3,438) or 2,671 (30% allowable increase). The documented current building height (22.07') as measured from top of finished floor will be maintained. Proposed replacement building not to exceed current building height (23' = the 3.66 +- needed to meet minimum floodplain elevation requirements.

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. The maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less than 100 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in Section 12C1bi, and Section 12C1ci, above.

Standard Not Applicable: Current structure not located within Resource Protection District.

d.
An approved plan for expansion of a nonconforming structure must be recorded by the applicant with the Registry of Deeds within 90 days of approval. The recorded plan must show the existing and proposed footprint of the nonconforming structure, the existing and proposed structure height, the footprint of any other structures on the parcel, the Shoreland Zone boundary and evidence of approval by the municipal review authority.

Standard Met: Plan sheet 2.0 has been prepared for signature by the Planning Director on behalf of the Board and will be recorded at the York County Registry of Deeds upon approval.

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.

Standard Applicable:

3.
Relocation: A nonconforming structure may be relocated within the boundaries of the parcel on which the structure is located, provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Planning Board, and provided that the applicant

demonstrates that the present subsurface sewage disposal system meets the requirements of state law and the State of Maine Subsurface Wastewater Disposal Rules (Rules), or that a new system can be installed in compliance with the law and said Rules. In no case shall a structure be relocated in a manner that causes the structure to be more nonconforming.

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. When it is necessary to remove vegetation within the water or wetland setback area in order to relocate a structure, the Planning Board shall require replanting of native vegetation to compensate for the destroyed vegetation in accordance with Section 15S. In addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

Standard Met: Replacement Building has been placed to meet local setbacks to the greatest extent practicable. (Previous Planning Board determination provided) Side and rear property setback lines are met. The replacement septic system proposed will require variances that are within the scope of the local plumbing inspector but has been brought to the front of the property to be away from the resource. The system has been designed to meet all design flows and will utilize pre-treatment in order to further reduce the footprint and impact of the system.

a.

Trees removed in order to relocate a structure must be replanted with at least one native tree, three feet in height, for every tree removed. If more than five trees are planted, no one species of tree shall make up more than 50% of the number of trees planted. Replaced trees must be planted no further from the water or wetland than the trees that were removed. Other woody and herbaceous vegetation and ground cover that are removed or destroyed in order to relocate a structure must be reestablished. An area at least the same size as the area where vegetation and/or ground cover was disturbed, damaged, or removed must be reestablished within the setback area. The vegetation and/or ground cover must consist of similar native vegetation and/or ground cover that was disturbed, destroyed or removed.

Standard Met: Site is fully developed. Trees removed during construction will be replaced as shown on Plan sheet C2.0.

b.

Where feasible, when a structure is relocated on a parcel, the original location of the structure shall be replanted with vegetation which may consist of grasses, shrubs, trees, or a combination thereof.

Standard Met: Site is fully developed. House location to remain primarily within the same location. Existing tree closest to the resource will be protected, and all attempts will be made for it to remain. If tree removal is deemed necessary replacement vegetation will be planted as per Shoreland Zoning standards.

4.

Reconstruction or replacement. Any nonconforming structure which is located less than the required setback from a water body, tributary stream, or upland edge of a wetland which is removed, or damaged or destroyed regardless of the cause, by more than 50% of the market value of the structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within 18 months of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the water body, tributary stream or wetland setback requirement to the greatest practical extent as determined by the Planning Board in accordance with the purposes of this ordinance. If the reconstructed or replacement structure is less than the required setback it shall not be any larger than the original structure, except as allowed pursuant to Section 12C1 above, as determined by the nonconforming footprint of the reconstructed or replaced structure at its new location. If the total footprint of the original structure can be relocated or reconstructed beyond the required setback area, no portion of the relocated or reconstructed structure shall be replaced or constructed at less than the setback requirement for a new structure. When it is necessary to remove vegetation in order to replace or reconstruct a structure, vegetation shall be replanted in accordance with Section 12C3 above.

Any nonconforming structure which is located less than the required setback from a water body, tributary stream, or wetland and which is removed by 50% or less of the market value, or damaged or destroyed by 50% or less of the market value of the structure, excluding normal maintenance and repair, may be reconstructed in place if a permit is obtained, from the Code Enforcement Officer within one year of such damage, destruction, or removal.

In determining whether the building reconstruction or replacement meets the setback to the greatest practical extent the Planning Board shall consider in

addition to the criteria in Section 12C3 above, the physical condition and type of foundation present, if any.

Standard Met: Permits will be obtained within 18 months of removal of current structure. The site has been carefully reviewed and proposed to meet replacement to greatest practical extent. Proposed reconstruction will be more conforming that the current structure. In addition, the replacement building will comply with future flood plain elevation requirements.

Section 15 H1: Roads and Driveways

1.

Roads and driveways shall be set back at least 100 feet, horizontal distance, from the normal high-water line of a great pond classified GPA or a river that flows to a great pond classified GPA, and 75 feet, horizontal distance, from the normal high-water line of other water bodies, tributary steams, or the upland edge of a wetland unless no reasonable alternative exists as determined by the Planning Board. If no other reasonable alternative exists, the road and/or driveway setback requirement shall be no less than 50 feet, horizontal distance, upon clear showing by the applicant that appropriate techniques will be used to prevent sedimentation of the water body, tributary stream, or wetland. Such techniques may include, but are not limited to, the installation of settling basins, and/or the effective use of additional ditch relief culverts and turnouts placed so as to avoid sedimentation of the water body, tributary stream, or wetland. On slopes of greater than 20% the road and/or driveway setback shall be increased by 10 feet, horizontal distance, for each five-percent increase in slope above 20%.

Standard Met: Existing Driveway has been reduced in size and meets the 50' minimum setback as allowable.

Section 15 K1: Septic Waste Disposal

1.

All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules and the following: a) clearing or removal of woody vegetation necessary to site a new system and any associated fill extensions, shall not extend closer than 75 feet, horizontal distance, from the normal high-water line of a water body or the upland edge of a wetland and b) a holding tank is not allowed for a first-time residential use in the Shoreland Zone.

Standard Met: Replacement Septic System will be in compliance with the State of Maine Subsurface Wastewater Disposal Rules and will be setback more than 75' from the normal high-water line.

Attachment 5:

DEP Permit by Rule Approval

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Permit-by-Rule & Notice of Intent Review Form

Natural Resources Protection Act **PBR #** 80835
Stormwater Management Law **PBR #**
Maine Construction General Permit **NOI #**

Applicant: 2538970 Ontario, Inc **Town:** Biddeford
Project Address: 7 Bayberry Rd **Tax Map/Lot #:** 68 / 26

NRPA PBR Sections – Ch. 305

- ☑ Sec. 2 Act. Adj. to Prot. Natural Res.
- ☐ Sec. 3 Intake Pipes
- ☐ Sec. 4 Replacement of Structures
- ☐ Sec. 6 Movement of Rocks or Veg.
- ☐ Sec. 7 Outfall Pipes
- ☐ Sec. 8 Shoreline Stabilization
- ☐ Sec. 9 Utility Crossing
- ☐ Sec. 10 Stream Crossing
- ☐ Sec. 11 State Transport. Facilities
- ☐ Sec. 12 Restoration Natural Areas
- ☐ Sec. 13 F&W Creat./Water Quality
- ☐ Sec. 15 Public Boat Ramps
- ☐ Sec. 16 Coastal Sand Dune Project
- ☐ Sec. 17 Transfer/Permit Extension
- ☐ Sec. 18 Maintenance Dredging
- ☐ Sec. 19 Act. Near SVP Habitat
- ☐ Sec. 20 Act. Near Waterfowl/Bird Habitat

Notes:
Description:
Removal and reconstruction of existing house in current location. Setback from HAT increased from 50.27' to 51.84'.

Review:
Accepted as submitted.

Reviewer: **Deficient Date:** ☐ **NRPA** ☐ **SW** ☐ **NOI**
Reviewer: Martha Harris **Accepted Date:** 10/15/2024 ☑ **NRPA** ☐ **SW** ☐ **NOI**

Attachment 6:

Photos

WALSH
ENGINEERING ASSOCIATES, INC.

PHOTO LOG

House Reconstruction

7 Bayberry Road

Biddeford, Maine

Photo No. 1 **Date:** 6/19/2024 **Site Location:** 7 Bayberry Road **Description:** Existing home looking from street	
Photo No. 2 **Date:** 6/19/2024 **Site Location:** 7 Bayberry Road **Description:** Existing home looking from back yard.	

Photo No. 3 **Date:** 6/19/2024 **Site Location:** 7 Bayberry Road **Description:** Existing shed to be removed.	
Photo No. 4 **Date:** 6/19/2024 **Site Location:** 7 Bayberry Road **Description:** Existing home looking towards the water.	

Attachment 7:

2021 Previous Planning Board Approval

CITY OF BIDDEFORD

Planning and Development Department

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

NOTICE OF DECISION

August 31, 2021

Shanon C. Alther (via e-mail)
TMS Architects

Re: 2021.23 Shoreland Zone/Determination of Greatest Practical Extent for 2538970 Ontario, Inc. at 7 Bayberry Road (Tax Map 68, Lot 26) in the CR and LR (shoreland) zones.

Dear Shannon,

At their meeting of July 21, 2021 the Biddeford Planning Board reviewed the request for a Determination of Greatest Practical Extent at 7 Bayberry Road (Tax Map 68, Lot 26) in the CR and LR zones. 2538970 Ontario, Inc. owns the property and you presented the application to the Board.

Based on the presentation and the materials submitted, including the plans submitted for Marc Lebel/2538970 Ontario, Inc., the Planning Board approved the application identifying the setback to the greatest practical extent while considering all factors outlined in Section 12.C.2 of the Biddeford Shoreland Zoning Ordinance, and further authorized the City Planner to sign the plan for a Determination of Greatest Practical Extent, and approved the Findings of Fact conditioned on the following:

1. **No new (reconstruction) structure is permitted closer to the shoreline as what is depicted on the approved plan entitled: *Shoreland Zone Setback Requirement to the Greatest Practical Extent – Site Plan, 7 Bayberry Road, Biddeford… Owned by 2538970 Ontario, Inc…*Prepared by Lower Village Survey Co. and signed by the City Planner on behalf of the Planning Board.**
2. **Standard Conditions of Approval Apply.**
3. **Prior to signing the final plan, a revised plan per staff's Board Report and Board comments shall be submitted to the City Planner for his review and approval.**
4. **No portion of the structure shall be reconstructed within the City Right-Of-Way.**
5. **The Code Enforcement Officer shall review and approve conformance to provisions of Article XIV of the Land Development Regulations (Shoreland Zoning Ordinance) that are required in addition to the Planning Board's approval of the required setback to the greatest practical extent.**

6. **Trees removed in order to relocate a structure must be replanted with at least one native tree, three feet in height, for every tree removed. If more than five trees are planted, no one species of tree shall make up more than 50% of the number of trees planted. Replaced trees must be planted no further from the water or wetland than the trees that were removed. Other woody and herbaceous vegetation and ground cover that are removed or destroyed in order to relocate a structure must be reestablished. An area at least the same size as the area where vegetation and/or ground cover was disturbed, damaged, or removed must be reestablished within the setback area. The vegetation and/or ground cover must consist of similar native vegetation and/or ground cover that was disturbed, destroyed or removed.**
7. **Where feasible, when a structure is relocated on a parcel, the original location of the structure shall be replanted with vegetation which may consist of grasses, shrubs, trees, or a combination thereof.**
8. **Obtain all required permits from Maine Department of Environmental Protection and the Biddeford Code Enforcement Office.**
9. **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, thereinafter this approval shall expire.**

Please contact the Code Enforcement Office to move forward with the permitting process for this project when ready. This determination is only valid for one (1) year from date of decision.

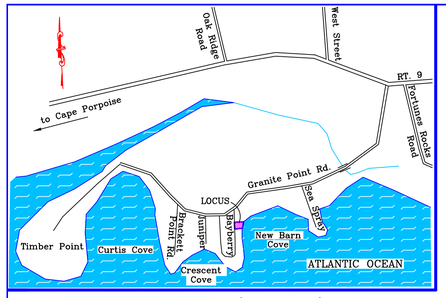
Appeals of the Planning Board's decision may be made as per the Biddeford Revised Code of Ordinances.

Please contact us at 284-9115 if you have any questions.

FOR THE BIDDEFORD PLANNING BOARD

Greg D. Tansley, A.I.C.P.
City Planner

Cc: R. Fecteau, Code Enforcement Officer (hardcopy with plan)
File



LOCATION MAP (Not to Scale)

AVERAGE GRADE CALCULATIONS

Spot Elevations on Lowest (Northeast) Side of House:
16.03'
15.77'
Total 31.80 ÷ 2 = 15.90' = Average Grade

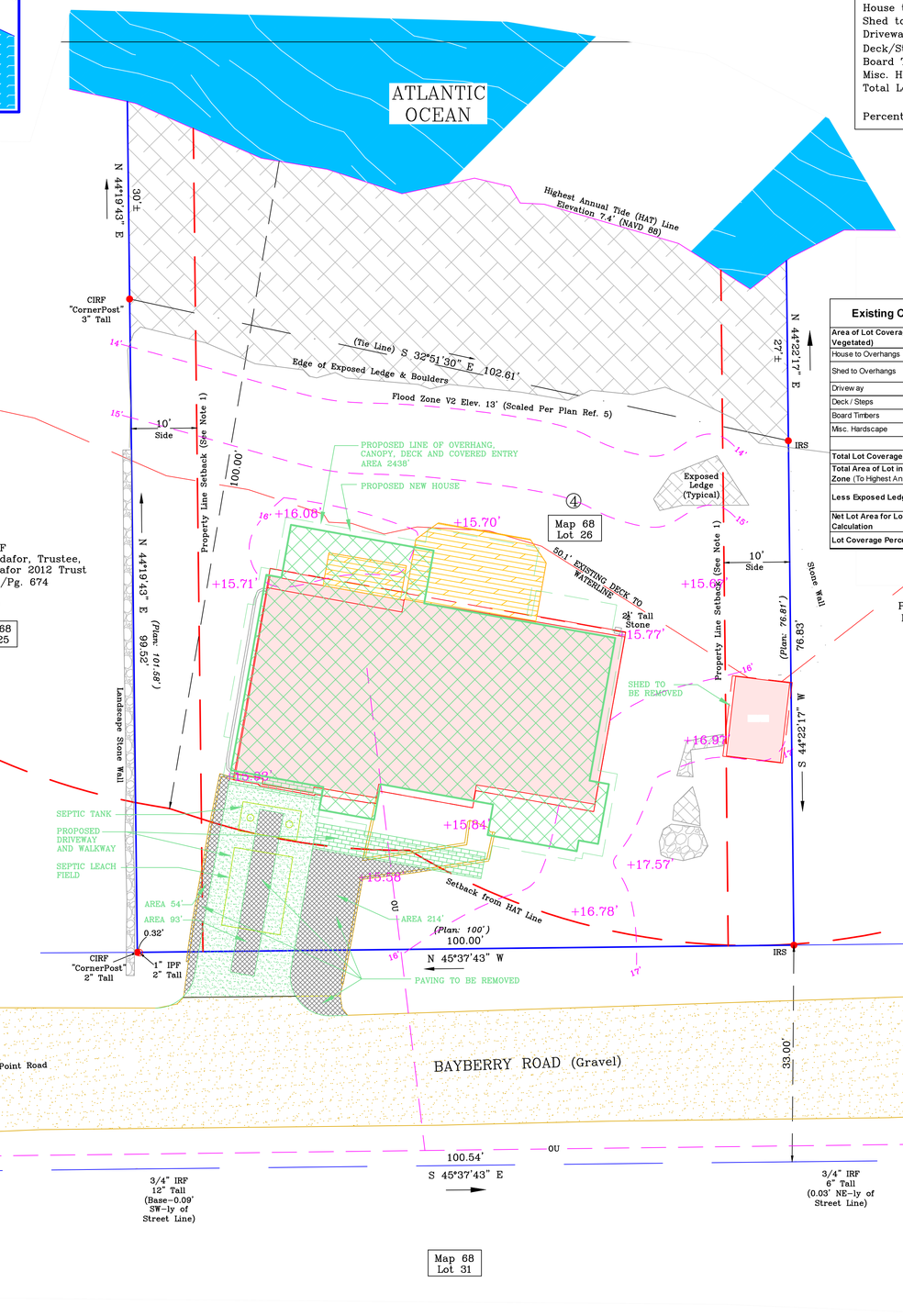
LOT COVERAGE CALCULATIONS:

Total Area of Lot in Shoreland Zone (To Highest Annual Tide Line Shown)	11506 s.f.
Less Exposed Ledge Areas	3012 s.f.
Net Lot Area for Lot Coverage Calculation	8494 s.f.

Areas of Lot Coverage (Non-Vegetated Surfaces):

House to Overhangs	= 1672 s.f.
Shed to Overhangs	= 114 s.f.
Driveway	= 647 s.f.
Deck/Steps	= 269 s.f.
Board Timbers	= 31 s.f.
Misc. Hardscape	= 87 s.f.
Total Lot Coverage	= 2819 s.f.

Percent of Lot Coverage = 2819 ÷ 8494 = 33.19%



1. PURPLE LINES = APPROXIMATE EXISTING CONTOUR LINES BASED ON EXISTING SPOT ELEVATIONS
2. NOTES: EXISTING GRADE TO REMAIN AS IS WITH ONLY SLIGHT ADJUSTMENTS WHERE NEW HOUSE FOOTPRINTS OCCURS IN ROUGHLY THE SAME LOCATION AS THE EXISTING HOUSE.
3. EXISTING FIRST FLOOR = 16.89'
   PROPOSED FIRST FLOOR = 16.08'
4. EXISTING DECK DIMENSION TO WATER (50.0')

Grid

LEGEND

GREEN COLOR REPRESENT PROPOSED

GRAPHIC SCALE 1" = 10'
0' 10' 20' 30'

Existing Conditions	Existing Conditions	Proposed Conditions	4/14/2021
Area of Lot Coverage (Non-Vegetated)			
House to Overhangs	1,672	2,438	Includes decks / porches in SF
Shed to Overhangs	114	0	Shed Footprint part of proposed house
Driveway	647	295	
Deck / Steps	269	0	In above number
Board Timbers	31	0	
Misc. Hardscape	87	87	
			Delta
Total Lot Coverage	2,820	2,820	**0**
Total Area of Lot in Shoreland Zone (To Highest Annual Tide Line)	11,506	11,506	
Less Exposed Ledge	3,012	3,012	
Net Lot Area for Lot Coverage Calculation	8,494	8,494	8,494
Lot Coverage Percentage	**33.2%**	**33.2%**	**0.0%**

LOCUS DEED REFERENCE:

Deed Book 18057, Page 167
Owner of Record: 2538970 Ontario, Inc.

PLAN REFERENCES:

1 – "Bayberry Point, Section No. 3, Fortunes Rocks, Biddeford, ME., Owned by Jesse E. & Jeanette S. Rumery" dated January 28, 1956, by Libby & Dow, Engineers, recorded in York County Registry of Deeds in Plan Book 20, Page 64.

2 – "Plan Showing Land Conveyed to Roger H. & Grace C. Hildreth by Jesse E. & Jeanette S. Rumery, Bayberry Point, Biddeford, ME" dated June 9, 1959, by Libby & Dow, Engineers, recorded in York County Registry of Deeds in Plan Book 28, Page 8.

3 – "Plan Showing Neptune Point, Section No. 2, A Subdivision By: Earl Rumery, Biddeford, Maine" dated March 15, 1978, by Dow & Coulombe, Inc., recorded in York County Registry of Deeds in Plan Book 90, Page 45.

4 – "Standard Boundary Survey and Site Plan, 10 Bayberry Road, Biddeford, Maine, Owned by Vincent P. & Karen E. Petrini" dated December 2, 2016, by Lower Village Survey Co., LLC.

5 – "Flood Rate Insurance Map, City of Biddeford, Maine, York County, Community Panel Number 2301450011B, Effective Date: May 15, 1984, Federal Emergency Management Agency.

NOTES:

1 – The locus parcel is identified on the City of Biddeford Tax Assessors Map 68 as Lot 26 and is located in the Coastal Residential District and in the Limited Residential Shoreland Overlay District. Space and bulk standards are as follows:

Minimum Building Setbacks
From Major Right-of-Way = 40 feet
From Other Right-of-Way = 25 feet
From Side & Rear Lot Lines = 25 feet*

*Per Article V. Section 4.D. of the Revised Code of Ordinances, City of Biddeford: "Any residential structure in existence prior to December 20, 1990, may be expanded or added to as long as they meet minimum setbacks (from major access, 40 feet; from other streets, 25 feet; from side and rear property lines, 10 feet)."

Maximum Lot Coverage = 20%
Maximum Building Height = 35 feet

2 – The surveyed premises contains 11,506 sq. ft., (0.26 Acre) to Highest Annual Tide line shown.

3 – Elevations shown are in the North American Vertical Datum of 1988 (NAVD 88) based on RM 15 per Plan Ref. 5, a carriage bolt in utility pole No. J39 on west side of Fortunes Rocks Road at Elevation 12.40 NGVD 29.

4 – The locus parcel is located partially in Zone C and partially in Zone V2 (El 13-NGVD29) per Plan Ref. 5.

5 – All bearings are based on Grid North, Maine State Plane Coordinate System, West Zone.

6 – The boundary of the locus parcel along Bayberry Road is the apparent right-of-way line based on Plans Ref. 1, 2, and 3 and monumentation found.

7 – The locus parcel is subject to and benefitted by covenants, conditions, and restrictions set forth in deed from Jesse E. and Jeannette S. Rumery to William G. and Helen S. Chace dated January 12, 1959, recorded in Book 1387, Page 365.

8 – The locus parcel was conveyed in the above-referenced deed from Rumery to Chace "together with a right-of-way for any and all purposes, in common with the owners of other lots shown on said [Plan Ref. 1], over the private streets and ways shown on said Plan, and also the right to pass and repass to and from the sand beach at 'New Barn Cove', so-called, over a right-of-way to be selected and designated by the grantors, their heirs and assigns."

9 – Prior to any construction activities the location of setback lines shown should be verified by the local code enforcement officer to determine compliance with all current applicable building requirements.

10 – The location of nearby property lines are shown as dashed lines. These lines are intended to show the approximate relationship to the locus parcel only.

11 – This plan has been prepared according to the Standards of Practice adopted by the State of Maine Board of Licensure for Professional Land Surveyors with the following exceptions:
- No written report prepared
- No new deed description prepared

LEGEND :

IRS ●	— 5/8" Rebar w/Survey Cap #2374 To Be Set
CIRF ●	— Capped Iron Rod Found
IPF ○	— Iron Pipe Found
IRF ●	— Iron Rod Found
———	— Property Line
———	— Abutter Approximate Property Line
——OU——	— Overhead Utilities
○	— Utility Pole
CB	— Corner Board of Building
N/F	— Now or Formerly
Bk./Pg.	— Deed Book & Page
④	— Lot No. Per Plan Ref. 1
22.76 +	— Spot Grade

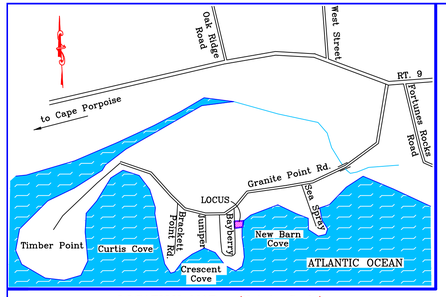
LOWER VILLAGE SURVEY CO.
13 Western Avenue Kennebunk Maine
Mailing Address: P.O. Box 2625, Kennebunkport, ME 04046
Phone: 207-967-3545 e-mail: info@lowervillagesurveyco.com

PROPOSED OVER EXISTING SITE PLAN
7 BAYBERRY ROAD
BIDDEFORD, MAINE
OWNED BY
2538970 Ontario, Inc.
Mailing address: 765 Westney Road South, Ajax, Ontario, Canada L1S6W1

DATE: June 22, 2021	7 Bayberry Road	JOB #119-84	ROTATION 45° Left	FIELD BK: 487-79

LAND SURVEYORS * * FORESTERS * * WETLAND DELINEATORS

Deborah L. Briggs, Member
Maine P.L.S. #2374



LOCATION MAP (Not to Scale)

AVERAGE GRADE CALCULATIONS

Spot Elevations on Lowest (Northeast) Side of House:
16.03'
15.77'
Total 31.80 ÷ 2 = 15.90' = Average Grade

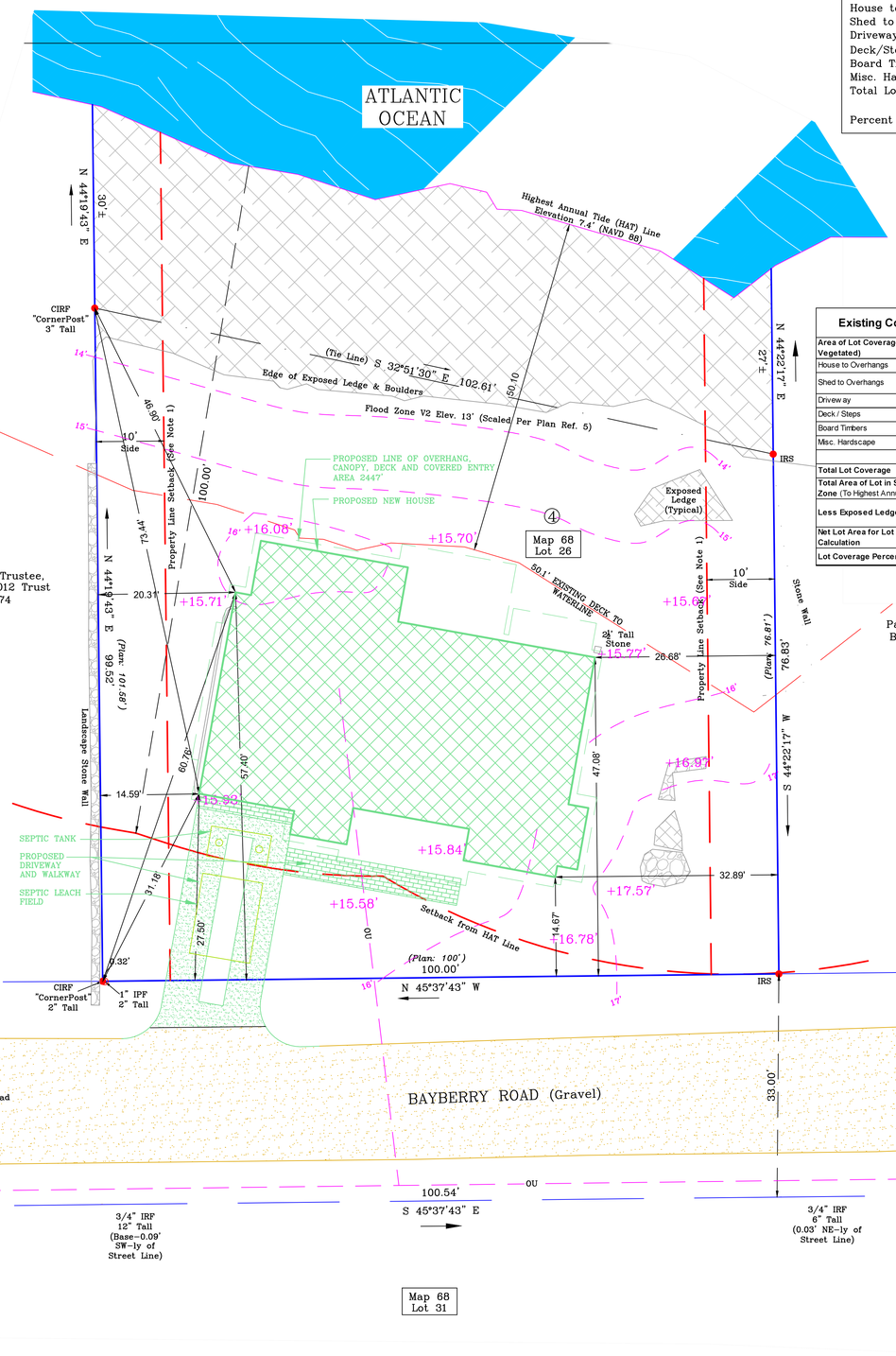
LOT COVERAGE CALCULATIONS:

Total Area of Lot in Shoreland Zone (To Highest Annual Tide Line Shown)	11506 s.f.
Less Exposed Ledge Areas	3012 s.f.
Net Lot Area for Lot Coverage Calculation	8494 s.f.

Areas of Lot Coverage (Non-Vegetated Surfaces):

House to Overhangs	= 1672 s.f.
Shed to Overhangs	= 114 s.f.
Driveway	= 647 s.f.
Deck/Steps	= 269 s.f.
Board Timbers	= 31 s.f.
Misc. Hardscape	= 87 s.f.
Total Lot Coverage	= 2819 s.f.

Percent of Lot Coverage = 2819 ÷ 8494 = 33.19%



Existing Conditions	Existing Conditions	Proposed Conditions	4/14/2021
Area of Lot Coverage (Non-Vegetated)			
House to Overhangs	1,672	2,438	Includes decks / porches in SF
Shed to Overhangs	114	0	Shed Footprint part of proposed house
Driveway	647	295	
Deck / Steps	269	0	In above number
Board Timbers	31	0	
Misc. Hardscape	87	87	
			Delta
Total Lot Coverage	2,820	2,820	**0**
Total Area of Lot in Shoreland Zone (To Highest Annual Tide Line)	11,506	11,506	
Less Exposed Ledge	3,012	3,012	
Net Lot Area for Lot Coverage Calculation	8,494	8,494	8,494
Lot Coverage Percentage	**33.2%**	**33.2%**	**0.0%**

1. PURPLE LINES = APPROXIMATE EXISTING CONTOUR LINES BASED ON EXISTING SPOT ELEVATIONS
2. NOTES: EXISTING GRADE TO REMAIN AS IS WITH ONLY SLIGHT ADJUSTMENTS WHERE NEW HOUSE FOOTPRINTS OCCURS IN ROUGHLY THE SAME LOCATION AS THE EXISTING HOUSE.
3. EXISTING FIRST FLOOR = 16.89'
   PROPOSED FIRST FLOOR = 16.08'
4. EXISTING DECK DIMENSION TO WATER (50.0')

IPF (Plan: 100') 100.08' (Tie Line) N 45°21'30" W

GRAPHIC SCALE 1" = 10'
0' 10' 20' 30'

LOCUS DEED REFERENCE:

Deed Book 18057, Page 167
Owner of Record: 2538970 Ontario, Inc.

PLAN REFERENCES:

1 – "Bayberry Point, Section No. 3, Fortunes Rocks, Biddeford, ME., Owned by Jesse E. & Jeanette S. Rumery" dated January 28, 1956, by Libby & Dow, Engineers, recorded in York County Registry of Deeds in Plan Book 20, Page 64.

2 – "Plan Showing Land Conveyed to Roger H. & Grace C. Hildreth by Jesse E. & Jeanette S. Rumery, Bayberry Point, Biddeford, ME" dated June 9, 1959, by Libby & Dow, Engineers, recorded in York County Registry of Deeds in Plan Book 28, Page 8.

3 – "Plan Showing Neptune Point, Section No. 2, A Subdivision By: Earl Rumery, Biddeford, Maine" dated March 15, 1978, by Dow & Coulombe, Inc., recorded in York County Registry of Deeds in Plan Book 90, Page 45.

4 – "Standard Boundary Survey and Site Plan, 10 Bayberry Road, Biddeford, Maine, Owned by Vincent P. & Karen E. Petrini" dated December 2, 2016, by Lower Village Survey Co., LLC.

5 – "Flood Rate Insurance Map, City of Biddeford, Maine, York County, Community Panel Number 2301450011B, Effective Date: May 15, 1984, Federal Emergency Management Agency.

NOTES:

1 – The locus parcel is identified on the City of Biddeford Tax Assessors Map 68 as Lot 26 and is located in the Coastal Residential District and in the Limited Residential Shoreland Overlay District. Space and bulk standards are as follows:

Minimum Building Setbacks
From Major Right-of-Way = 40 feet
From Other Right-of-Way = 25 feet
From Side & Rear Lot Lines = 25 feet*

*Per Article V. Section 4.D. of the Revised Code of Ordinances, City of Biddeford: "Any residential structure in existence prior to December 20, 1990, may be expanded or added to as long as they meet minimum setbacks (from major access, 40 feet; from other streets, 25 feet; from side and rear property lines, 10 feet)."

Maximum Lot Coverage = 20%
Maximum Building Height = 35 feet

2 – The surveyed premises contains 11,506 sq. ft., (0.26 Acre) to Highest Annual Tide line shown.

3 – Elevations shown are in the North American Vertical Datum of 1988 (NAVD 88) based on RM 15 per Plan Ref. 5, a carriage bolt in utility pole No. J39 on west side of Fortunes Rocks Road at Elevation 12.40 NGVD 29.

4 – The locus parcel is located partially in Zone C and partially in Zone V2 (El 13-NGVD29) per Plan Ref. 5.

5 – All bearings are based on Grid North, Maine State Plane Coordinate System, West Zone.

6 – The boundary of the locus parcel along Bayberry Road is the apparent right-of-way line based on Plans Ref. 1, 2, and 3 and monumentation found.

7 – The locus parcel is subject to and benefitted by covenants, conditions, and restrictions set forth in deed from Jesse E. and Jeannette S. Rumery to William G. and Helen S. Chace dated January 12, 1959, recorded in Book 1387, Page 365.

8 – The locus parcel was conveyed in the above-referenced deed from Rumery to Chace "together with a right-of-way for any and all purposes, in common with the owners of other lots shown on said [Plan Ref. 1], over the private streets and ways shown on said Plan, and also the right to pass and repass to and from the sand beach at 'New Barn Cove', so-called, over a right-of-way to be selected and designated by the grantors, their heirs and assigns."

9 – Prior to any construction activities the location of setback lines shown should be verified by the local code enforcement officer to determine compliance with all current applicable building requirements.

10 – The location of nearby property lines are shown as dashed lines. These lines are intended to show the approximate relationship to the locus parcel only.

11 – This plan has been prepared according to the Standards of Practice adopted by the State of Maine Board of Licensure for Professional Land Surveyors with the following exceptions:
- No written report prepared
- No new deed description prepared

LEGEND :

IRS ●	5/8" Rebar w/Survey Cap #2374 To Be Set
CIRF ●	Capped Iron Rod Found
IPF ○	Iron Pipe Found
IRF ●	Iron Rod Found
———	Property Line
———	Abutter Approximate Property Line
——OU——	Overhead Utilities
○	Utility Pole
CB	Corner Board of Building
N/F	Now or Formerly
Bk./Pg.	Deed Book & Page
④	Lot No. Per Plan Ref. 1
22.76 +	Spot Grade

LOWER VILLAGE SURVEY CO.
13 Western Avenue Kennebunk Maine
Mailing Address: P.O. Box 2625, Kennebunkport, ME 04046
Phone: 207-967-3545 e-mail: info@lowervillagesurveyco.com

PROPOSED BUILDING, DRIVE AND WALKWAY
7 BAYBERRY ROAD
BIDDEFORD, MAINE
OWNED BY
2538970 Ontario, Inc.
Mailing address: 765 Westney Road South, Ajax, Ontario, Canada L1S6W1

DATE: June 22, 2021	7 Bayberry Road	JOB #119-84	ROTATION 45° Left	FIELD BK: 487-79

LAND SURVEYORS * * FORESTERS * * WETLAND DELINEATORS

Deborah L. Briggs, Member
Maine P.L.S. #2374

7 Bayberry Road
Biddeford, Maine 04005

PREPARED FOR:
2538970 Ontario Inc.
7 Bayberry Road
Biddeford, Maine 04005

DESIGN CONSULTANTS:

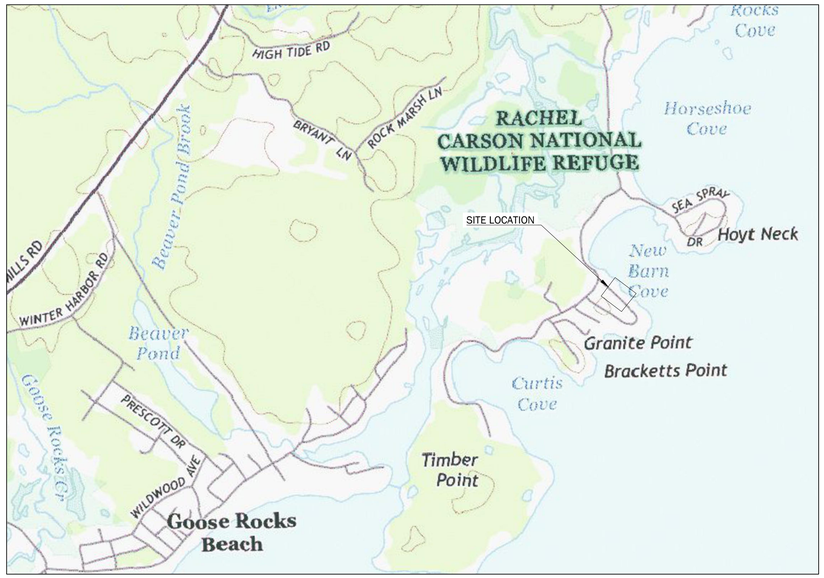
CIVIL ENGINEER
WALSH ENGINEERING ASSOCIATES, INC.
1 KAREN DRIVE, SUITE 2A
WESTBROOK, MAINE 04092
207-553-9898

BOUNDARY SURVEY
LOWER VILLAGE SURVEY
13 WESTERN AVE
KENNEBUNK, MAINE
207-967-3545

BUILDING DESIGN
TMS
ONE CATE ST.
PORTSMOUTH, NEW HAMPSHIRE 03801
603-436-4274

WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com



GRAPHIC SCALE
100 0 500 100
1 inch = 1000ft.

LIST OF DRAWINGS:

ALL PLANS AND DOCUMENTS USED TO APPROVE THIS SITE PLAN ARE MADE PART OF AND ARE A CONDITION OF PLAN APPROVAL.

THE FOLLOWING ARE ALL PLAN SHEETS INCLUDED WITH THE SUBMISSION AS PART OF THE APPROVAL PROCESS:

SHEET NO.	SHEET TITLE
	COVER SHEET
C1.0	EXISTING CONDITIONS AND REMOVALS
C2.0	OVERLAY COMP. OF EXISTING VS. PROPOSED
C3.0	DETAILS

RECORD OWNER:

2538970 Ontario Inc.
7 Bayberry Road
Biddeford, Maine 04005

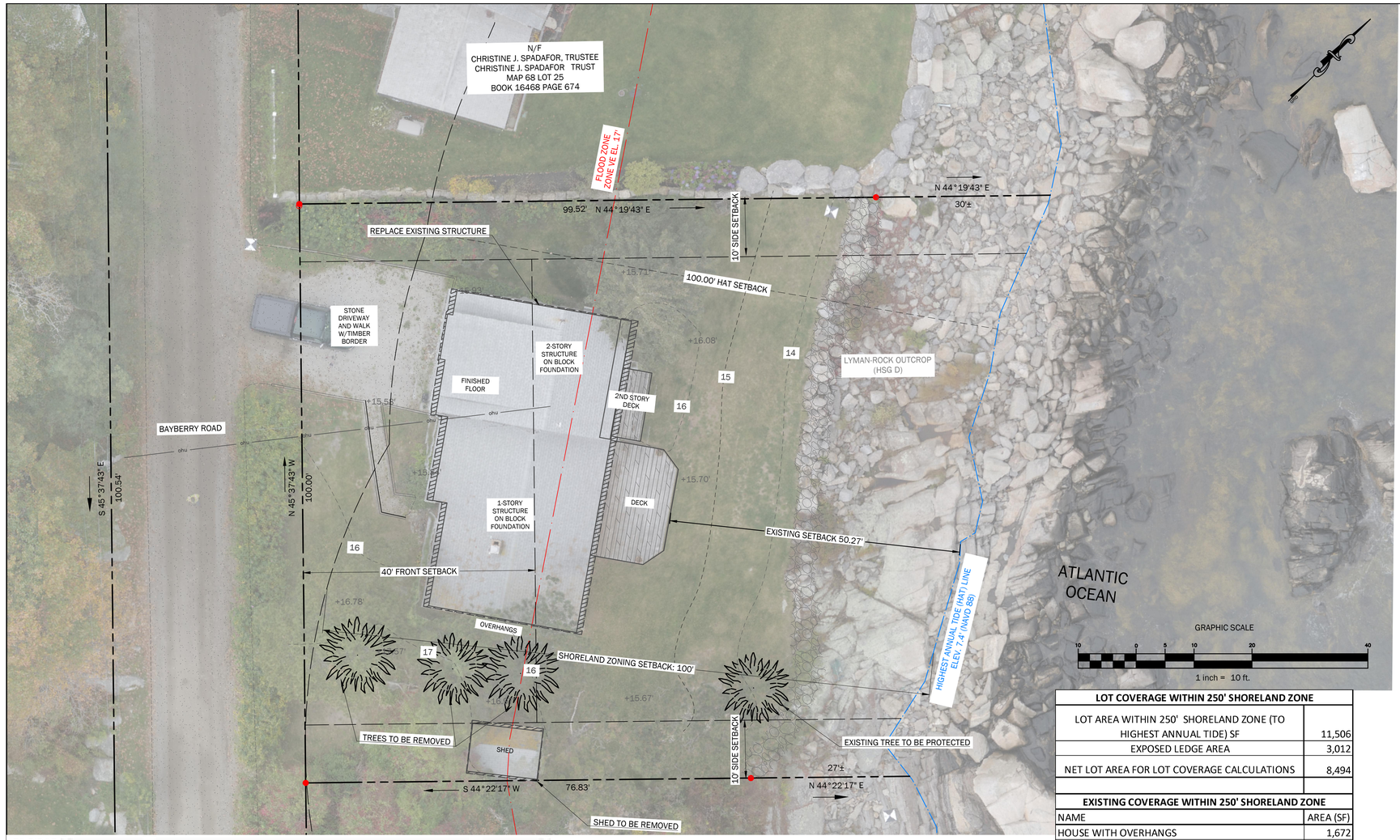
PARCEL ID:

MAP 68
LOT 26

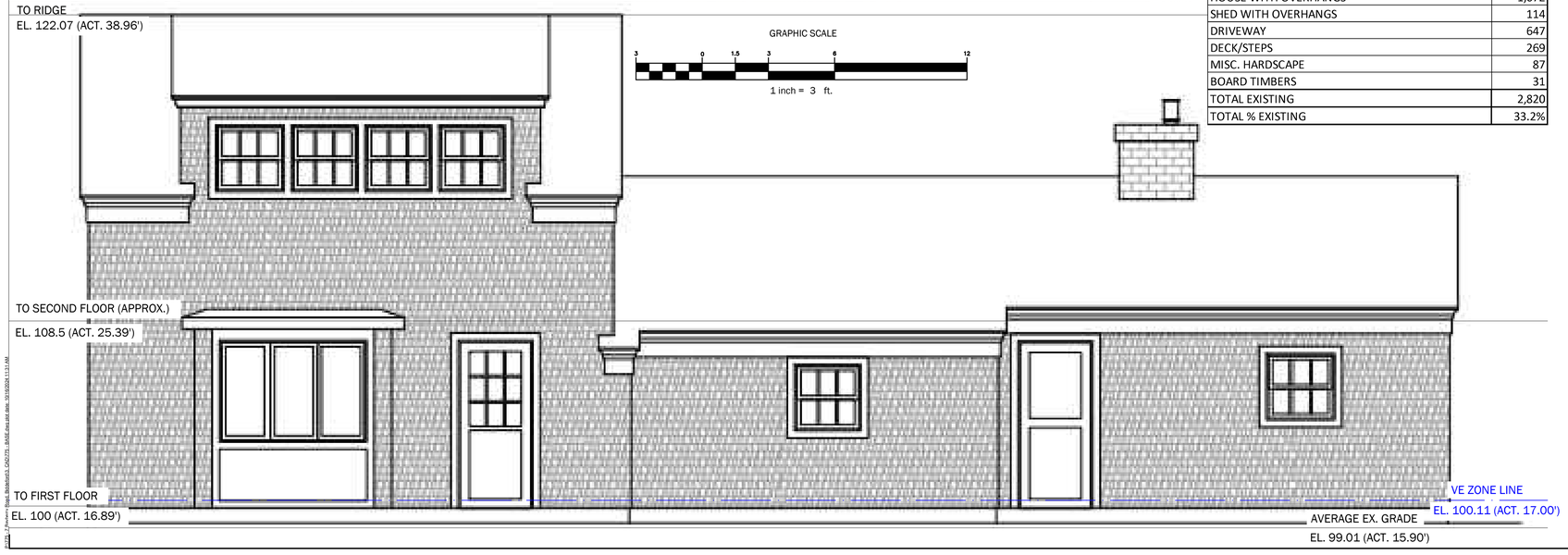
PERMITS:

TYPE	JURISDICTION	DATE	STATUS
SITE PLAN APPLICATION	CITY OF BIDDEFORD		

P:\173-7 Bayberry Road, Biddeford\3.0 CAD\173- BASE.dwg plot date: 10/31/2024 11:29 AM



LOT COVERAGE WITHIN 250' SHORELAND ZONE	
LOT AREA WITHIN 250' SHORELAND ZONE (TO HIGHEST ANNUAL TIDE) SF	11,506
EXPOSED LEDGE AREA	3,012
NET LOT AREA FOR LOT COVERAGE CALCULATIONS	8,494
EXISTING COVERAGE WITHIN 250' SHORELAND ZONE	
NAME	AREA (SF)
HOUSE WITH OVERHANGS	1,672
SHED WITH OVERHANGS	114
DRIVEWAY	647
DECK/STEPS	269
MISC. HARDSCAPE	87
BOARD TIMBERS	31
TOTAL EXISTING	2,820
TOTAL % EXISTING	33.2%



PARCEL INFORMATION:

1. OWNER OF RECORD: 2538970 ONTARIO, INC
2. STREET ADDRESS: 7 BAYBERRY RD
3. PARCEL SHOWN HEREON IS CITY OF BIDDEFORD TAX MAP 68, LOT 26.
4. TOTAL AREA OF PARCEL: 0.2 ACRES
5. CURRENT ZONE: COASTAL RESIDENTIAL AND LIMITED RESIDENTIAL OVERLAY

PLAN REFERENCES:

1. TOPOGRAPHIC, PROPERTY BOUNDARY, LOT COVERAGE, AND HAT LOCATION INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
   - 1.1. A PLAN TITLED "STANDARD BOUNDARY SURVEY AND SITE PLAN", PREPARED BY LOWER VILLAGE SURVEY CO. OF 13 WESTERN AVE KENNEBUNK, ME, DATED OCTOBER 26, 2021.
2. ORTHOGRAPHIC IMAGES AND LIDAR TAKEN FROM:
   - 2.1. DRONE SURVEY BY WALSH ENGINEERING ASSOCIATES, INC. ON OCTOBER 21, 2021.
3. FLOODZONE LOCATION INFORMATION TAKEN FROM: FLOOD INSURANCE DETERMINATION REPORT BY XACTUS ON AUGUST 5, 2024.

ZONING INFORMATION*:

1. CLASSIFICATION: COASTAL RESIDENTIAL (CR) / LIMITED RESIDENTIAL (LR)
2. PERMITTED USES: RESIDENTIAL
3. MAX. BUILDING HEIGHT: 35 FT
4. FRONT SETBACK: 40 FT
5. SIDE SETBACK: 25 FT
6. REAR SETBACK: 10 FT
7. NORMAL HIGH WATERLINE SETBACK: 100 FT
8. CASCO BAY WATERSHED

*ZONING STANDARDS FROM CITY OF BIDDEFORD LAND USE ORDINANCE, DATED DECEMBER 20, 1990, AMENDED AUGUST 3, 2021

EFFECTIVE FLOOD ZONE INFORMATION:

1. CLASSIFICATION: ZONE VE EL 17 (NAVD 88)
2. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 23031C0467G
3. REVISED DATE: JULY 17, 2024

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
4. ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
5. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
6. ALL PAVEMENT/CONCRETE CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE PAVEMENT CUT EDGES AND THE NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL COMPLY WITH THE CITY OF BIDDEFORD STREET OPENING PERMIT REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.
9. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

LEGEND

EXISTING

- PROPERTY LINE
- SPOT GRADE (90.00)
- PROPERTY SETBACK
- OVERHEAD UTILITY (ohu)
- DECK
- BUILDING
- HAT SETBACK
- GRAVEL
- INDEX CONTOUR (100)
- INTERMEDIATE CONTOUR (101)
- HIGHEST ANNUAL TIDE
- FLOOD ZONE
- TREES

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

Copyright © 2024

STATE OF MAINE
NORMAN G. CHAMBERLAIN II
No. 7144
LICENSED PROFESSIONAL ENGINEER
10/2/2024

HOUSE REPLACEMENT

7 BAYBERRY ROAD
BIDDEFORD, MAINE

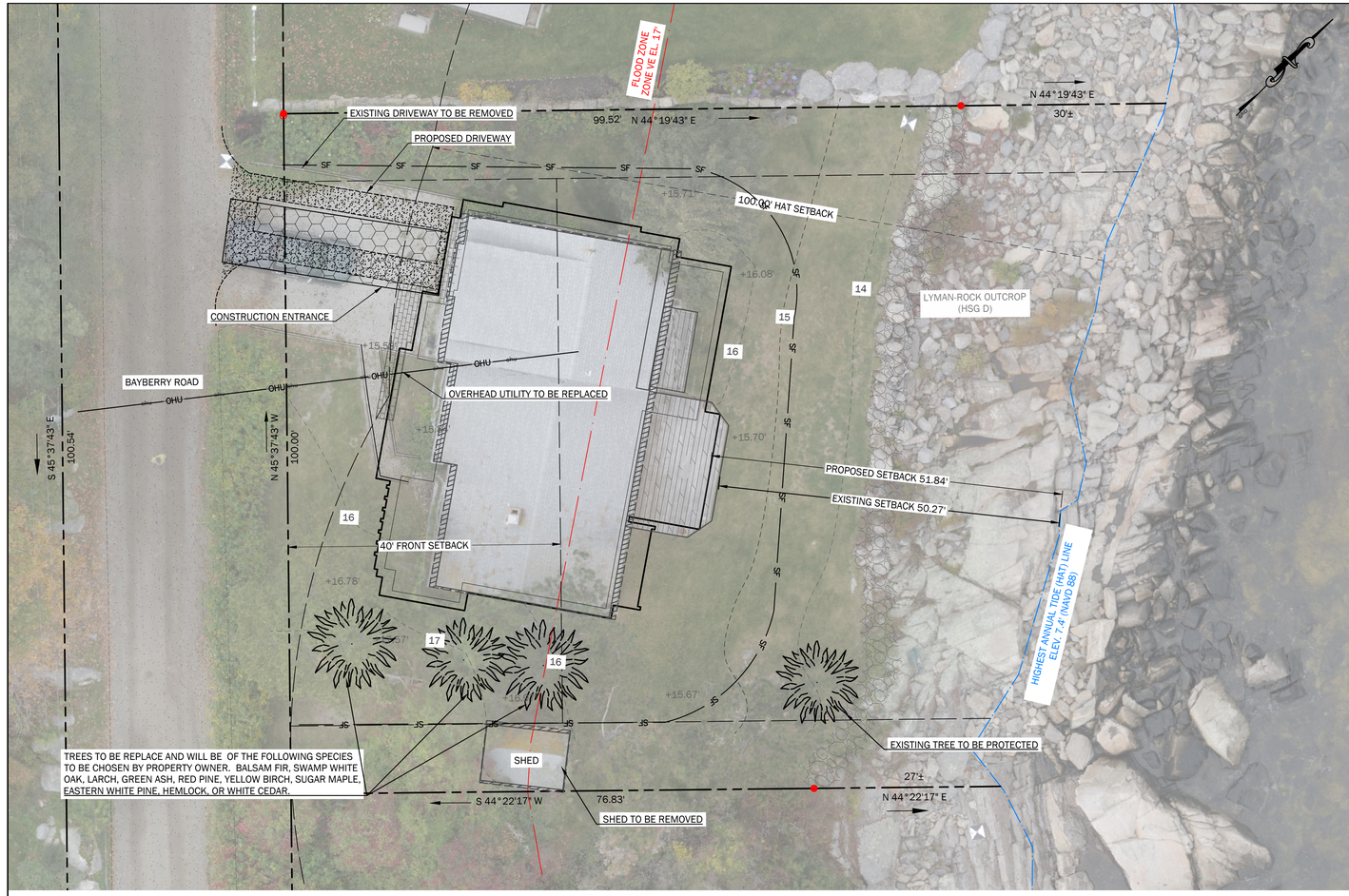
PREPARED FOR:
LESLEY LEBEL
2538970 ONTARIO, INC.
765 WESTNEY ROAD
SOUTH AJAX CANADA, ON L1S6W1

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check

Sheet Title:
EXISTING CONDITIONS AND REMOVALS

Job No.:	775	Sheet No.:	C1.0
Date:	Oct. 15, 2024		
Scale:	AS SHOWN		
Drawn:	MRM		
Checked:	NGC		



GRAPHIC SCALE

10 0 5 10 20 40

1 inch = 10 ft.

GENERAL NOTES:

1. SEE SHEET C1.0 FOR GENERAL NOTES.

LAYOUT, MATERIALS, AND UTILITY NOTES:

1. REFER TO SHEET C1.0 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
2. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
4. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
5. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
7. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
8. CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
9. SEE LANDSCAPING PLAN FOR NON-PAVED AREA SURFACE TREATMENTS AND CONCRETE PAVER PATTERN LAYOUTS.

GRADING, DRAINAGE AND UTILITIES NOTES:

1. REFER TO SHEET C1.0 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
4. GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
5. DRAINAGE AT TERMINUS OF CURBING SHALL BE RIP-RAPPED UNLESS OTHERWISE SPECIFIED OR NOTED ON THE PLANS, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
6. OWNER AND PROJECT ENGINEER WILL BE CLOSELY MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR PROJECT ENGINEER TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.
7. ALL SITE IMPROVEMENTS INCLUDING UTILITIES MUST CONFORM TO THE CITY OF BIDDEFORD'S TECHNICAL GUIDELINES AND STANDARDS.

LOT COVERAGE WITHIN 250' SHORELAND ZONE	
LOT AREA WITHIN 250' SHORELAND ZONE (TO HIGHEST ANNUAL TIDE) SF	11,506
EXPOSED LEDGE AREA	3,012
NET LOT AREA FOR LOT COVERAGE CALCULATIONS	8,494

EXISTING COVERAGE WITHIN 250' SHORELAND ZONE	
NAME	AREA (SF)
HOUSE WITH OVERHANGS	1,672
SHED WITH OVERHANGS	114
DRIVEWAY	647
DECK/STEPS	269
MISC. HARDSCAPE	87
BOARD TIMBERS	31
TOTAL EXISTING	2,820
TOTAL % EXISTING	33.2%

PROPOSED COVERAGE WITHIN 250' SHORELAND ZONE		
NAME	AREA (SF)	
HOUSE WITH OVERHANGS	2,460	INCLUDES DECK/STEPS
SHED WITH OVERHANGS	0	
DRIVEWAY	269	INCLUDES MISC. HARDSCAPE
DECK/STEPS	0	
MISC. HARDSCAPE	87	
BOARD TIMBERS	0	
TOTAL PROPOSED	2,816	
TOTAL % PROPOSED	33.2%	

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
90.00	SPOT GRADE	
	PROPERTY SETBACK	
ohu	OVERHEAD UTILITY	
	DECK	
	BUILDING	
	HAT SETBACK	
	GRAVEL	
100	INDEX CONTOUR	
101	INTERMEDIATE CONTOUR	
	HIGHEST ANNUAL TIDE	
	FLOOD ZONE	
	TREES	
	BRICK	
	CONSTRUCTION ENTRANCE	
SF	SILT FENCE	SF

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

Copyright © 2024

STATE OF MAINE
NORMAN G CHAMBERLAIN II
No. 7144
LICENSED PROFESSIONAL ENGINEER
10/2/2024

HOUSE REPLACEMENT

7 BAYBERRY ROAD
BIDDEFORD, MAINE

PREPARED FOR:
LESLEY LEBEL
2538970 ONTARIO, INC.
765 WESTNEY ROAD
SOUTH AJAX CANADA, ON L1S6V1

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check

Sheet Title:
OVERLAY COMP. OF EXISTING VS. PROPOSED

Job No.: 775	Sheet No.: C2.0
Date: Oct. 15, 2024	
Scale: AS SHOWN	
Drawn: MRM	
Checked: NGC	

EROSION AND SEDIMENTATION CONTROL NOTES:

INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION IN THIS PROJECT IS BASED ON CONSERVATION PRACTICES FOUND IN THE MAINE EROSION & SEDIMENT CONTROL BMPS MANUAL, OCTOBER 2016, AND MAINE EROSION AND SEDIMENT CONTROL PRACTICE FIELD GUIDE FOR CONTRACTORS, REVISED 2014, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR WHO IMPLEMENTS THIS PLAN SHALL BE FAMILIAR WITH THESE PUBLICATIONS AND ADHERE TO THEM AND THE PRACTICES PRESENTED HEREIN

REFERENCE IS MADE TO THE GRADING AND DRAINAGE PLANS WITHIN THE PLAN SET, SHOWING THE LOCATIONS AND TYPES OF PROPOSED MEASURES TO BE IMPLEMENTED.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

THE FOLLOWING IS A LIST OF GENERAL EROSION CONTROL PRACTICES THAT WILL BE USED TO PREVENT EROSION AND SEDIMENTATION BEFORE, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. IN ADDITION, SPECIAL CARE SHALL BE USED AT ALL TIMES TO:
LIMIT DISTURBANCE AND, HENCE, EROSION
1) CORRECT ANY EROSION PROBLEMS IMMEDIATELY
2) REGULARLY MONITOR THE IMPLEMENTED PRACTICES, ESPECIALLY AFTER EVERY RAINFALL
3) REVEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION
4) CONFORM TO ALL REQUIREMENTS/STANDARDS OF THE SITE'S MAINE DEP EROSION & SEDIMENT CONTROL BMP MANUAL.

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS WILL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF THE PROPOSED GROUND DISTURBANCE AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES WHERE SLOPES EXCEED 8% OR THERE IS FLOWING WATER BOTH SILT FENCE AND EROSION CONTROL MATTING BERMS SHALL BE USED.

CATCH BASIN PROTECTION

CATCH BASIN PROTECTION WILL BE INSTALLED AT THE FIRST DOWNGRADIENT CATCH BASIN IN STREET ADJACENT TO ANY CONSTRUCTION ACTIVITIES AND IN ALL ONSITE CATCH BASINS UNTIL SITE HAS BEEN COMPLETELY STABILIZED.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION ON THIS PROJECT:

1. EROSION AND SEDIMENTATION CONTROL BMPS SHALL BE INTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
2. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. AN AREA NO LARGER THAN WHAT CAN BE MULCHED IN ONE DAY MAY BE OPEN AT ONCE. ONCE CONSTRUCTION OF AN AREA IS COMPLETE, FINAL GRADING, LOAMING AND SEEDING SHALL OCCUR IMMEDIATELY (REFER TO "POST CONSTRUCTION REVEGETATION" SECTION). IF DURING FINAL GRADING, LOAMING AND SEEDING CAN NOT OCCUR IMMEDIATELY, IT SHALL BE DONE PRIOR TO ANY STORM EVENT AND WITHIN 15 DAYS OF COMPLETING CONSTRUCTION IN THE AREA. IF FINAL GRADING, LOAMING AND SEEDING CANNOT OCCUR WITHIN 7 DAYS, OR IF THE AREA IS NOT UNDER ACTIVE CONSTRUCTION FOR A PERIOD LONGER THAN 7 DAYS, SEE ITEM NO. 4 BELOW.
3. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING SHALL BE INSTALLED ON DOWNGRADIENT PORTIONS OF THE SITE AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION.
4. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM EXISTING DRAINAGE AREAS AND WETLANDS. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
   A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
   B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
   C. STOCKPILES SHALL BE EITHER PLACED UPHILL OF AN EXISTING SEDIMENT BARRIER ON THE SITE OR ENCIRCLED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPILING COMMENCES.
5. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
   A. TREATED WITH STRAW AT A RATE OF 70-90 LBS. PER 1000 SQUARE FEET FROM 4/16 TO 10/1, OR AT A RATE OF 150-200 LBS. PER 1000 SQUARE FEET FROM 10/1 TO 4/15.
   B. SEEDED WITH CONSERVATION MIX OF PERENNIAL RYE GRASS (1.0 LBS/1000 SQ.FT.) AND MULCHED IMMEDIATELY. FROM 10/1 TO 4/15, FOLLOW THE SEEDING RATES AS OUTLINED BELOW IN SUB-SECTION 4.D. OF THE "POST CONSTRUCTION REVEGETATION" SECTION.
   C. MONITORED EVERY TWO WEEKS UNTIL SEEDING CAN OCCUR AND REMULCHED AS NEEDED TO PROTECT SLOPES.
6. ALL GRADING WILL BE HELD TO A MAXIMUM 3:1 SLOPE WHERE PRACTICAL. GREATER SLOPES MAY BE USED WHERE THE BANKS ARE PROTECTED WITH SOFT ARMOUR MATTING, EROSION CONTROL MATTING, OR RIPRAP. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY AFTER FINAL GRADING IS COMPLETE. (IT IS UNDERSTOOD THAT IMMEDIATELY MEANS WITHIN 5 DAYS OF THE COMPLETION OF WORK. SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION).
6. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
7. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEPT AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.
8. ALL AREAS DRAINING TO A STORMWATER FILTER OR BMP SHALL BE STABILIZED PRIOR TO CONSTRUCTION OF FILTER MEDIA TO PREVENT SEDIMENT FROM CLOGGING MEDIA.

DEWATERING

1. ALL DEWATERING DISCHARGE LOCATIONS SHALL BE LOCATED ON RELATIVELY FLAT GROUND AT LEAST 75' FROM STREAMS AND 25' FROM WETLANDS. THE CONTRACTOR SHALL UTILIZE DIRTBAGS, EROSION CONTROL MIX BERMS, OR SIMILAR METHODS FOR FILTRATION OF DEWATERING AND SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BMPS G-1, G-2, AND G-3.

POST CONSTRUCTION REVEGETATION

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

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE.
2. LAWN AREAS: "PARK MIX" GRASS SEED BY ALLEN, STERLING & LOTHROP (FALMOUTH, MAINE), OR APPROVED EQUAL.
3. MULCH SHALL BE HAY OR STRAW MULCHES THAT ARE DRY AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIALS.
   A. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE.
   B. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
   C. BLANKET WITH TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING ON GRADES GREATER THAN 5%.
4. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF ASPHALT, WOOD FIBRE OR PAPER FIBRE AND WATER, WHICH IS SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 10/1 AND 4/15.
5. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1ST AND APRIL 15TH. SHOULD SEEDING BE NECESSARY BETWEEN THESE DATES, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
   A. ONLY UNFROZEN LOAM SHALL BE USED.
   B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
   C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.5 LBS/1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS SPREAD.
   F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE. WINTER MULCHING RATES, SHALL BE DOUBLE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION, SHOULD BE APPLIED DURING THIS PERIOD.
6. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE DESIGN PROFESSIONAL THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO.
MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL, AND AT LEAST ONCE A WEEK, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. SILT FENCE SHALL BE INSPECTED AND REPAIRED. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING.
2. CONSTRUCTION ENTRANCE SHALL BE VISUALLY INSPECTED AND REPAIRED AS NEEDED. ANY AREAS SUBJECT TO RUTTING SHALL BE STABILIZED IMMEDIATELY. IF THE VOIDS OF THE CONSTRUCTION ENTRANCE BECOME FILLED WITH MUD, MORE CRUSHED STONE SHALL BE ADDED AS NEEDED. THE PUBLIC ROADWAY SHALL BE SWEPT AND VACUUMED SHOULD MUD BE DEPOSITED/TRACKED ONTO THEM.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

THE FOLLOWING STANDARDS AND METHODOLOGIES SHALL BE USED FOR STABILIZING THE SITE DURING THE WINTER CONSTRUCTION PERIOD:

1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES (ANY AREA HAVING A GRADE GREATER THAN 25%) - THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15TH. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15TH, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED HAY MULCH OVER THE SEEDING AT TWICE THE RATE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS.
   B. STABILIZE THE SLOPE WITH WOOD-WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD-WASTE COMPOST ON THE SLOPE BY NOVEMBER 15TH. THE CONTRACTOR WILL NOT USE WOOD-WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
   C. STABILIZE THE SLOPE WITH STONE RIPRAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.
2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15TH THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ON OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER, 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
   B. STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
   C. STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15TH THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH NETTING OR OTHER METHOD TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED OR IF 90% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

1. SILT FENCE: SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING OR REMOVED AND RELOCATED OFF-SITE.
2. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED ONCE THE COMPACTED ROADWAY BASE IN IN PLACE. STONE AND SEDIMENT FROM THE CONSTRUCTION ENTRANCE SHALL BE REDISTRIBUTED TO AN AREA UNDERGOING GRADING OR REMOVED AND RELOCATED OFFSITE.
3. MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY), FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

THE ABOVE EROSION CONTROLS MUST BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION OF THE SITE.
CONFORMANCE WITH THIS PLAN AND FOLLOWING THESE PRACTICES WILL RESULT IN A PROJECT THAT COMPLIES WITH THE STATE REGULATIONS AND THE STANDARDS OF THE NATURAL RESOURCES PROTECTION ACT, AND WILL PROTECT WATER QUALITY IN AREAS DOWNSTREAM FROM THE PROJECT.

MAINE CONSTRUCTION GENERAL PERMIT REQUIRED

SUBMISSION OF A MAINE CONSTRUCTION GENERAL PERMIT (MCGP) IS REQUIRED PRIOR TO COMMENCEMENT OF ANY EXCAVATION ACTIVITIES.

INSPECTION AND MAINTENANCE (APPENDIX B)

1. INSPECTION AND MAINTENANCE REQUIREMENTS: INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND AFTER A SIGNIFICANT STORM EVENT (0.5 INCHES OF RAINFALL IN A 24-HOUR PERIOD) AND PRIOR TO COMPLETION OF PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS IN THE MCGP AND ANY DEPARTMENTAL COMPANION DOCUMENT TO THE MCGP, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY, IMPLEMENTATION MUST BE STARTED BY THE END OF THE NEXT WORKIN DAY AND COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS AREA PERMANENTLY STABILIZED. DOCUMENTATION OF CORRECTION ACTIONS SHALL BE MAINTAINED WITH THE INSPECTION FORMS.
2. INSPECTION LOG (REPORT): A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE BMPS THAT NEED MAINTENANCE, BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATIONS(S) WHERE ADDITIONAL BMPS ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPS, NOTE IN THE INSPECTION LOG THE CORRECT ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO THE DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF THE PERMANENT STABILIZATION.

HOUSEKEEPING (APPENDIX C)

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

   NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT: HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLRESP/

2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, 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 INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

   NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPS) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL. BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

   NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.

4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

   NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.

5. EXCAVATION 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 THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

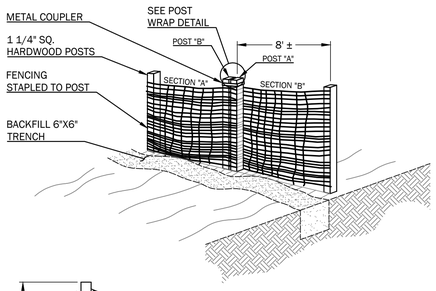
   NOTE: DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPS, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

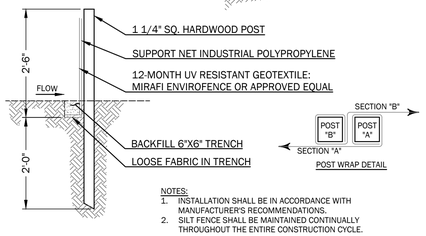
6. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:.
   - 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; AND
   - LANDSCAPE IRRIGATION

7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
   - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
   - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
   - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
   - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

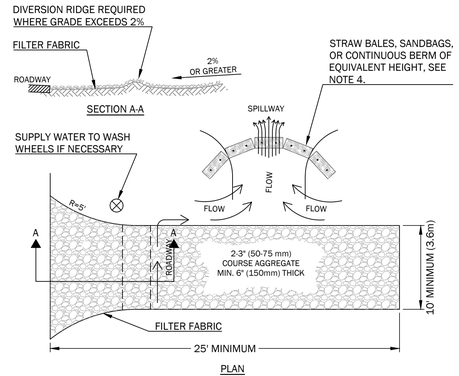
1 EROSION AND SEDIMENTATION CONTROL NOTES
NOT TO SCALE





NOTES:
1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.

2 PREFABRICATED SILT FENCE
NOT TO SCALE



PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED

3 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

CITY OF BIDDEFORD

Planning and Development Department

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

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

FROM: David C.M. Galbraith, City Planner & Deputy Director of the Planning & Development Dept.

DATE: November 13, 2024

RE: 2024.59 Preliminary Plan Application for 1921 Pepperell, LLC to build 64 residential units with utility infrastructure improvements. The subject development is within Pepperell Mill Campus, Buildings 19 & 20, located 6 & 32-40 Main Street (Tax Map 71, Lots 10-7, 10-4, 10-1) in the MSRD-3 zone in the shoreland overlay.

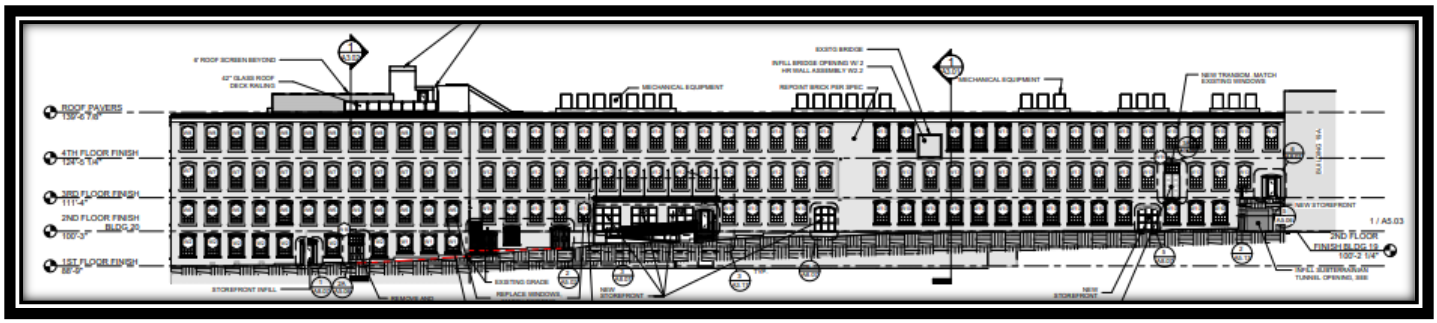
MEETING DATE: November 20, 2024, at 6:00 PM

---

1. INTRODUCTION

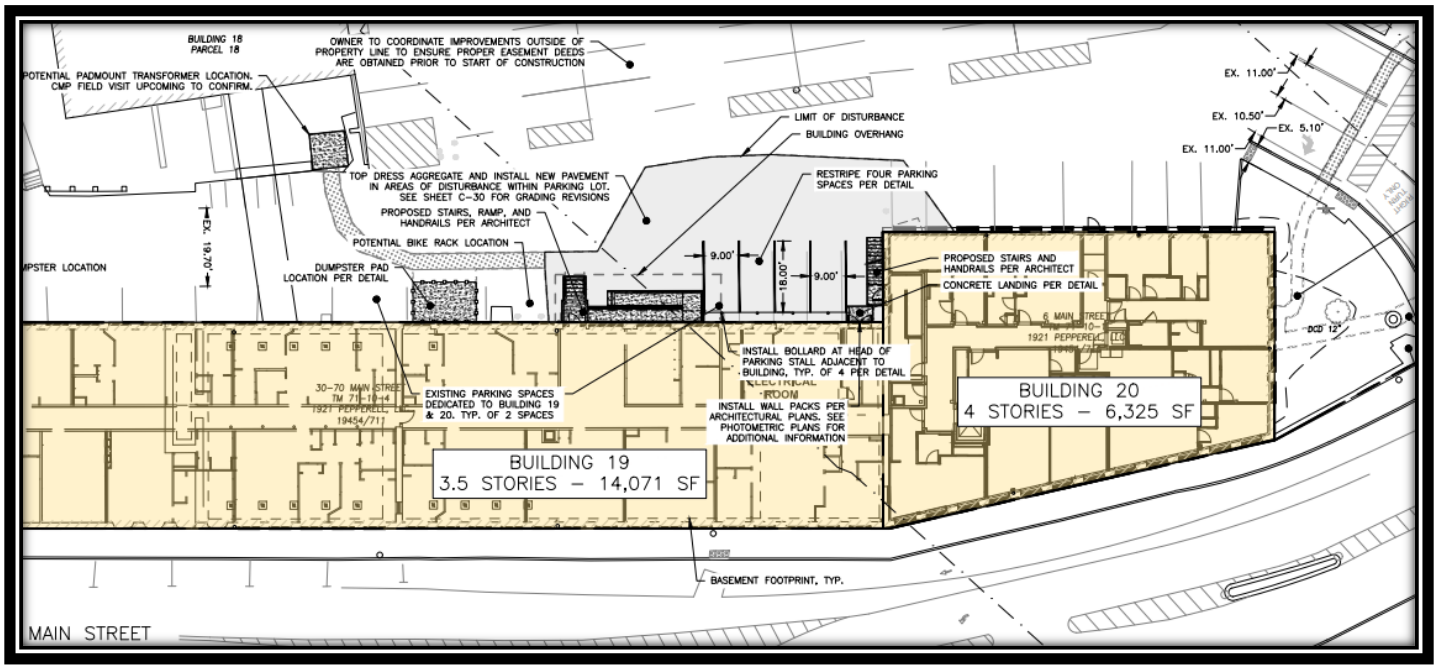
The Applicant, 1921 Pepperell, LLC is before the Planning Board seeking preliminary site plan and subdivision review by the Planning Board. The Applicant is represented by Peter Heil, PE Civil Engineer of Acorn Engineering.

The proposed 1921 Pepperill, LLC project is converting the existing vacant buildings #19 & 20 of the Pepperell Mill where they plan to redevelop the buildings into 64 residential units, which will include six (6) low-income housing units, which shall remain LMI (low to moderate income) units for a period of 30 years. Should the applicant decide to NOT provide 10% of the units (6) as LMI units, the applicant has the alternative to contribute $100,000. per unit, to comply with the City's Inclusionary Zoning Ordinance (Part III – Land Development regulations, Article VI – Performance Standards, Section 40 – Inclusionary Zoning). Section The subject property (Tax Map 71, Lots 10-7, 10-4, 10-1q) is a .50-acre property lot located within the Pepperill Mill Campus.



Exterior modifications – Historic Preservation Committee (HPC) review and approval required

2024.59 Preliminary Plan Application for 1921 Pepperell, LLC to build 64 residential units with utility infrastructure improvements. Property is Pepperell Mill Buildings 19 & 20, 6 & 32-40 Main Street (Tax Map 71, Lots 10-7,10-4, 10-1) in the MSRD-3 zone in the shoreland overlay.
Planning Board Meeting Date: November 20, 2024



Exterior Improvements: dumpster enclosure, "potential" bike rack, stairs, ramp and handrails.

The majority of the proposed improvements are the interior re-configuration of the existing mill building into 64-unit apartments. Exterior improvement to the building elevations are also being proposed, such as window replacement which requires Historic Preservation Committee (HPC) review and approval. The application is proposing some fairly minor exterior changes to the site which include a dumpster enclosure; transformer with pad; a "potential" bike rack; access stairs/handrails, and an accessible ADA compliant ramp.

2. PROJECT DATA/INFORMATION

1.	Applicant:	1921 Pepperell, LLC 16 Casco Street Portland, ME 04101
2.	Owner of Property:	Pepperell Mill Development Pepperell Mill Progression
3.	Agent:	Peter Heil P.E. Acorn Engineering PO Box 3372 Portland, ME 04104-3372
4.	Surveyor:	Randy Loubier, PLS Owen Haskell, Inc 390 US Route 1 Falmouth, ME 04105
5.	Project Location:	6, 32-40 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 71, Lots 10-7, 10-4, 10-1
7.	Lot Size:	.50 Acres
8.	Base Zoning:	MSRD-3
9.	Overlay Zoning:	GD-1
10.	Existing Use:	Vacant Buildings

11.	Proposed Use:	64 Residential Units with utility infrastructure improvements
12.	Approvals Required:	Subdivision/Site Plan
13.	Uses in the Vicinity:	Commercial/Residential
14.	Waivers Needed:	a. Stormwater Requirement Land Development Regulations Part III, Article XI, Section 5.B.1 Drainage
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Preliminary Plan Fees NOT Paid
25.	Planning Board Review History: June 5, 2024- Sketch Plan	

3. REVIEW PROCESS

Per City ordinance, this application is subject to Site Plan (Land Development Regulations, Article XI) review and Subdivision Review (Chapter 66 – Subdivisions) and approval by the Planning Board.

4. Departmental Review Comments:

A. Planning Department:

1) Parking: The application includes a "Parking Overview" narrative in Section 6 of their application submittal. The overview incorrectly states that *"one parking stall is required for each residential unit with an additional 5% increase in parking spaces to allow for visitors. 68 parking spaces are required for this project".* Section 49 – Off street parking and loading requires two (2) parking stalls per dwelling unit. The Ordinance further states:

> *"These requirements may be waived for applications that involve dwelling units with less than 1,000 square feet of floor area, senior citizen housing, single bedroom dwelling units, efficiency dwelling units and studio apartments. These requirements may also be waived if the applicant can demonstrate that all required parking can be accommodated through mixed use development, shared parking or other situations deemed acceptable. Any such waivers must also satisfy the criteria in Subsection **C3(k)(2)** of this section".*

2) The Final Application shall include a breakdown of units, conforming to the above standards, including guest parking. Shall be provided. All proposed/required parking shall be provided in the City's parking garage located on Pearl Street. Prior to the issuance of Occupancy Permits being issued for either building, a perpetual parking agreement, with the garage operator, shall be established and be in effect.

3) The dumpster enclosure shall accommodate refuse and recycling containers which shall be screened on all sides (screen gates required).

4) It should be noted that all of the buildings within the Pepperill Mill are historically significant due to their "…distinctive characteristics of a type, period, or method of construction…" according to National Register of Historic Places criteria as set forth by the U.S. Department of the Interior. The proposed development of Building 19 is physically attached to Building #18 within the campus via a raised pedestrian walkway. These connector walkways do not

seem to be "owned" by either Building 19 or 18. Revised plans shall include a detailed narrative explaining how these elements will be preserved and maintained in place. Staff will not support their removal, regardless of is they are utilized by the proposed development or not. If the applicant is not going to be responsible for the preservation or maintenance of these historic walkways, a letter from their owner shall be submitted explaining how these elements will be maintained and who will be the party responsible for protecting these elements.

5) All stormwater (including downspouts) shall be separated from the City's sewer system.

B. Peer Review Engineer Comments:

Per your request we have undertaken a review of the plans and documentation submitted in support of preliminary site plan and subdivision applications for the referenced project. The project appears to involve minimal site work; therefore, we did not review the site plan application drawing checklist. Based on our review we offer the following comments (note: Applicant responses shown in **bold text**):

1) Will there be ADA accessible parking provided? **Not on site.** We note that a new ramp into the building is proposed, but based on the plans there appears to be no accessible route to the ramp. **Plans are regrading the parking area adjacent to the ramp to reduce slopes from 10%+/- to 6.1%. The accessible path from the Main Street sidewalk is provided from the sidewalk along the driveway entrance, to the building entrance within the "Building 20" section.**
2) A new dumpster pad is shown, along with a potential dumpster location. Can a waste hauler access the dumpster locations? **Dumpsters are proposed to be wheeled out from the dumpster pad at pick up to allow for the trucks to pick up within the drive aisle and then wheeled back into the pad for storage.**

5. STAFF REVIEW

- **APPLICATION COMPLETENESS:** This application is for preliminary plan approval so the purpose of this memorandum is to update the Board on the progress made to date and to provide direction to Staff and the Applicant regarding any missing items the Board would like to review as part of the Final Application review.

- **ZONING:** The subject property (Tax Map 71, Lots 10-7,10-4, 10-1) is the proposed development of two existing but vacant buildings within the Pepperell Mill Campus, namely, Buildings 19 & 20. The applicant proposes redeveloping these buildings into 64 residential units with utility infrastructure improvements.

- **REVIEW STANDARDS: In** general, staff found the preliminary plan application to satisfy the City's subdivision and site plan requirements.

- **WAIVERS:** The applicant is requesting to waive the stormwater requirement from the Land Development Regulations Part III, Article XI, Section 5.B.1 Drainage on the basis of the project does not propose to alter the existing watershed or adversely impact the existing sites runoff conditions (including downstream impacts).

7. STAFF RECOMMENDATION

Staff are supportive of the proposed redevelopment and believe it will be an attractive and appropriate adaptive re-use of Buildings 19 & 20. Staff, therefore, recommend approval of the proposed redevelopment.

8. SAMPLE MOTIONS:

A. **Motion to Approve:** Case # 2024.59 Preliminary Plan Application for 1192 Pepperell, LLC to build 64 residential units. Property is located at 6 & 32-40 Main Street (Pepperell Buildings 19 & 20) (Tax Map 71, Lots 10-7, 10-4 & 10-1) in the MSRD 3 zone in the shoreland overlay.

B. **Motion to Table** Case # 2024.59 Preliminary Plan Application for 1192 Pepperell, LLC to build 64 residential units. Property is located at 6 & 32-40 Main Street (Pepperell Buildings 19 & 20) (Tax Map 71, Lots 10-7, 10-4 & 10-1) in the MSRD 3 zone in the shoreland overlay based upon the following reasons:

a)_____

b)_____

c)_____

C. **Motion to Deny:** Case # 2024.59 Preliminary Plan Application for 1192 Pepperell, LLC to build 64 residential units. Property is located at 6 & 32-40 Main Street (Pepperell Buildings 19 & 20) (Tax Map 71, Lots 10-7, 10-4 & 10-1) in the MSRD 3 zone in the shoreland overlay, based upon the following reasons:

a)_____

b)_____

c)_____

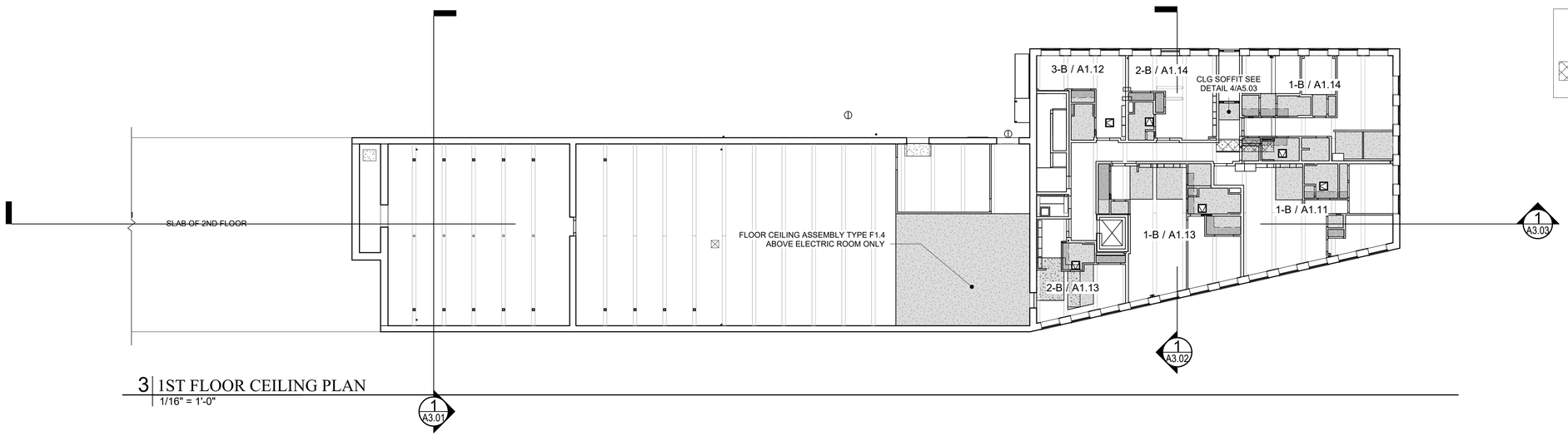
BUILDING 19 BASEMENT - +/- 9,320 SF
BUILDING 20 - +/- 6,423 SF

RCP LEGEND

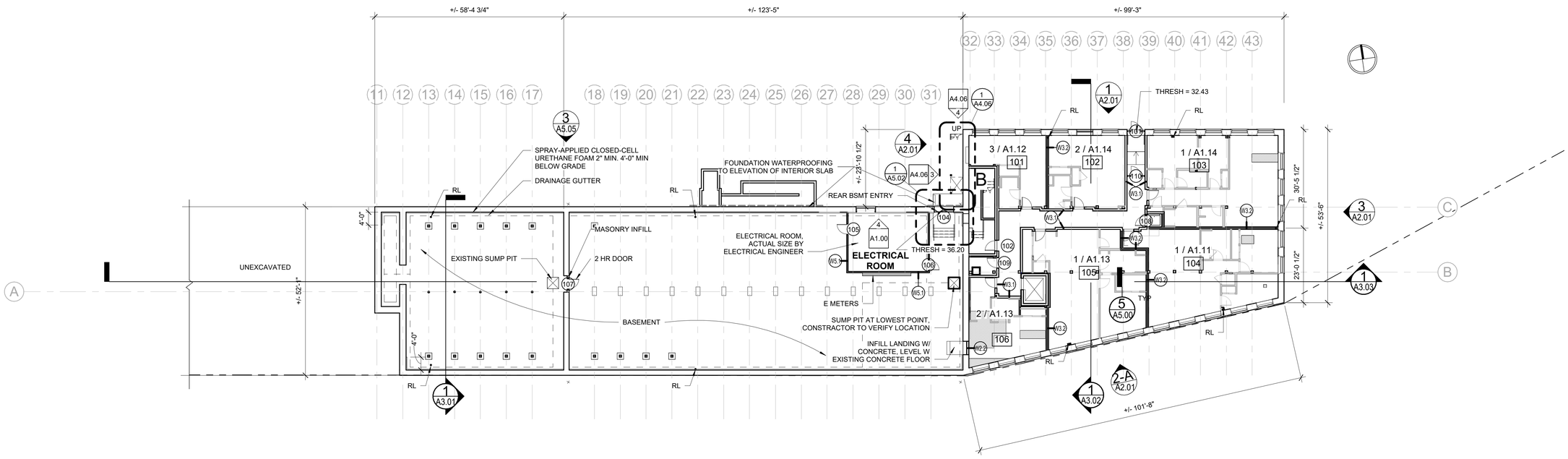
- GWB CEILING IN BATHROOMS AND CLOSETS (SUSPENDED ON 1ST FLOOR ONLY) SEE SECTION FOR CEILING HEIGHT
- SHELF ABOVE CEILING PLATFORM
- CEILING INFILL

FLOOR PLAN LEGEND

- FLOOR INFILL



3 | 1ST FLOOR CEILING PLAN
1/16" = 1'-0"



1 | 1ST FLOOR PLAN(6 UNITS)
1/16" = 1'-0"

Prepared For:
1921 Pepperell, LLC
2 MAIN STREET, SUITE 17-301-E
BIDDEFORD, ME 04005

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022ARCHETYPE@ARCHETYPEPA.COM

Project:
LACONIA
5 MAIN STREET
BIDDEFORD, ME 04005

Revisions:		
3	10/09/24	Submission for Review by Biddeford HP

Scale: As indicated

Date: 10-09-2024

1ST FLOOR PLAN

A1.01

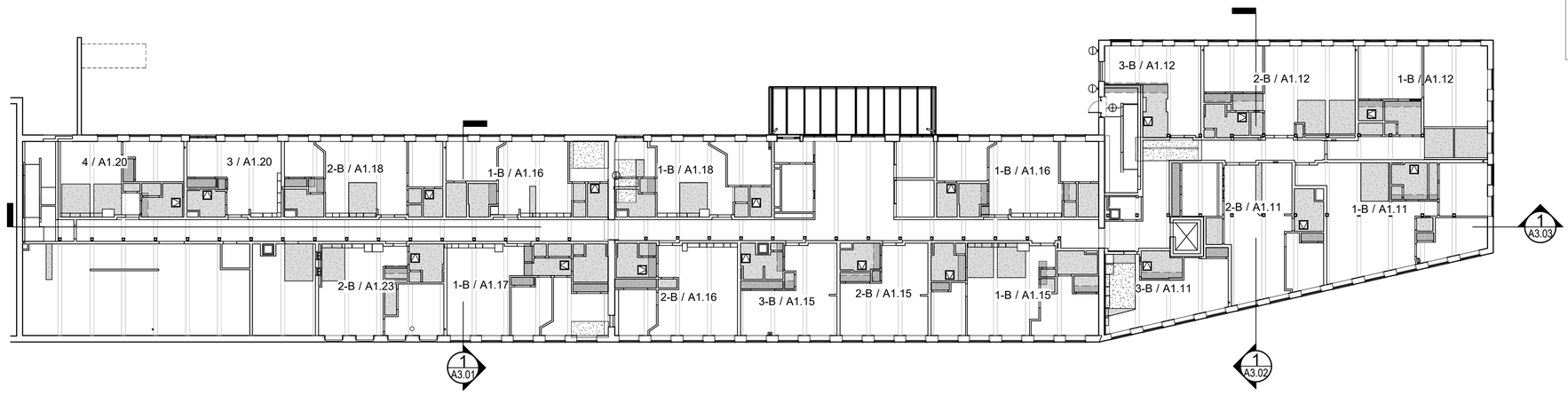
BUILDING 19 - +/- 14,098 SF
BUILDING 20 - +/- 6,423 SF

RCP LEGEND

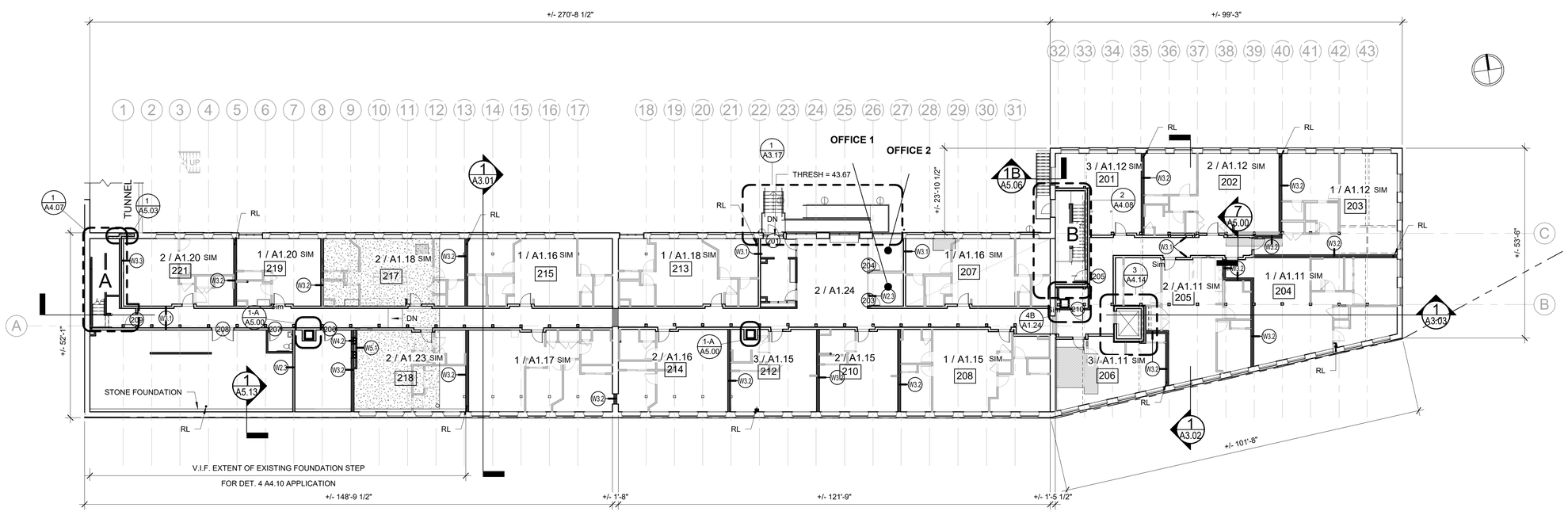
- GWB CEILING IN BATHROOMS AND CLOSETS (SUSPENDED ON 1ST FLOOR ONLY) SEE SECTION FOR CEILING HEIGHT
- SHELF ABOVE CEILING PLATFORM
- CEILING INFILL

FLOOR PLAN LEGEND

- FLOOR INFILL
- FLOOR TYPE F1.2



2 | 2ND FLOOR PLAN
1/16" = 1'-0"



1 | 2ND FLOOR PLAN(18 UNITS)
1/16" = 1'-0"

Prepared For:
1921 Pepperell, LLC
Address
City, State

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
LACONIA
5 MAIN STREET
BIDDEFORD, ME 04005

Revisions:
3 | 10/09/24 | Submission for Review by Biddeford HP

Scale: As indicated

Date: 10-09-2024

2ND FLOOR PLAN

A1.02

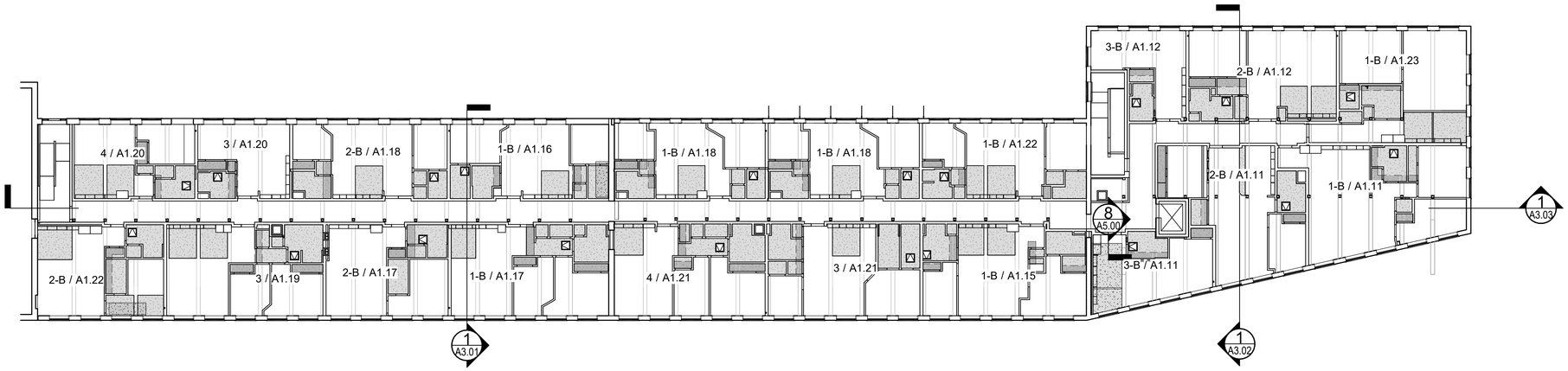
BUILDING 19 - +/- 14,098 SF
BUILDING 20 - +/- 6,423 SF

RCP LEGEND

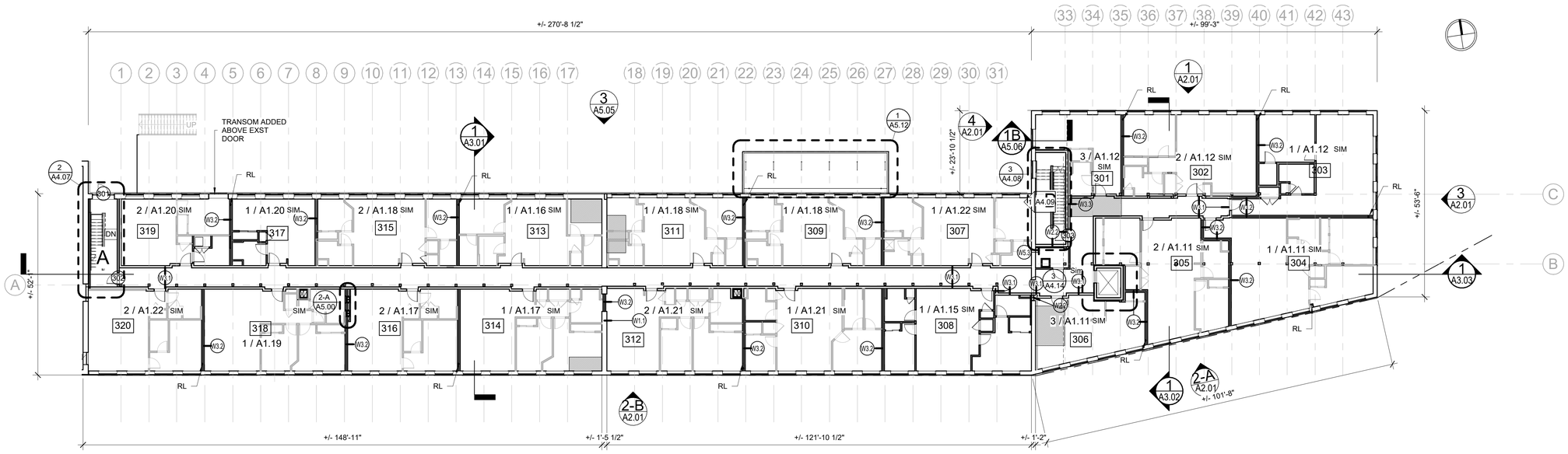
- GWB CEILING IN BATHROOMS AND CLOSETS (SUSPENDED ON 1ST FLOOR ONLY) SEE SECTION FOR CEILING HEIGHT
- SHELF ABOVE CEILING PLATFORM
- CEILING INFILL

FLOOR PLAN LEGEND

- FLOOR INFILL



2 | 3RD FLOOR CEILING PLAN
1/16" = 1'-0"



1 | 3RD FLOOR PLAN(20 UNITS)
1/16" = 1'-0"

Prepared For: 1921 Pepperell, LLC

Consultant:

Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: LACONIA
5 MAIN STREET
BIDDEFORD, ME 04005

Revisions:
1 | 08/05/24 | Submission for Review by NFS

Scale: As indicated

Date: 10-09-2024

3RD FLOOR PLAN

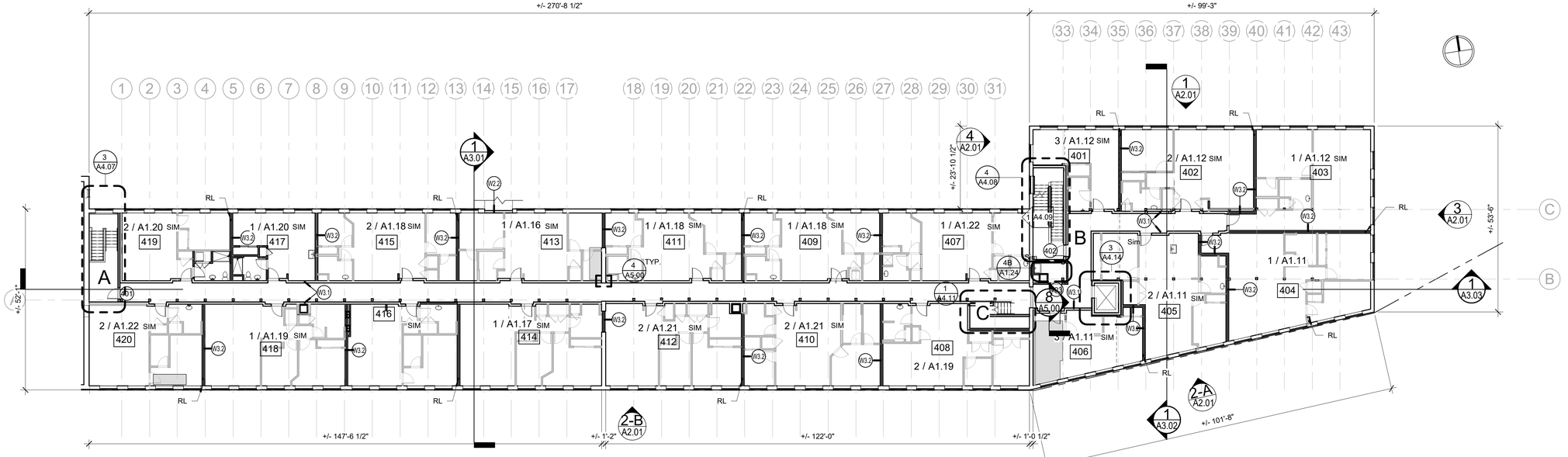
A1.03

BUILDING 19 - +/- 14,098 SF
BUILDING 20 - +/- 6,423 SF

RCP LEGEND

- GWB CEILING IN BATHROOMS AND CLOSETS (SUSPENDED ON 1ST FLOOR ONLY) SEE SECTION FOR CEILING HEIGHT
- SHELF ABOVE CEILING PLATFORM
- CEILING INFILL

1 | 4TH FLOOR CEILING PLAN
1/16" = 1'-0"



2 | 4TH FLOOR PLAN(20 UNITS)
1/16" = 1'-0"

Prepared For: 1921 Pepperell, LLC

Consultant:

Architect: ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: LACONIA
5 MAIN STREET
BIDDEFORD, ME 04005

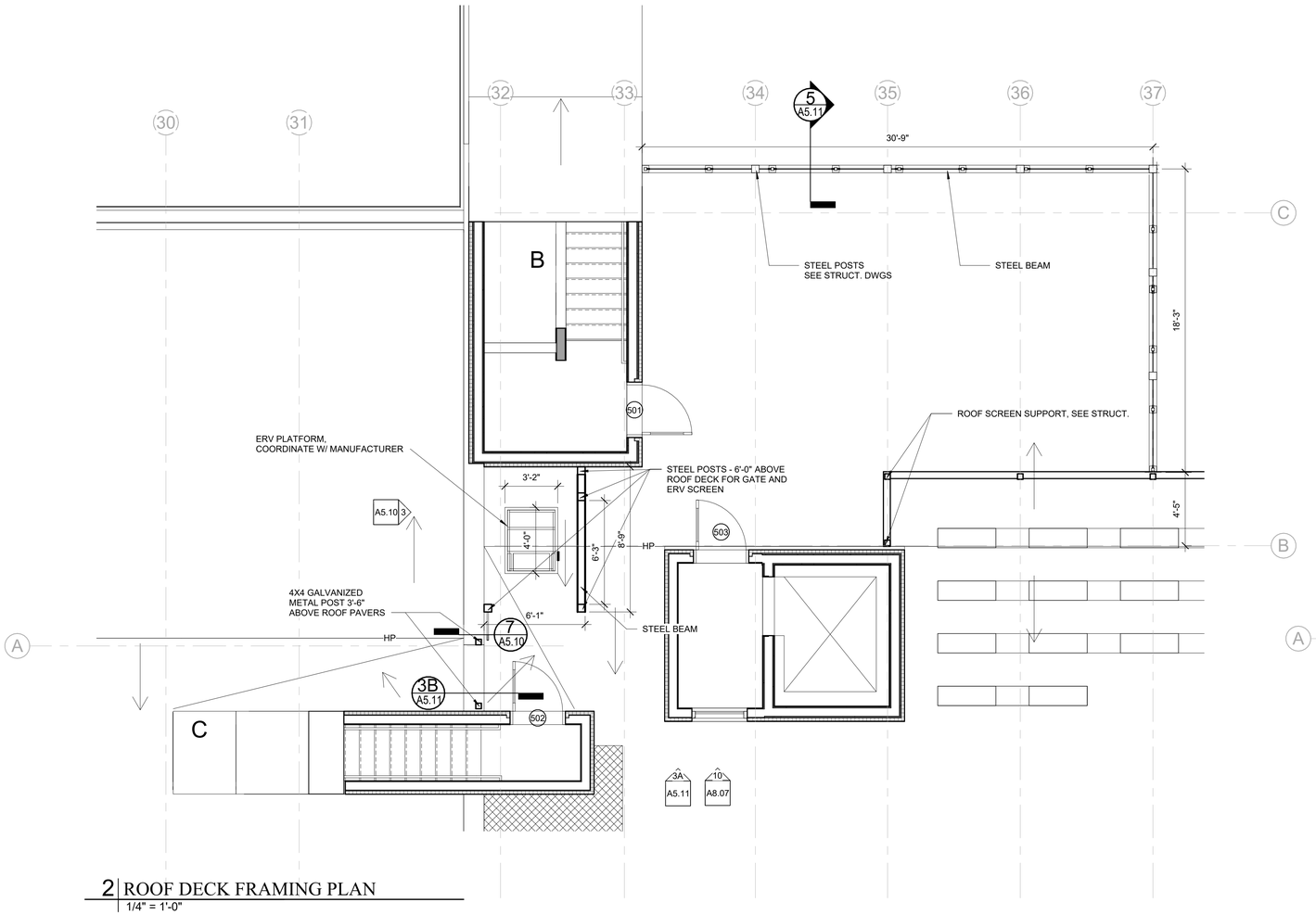
Revisions:
1 | 08/05/24 | Submission for Review by NFS

Scale: As indicated

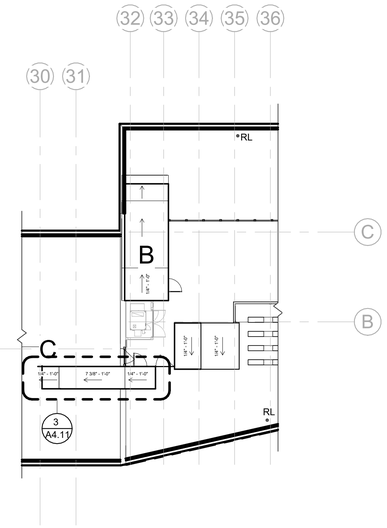
Date: 10-09-2024

4TH FLOOR PLAN

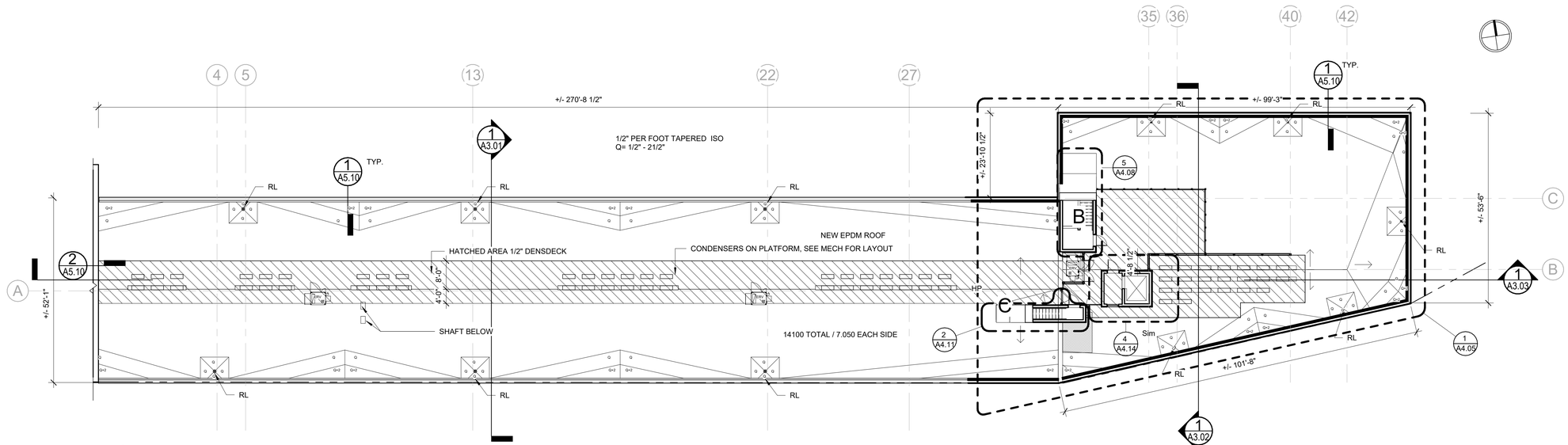
A1.04



2 | ROOF DECK FRAMING PLAN
1/4" = 1'-0"



3 | UPPER ROOF PLAN
1/16" = 1'-0"



1 | ROOF PLAN
1/16" = 1'-0"

FLOOR PLAN LEGEND

FLOOR INFILL

Prepared For:
1921 Pepperell, LLC

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
LACONIA
5 MAIN STREET
BIDDEFORD, ME 04005

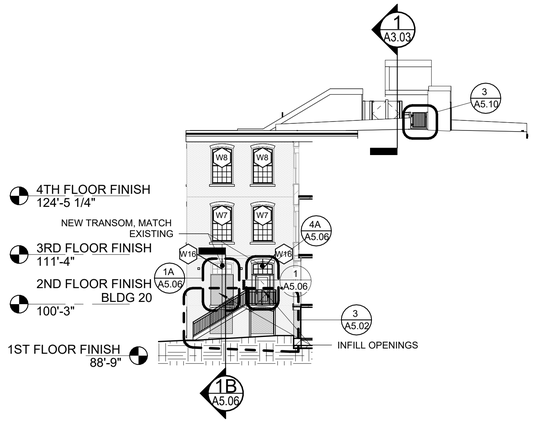
Revisions:
3 | 10/09/24 | Submission for Review by Biddeford HP

Scale: As indicated

Date: 10-09-2024

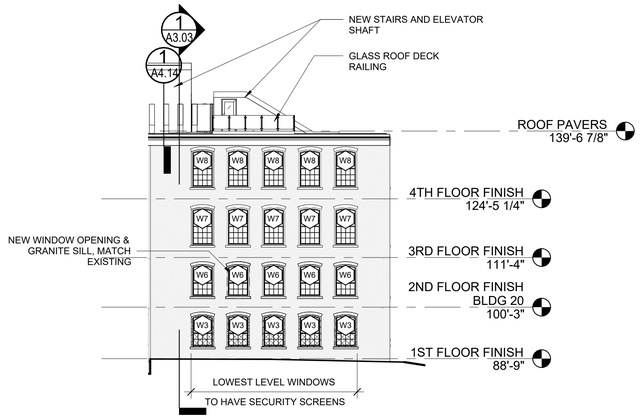
ROOF PLAN

A1.05



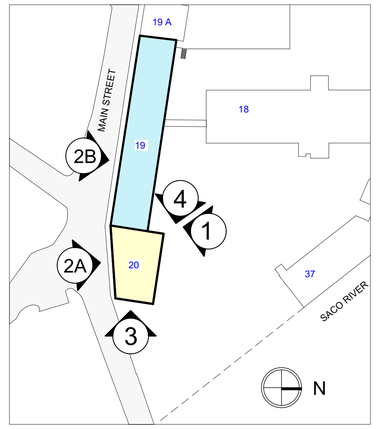
4 BUILDING 20 WEST ELEVATION

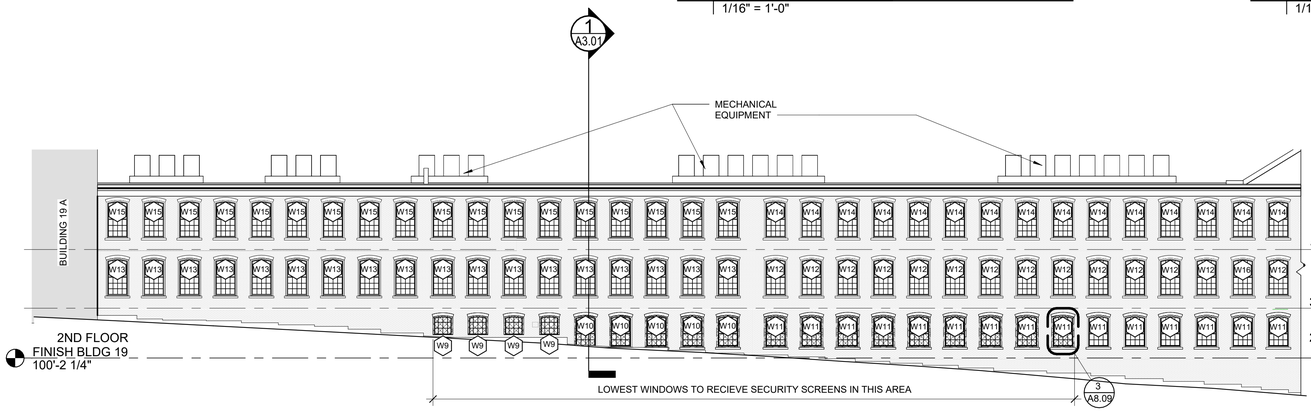
1/16" = 1'-0"



3 BUILDING 20 EAST ELEVATION

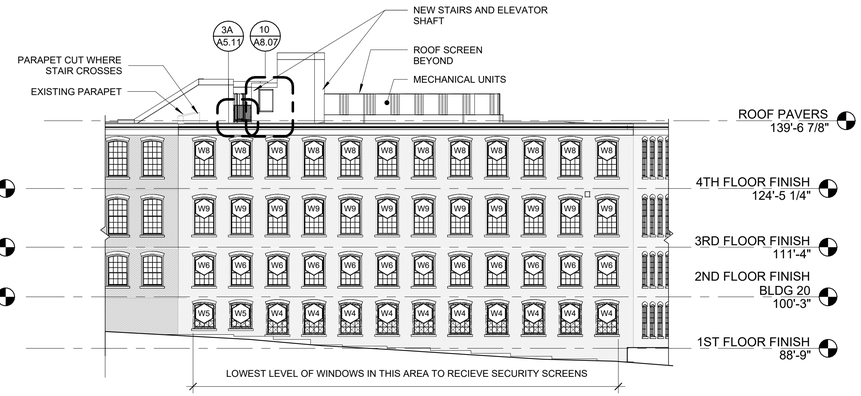
1/16" = 1'-0"





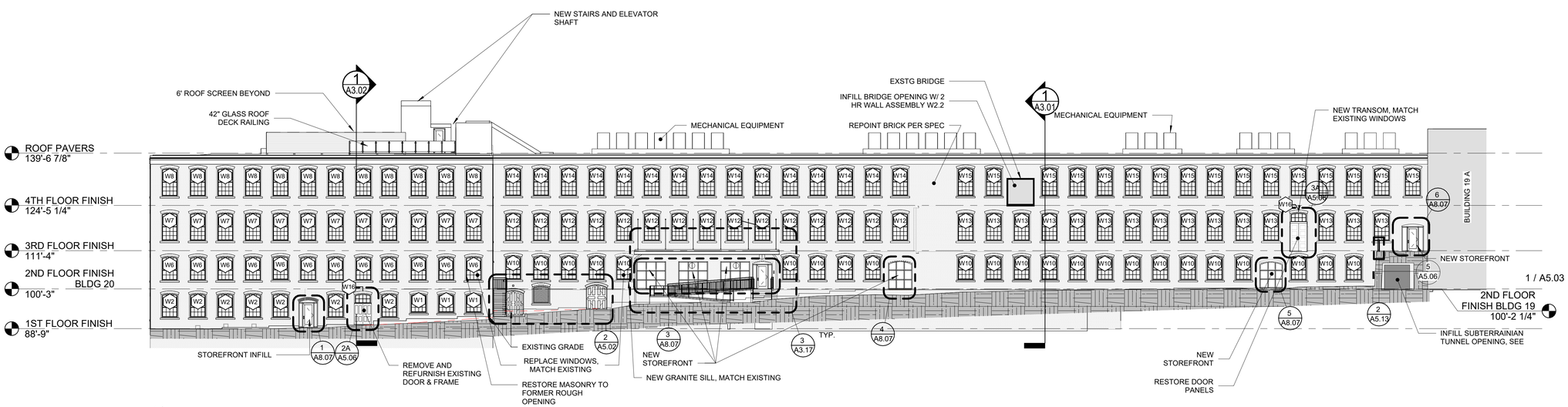
2-B BULDING 19 SOUTH ELEVATION

1/16" = 1'-0"



2-A BUILDING 20 SOUTH ELEVATION

1/16" = 1'-0"



1 BUILDINGS 19&20 NORTH ELEVATION

1/16" = 1'-0"

Prepared For:
1921 Pepperell, LLC

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
LACONIA
5 MAIN STREET
BIDDEFORD, ME 04005

Revisions:

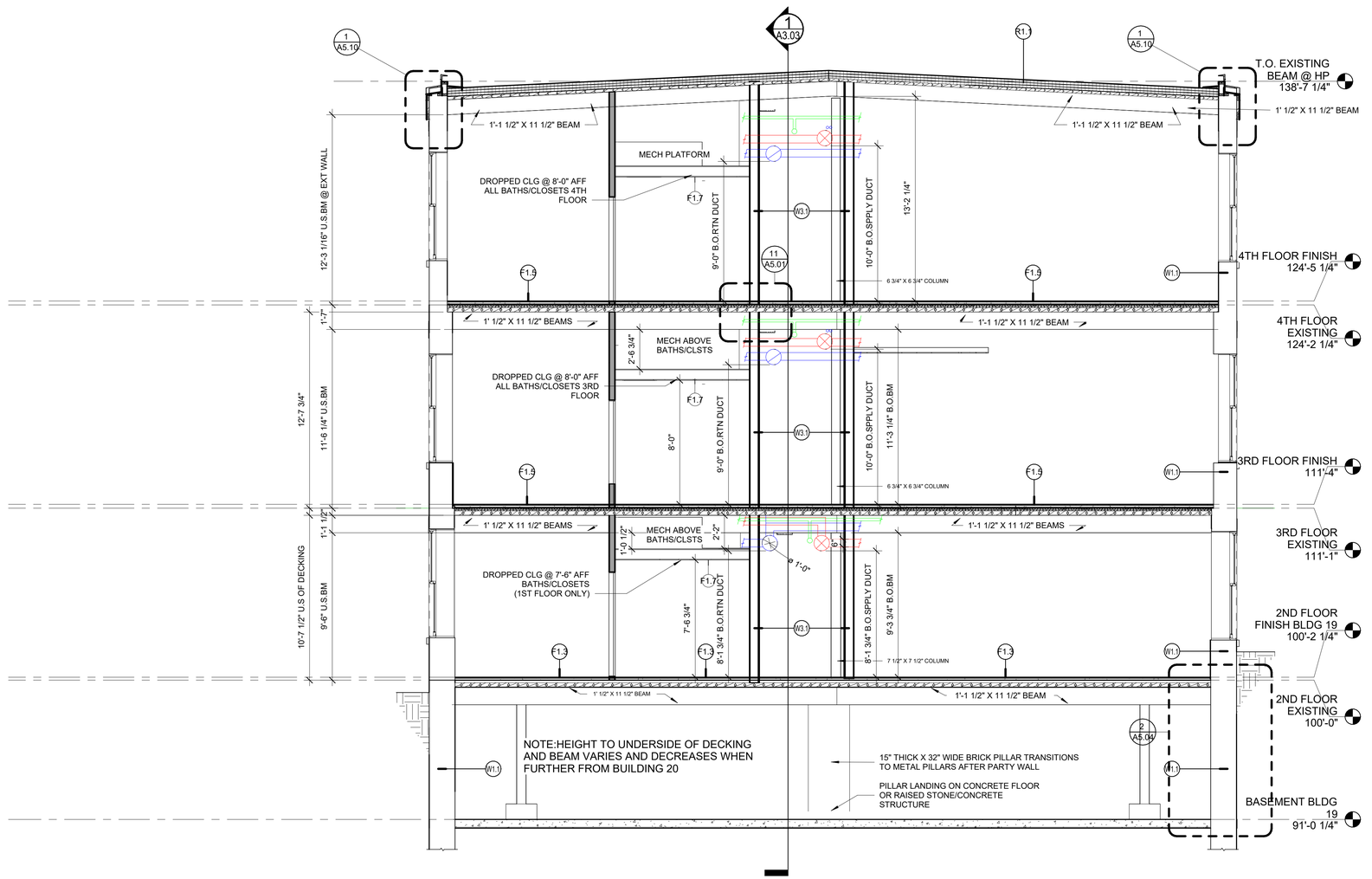
3	10/09/24	Submission for Review by Biddeford HP

Scale: As indicated

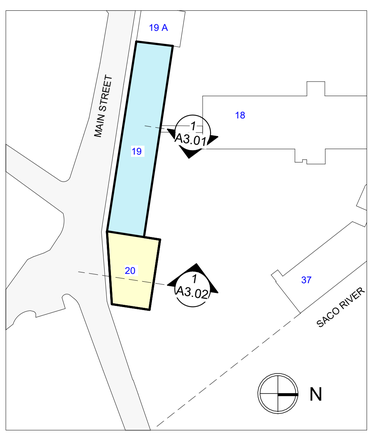
Date: 10-09-2024

BUILDING ELEVATIONS

A2.01



1 TYP BLDG SECTION - BLDG 19
1/4" = 1'-0"



KEY PLAN

Prepared For:
1921 Pepperell, LLC

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
LACONIA
5 MAIN STREET
BIDDEFORD, ME 04005

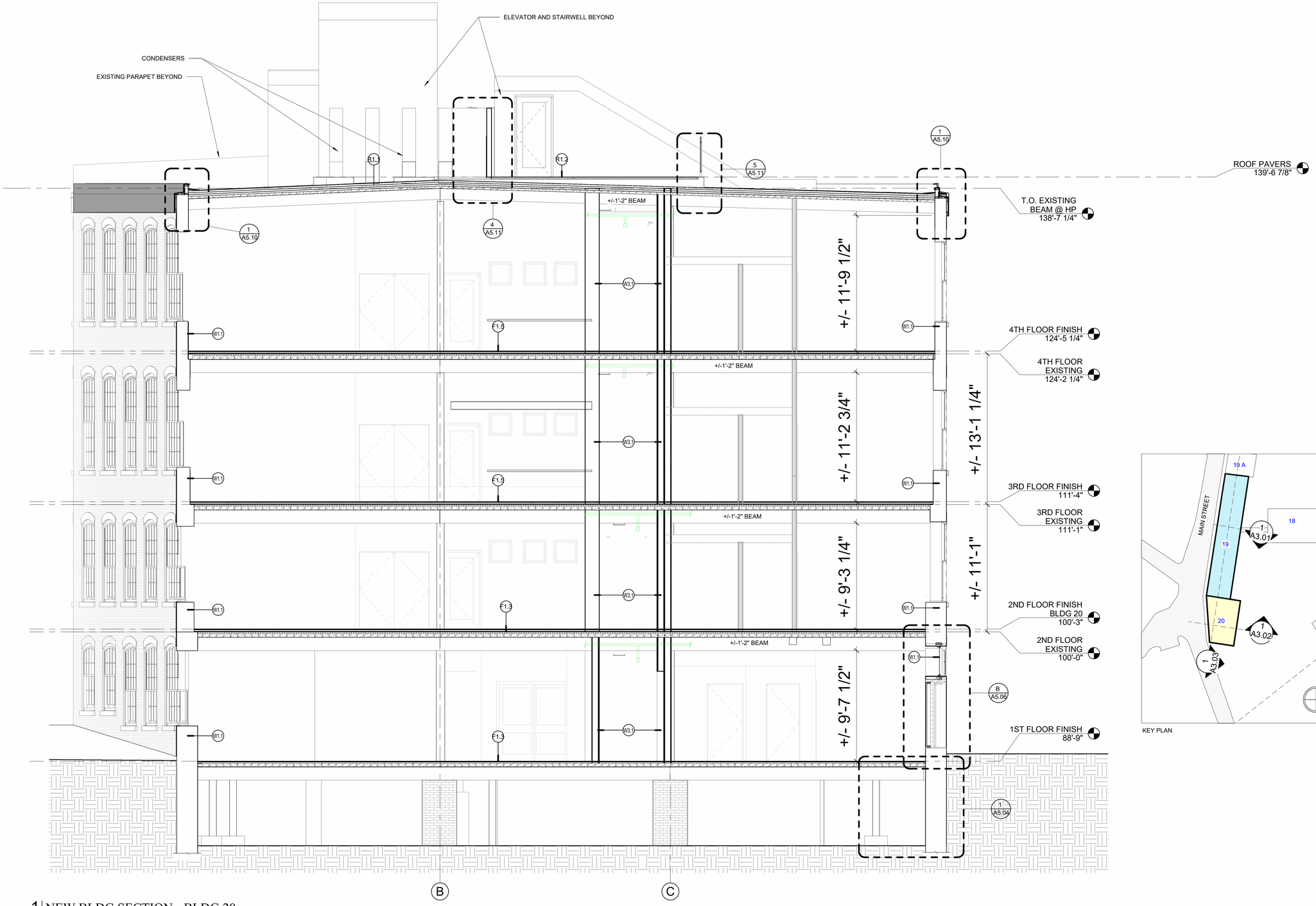
Revisions:
1 08/05/24 Submission for Review by NPS

Scale: As indicated

Date: 10-09-2024

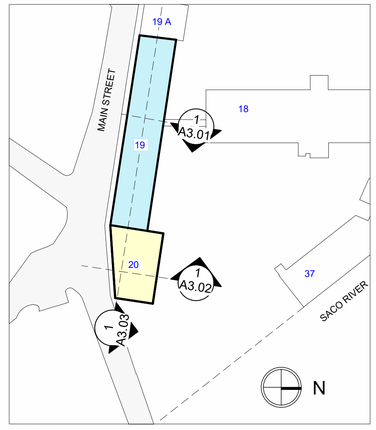
BUILDING SECTION

A3.01



1 NEW BLDG SECTION - BLDG 20

1/4" = 1'-0"



KEY PLAN

Prepared For:
1921 Pepperell, LLC

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
LACONIA
5 MAIN STREET
BIDDEFORD, ME 04005

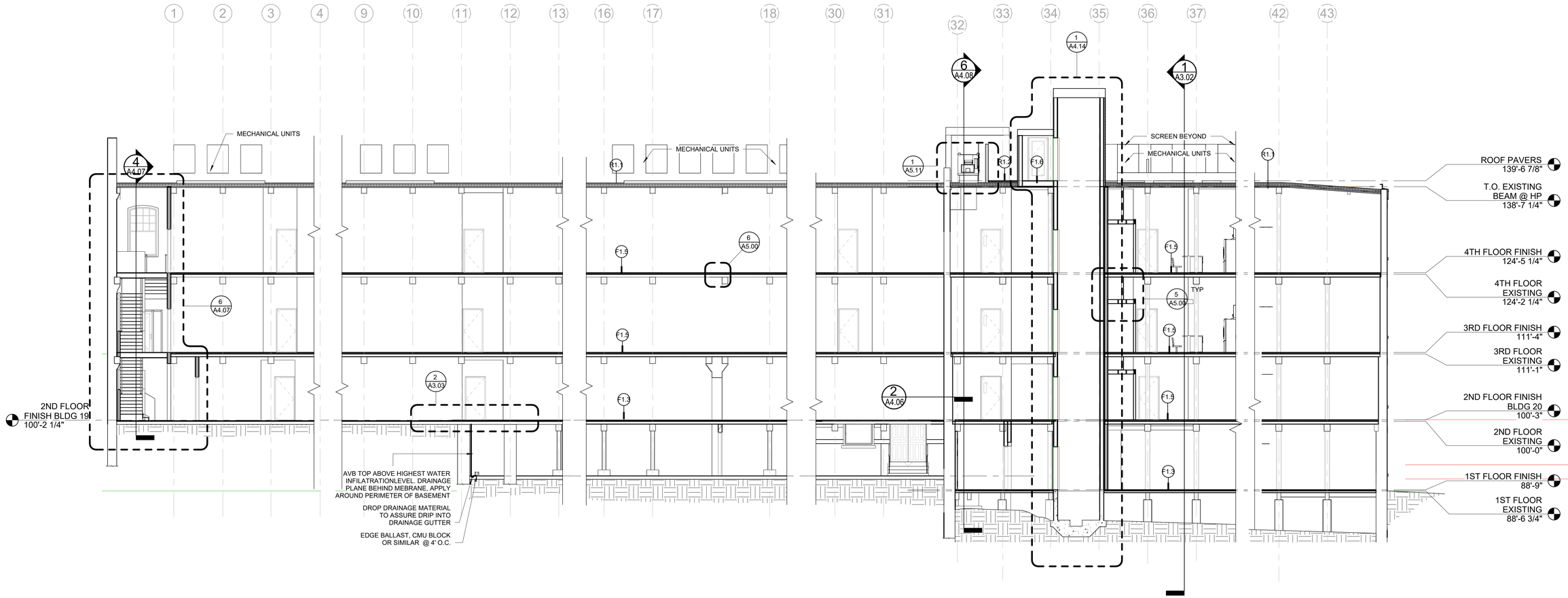
Revisions:
1 08/05/24 Submission for Review by NPS

Scale: As indicated

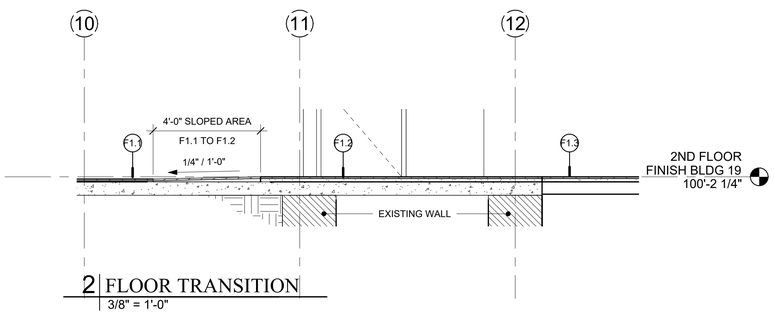
Date: 10-09-2024

BUILDING SECTION

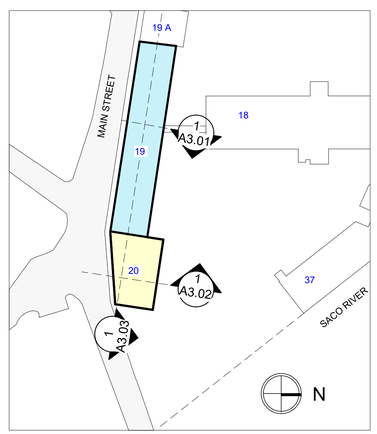
A3.02



1 BUILDING SECTION
1/8" = 1'-0"



2 FLOOR TRANSITION
3/8" = 1'-0"



KEY PLAN

Prepared For:
1921 Pepperell, LLC

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022ARCHETYPE@ARCHETYPEPA.COM

Project:
LACONIA
5 MAIN STREET
BIDDEFORD, ME 04005

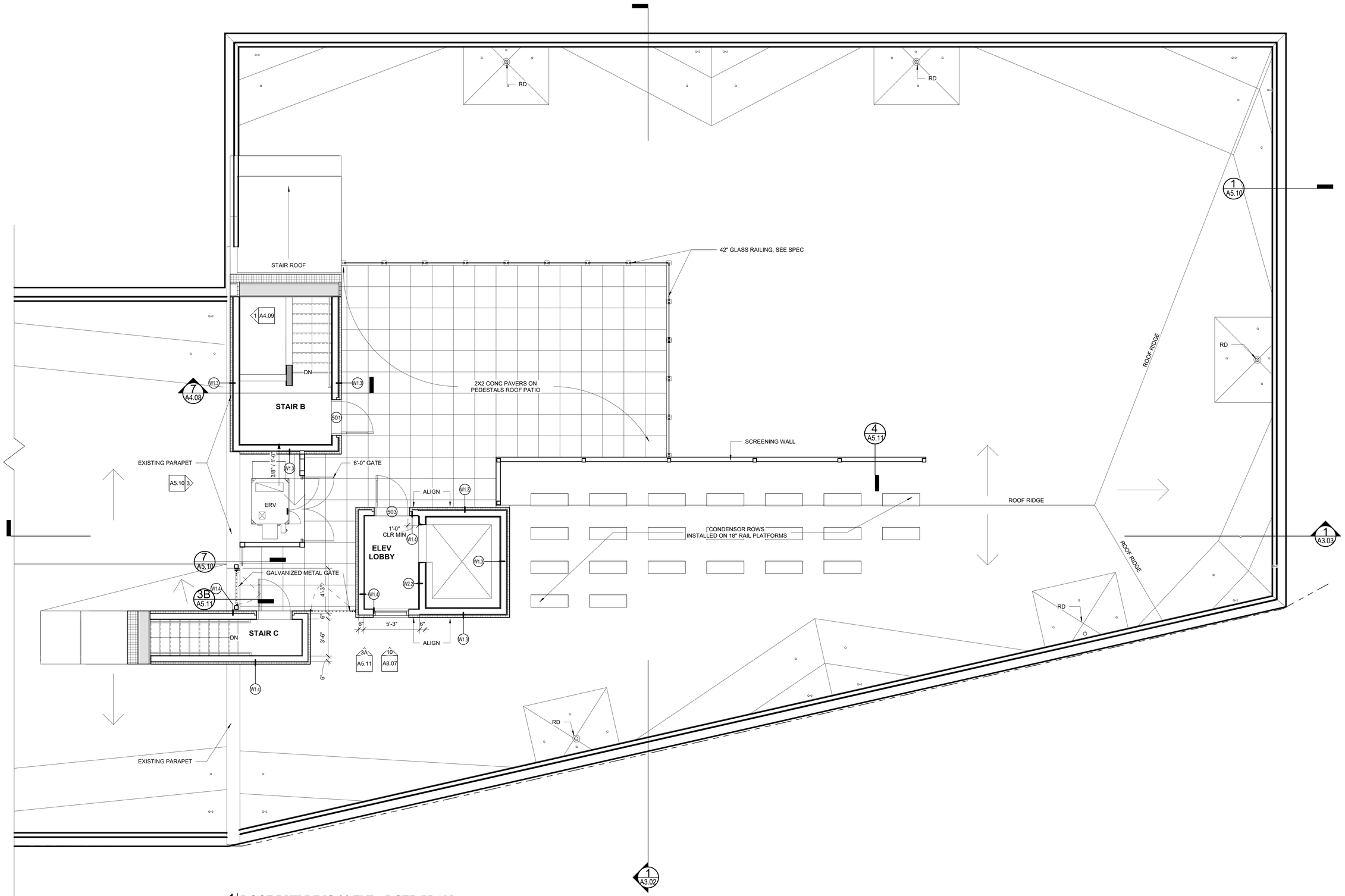
Revisions:		
1	08/05/24	Submission for Review by NPS

Scale: As indicated

Date: 10-09-2024

BUILDING SECTION

A3.03



1 ROOF BUILDING 20 ENLARGED PLAN
1/4" = 1'-0"

Prepared For:
1921 Pepperell, LLC

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022ARCHETYPE@ARCHETYPEPA.COM

Project:
LACONIA
5 MAIN STREET
BIDDEFORD, ME 04005

Revisions:
1 08/05/24 Submission for Review by NPS

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

Date: 10-09-2024

ROOF BUILDING 20 ENLARGED PLAN

A4.05

CODE SUMMARY

Applicable Codes
- MUBEC - Maine Uniform Building and Energy Code
- 2015 International Building Code - IBC
- 2015 International Existing Building Code - Level 3 Alteration
- 2015 IECC: International Energy Conservation Code
- 2015 International Mechanical Code
- 2021 Uniform Plumbing Code
- 2018 NFPA 101 Life Safety

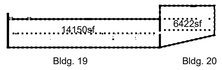
Accessibility Codes
- State of Maine Human Rights Act
- 2010 ADAAG Americans with Disabilities Act
- ICC ANSI 117.1 Accessible and Usable Buildings and Facilities
- 2015 MUBEC - Chapter 11

PROJECT SUMMARY:

Overview
Conversion of 2 currently vacant historic mill buildings into an R-2. The mill complex had been a textile manufacturer and a probable F-1 moderate hazard industrial use. The design will be reviewed by the National Park Service.

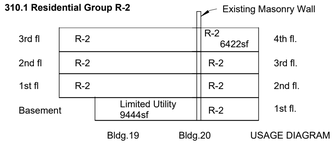
Gross Building Area: Note buildings 19 and 20 will be combined into 1 building

1st Floor: (R-2):	12,850 s.f.
2nd Floor: (R-2):	20,522 s.f.
3rd Floor: (R-2):	20,522 s.f.
4th Floor: (R-2):	20,522 s.f.
Roof Deck: (R-2):	735 s.f.
Total Square Footage:	75,151 s.f.



Chapter 3- Use and Occupancy Classification Mixed Use

310.1 Residential Group R-2



Chapter 5- General Building Heights and Areas

Max Building Height = 60'

Chapter 5- General Building Heights and Areas

Table 504.3 Allowable Heights and Areas
Residential Group R-2
Type 3B Construction 13R - 4 stories . 60 feet 16,000 SF w/ 13Red

Exist hgt. 50' +/- @ 20ED

Exist. Stories - 3@ 19, 4@20

Exist. Area - 20,522 sf. **Note : see area increase w/ perimeter**

ALLOWABLE AREA INCREASE CALCULATION:

506.2.3
Aa = (At+(NS x If) x Sa = (16000 SF +(16000 SF x 0.68) x 4 = **26,880**

4 floors x 26880 + 107,520 SF

506.3
If = (F/P-0.25)W/30 = (819'-9 1/2" / 871'-10 1/2" - 0.25) 29'-11 1/2" / 30'-0" = 0.69 x 0.99 = 0.68

506.3.2
W = (L1 x W1 + L2 x W2 +...)/F = (270'-10"x30'-0" + 101'-7 1/2"x30'-0" + 53'-6"x30'-0" + 99'-3"x30'-0" + 23'-10 1/2"x30'-0" + 122'-7"x30'-0" + 148'-1 1/2"x29'-9")/819-9 1/2" = 29'-11 1/2"

Chapter 6- Types of Construction

Table 601 - Fire Resistance Ratings for Building Elements

Building Element	Type 3B
Primary Structural Frame	0 hour
Bearing Walls	
Exterior Walls	2 hours
Interior Walls	0 hour-(Note int. Bearing Walls
Non-Bearing Walls and Partitions. Exterior	(See Table 602)
Non-Bearing Walls and Partitions, Interior	0 hour
Floor Construction and Secondary Members	0 hour Note: floor rated 1 hour by char calc
	0 hour-NA
Roof Construction and Secondary Members	0 hour

Table 602- Fire Resistance Rating Requirements For Exterior Walls Based on Fire Separation Distance (non-loadbearing walls)

All exterior walls 2 hours

Chapter 7 - Fire and Smoke Protection Features

Table 705.8 Maximum Area of Wall Openings Based on Fire Separation Distance and Degree of Opening Protection

Fire Separation Dist.	Degree of Opening Protection	Allowable Area
Note: Closest building is #18. Closest point is +/- 51.5'. 51.5' /2+ 26.25'		
25' to less than 30'	Unprotected, Sprinklered	No Limit
30' or greater	Unprotected, Sprinklered	Not Required

705.8.5 Vertical Separation of Openings
Not Required, Exception NO. 2, Automatic Sprinkler System in Accordance with 903.3.1.1

T 706.4 Fire Wall Fire-Resistance Ratings
Fire wall - 3 hours
Note: Fire wall infills occur at 2nd floor tunnel, 3rd floor door to Bldg 19A, and Bridge at 4th floor.

707.3.2

The fire resistance rating of exit enclosures shall comply with Section
1023.2 1 Hour @ 3 stories or less - **Bldg 19** Stair A
2 hours @ 4 stories or more -**Bldg 20 Stair B**

708.3 Fire Resistance Ratings

Walls Separating Dwelling Units (420.2)	1 hour 1/2 hour (when fully sprinklered per NFPA 13)

709.4 Continuity: Fire partitions shall extend from floor below to underside of floor/roof sheathing above. Supporting structure shall be protected simliarly to wall. Fire blocking is not required if equipped with automatic sprinkler system and sprinklers are installed within combustible floor/ceiling and roof/ceiling spaces.

713 Shaft Enclosures (stairs, chutes, elevators, duct shafts, etc.)
713.2 Shaft enclosures to be constructed as fire barriers

713.4 Shaft enclosures shall have a 2 hour fire resistance rating where connecting 4 stories or more, and shall have a fire resistance rating not less than the floor assembly penetrated but not exceeding 2 hours. 1 hour is allowed when 3 stories or under.

Note: Stair A 3 stories and 1 hour. Stair B 4 stories and 2 hour

713.8.1 Penetrations other than those necessary for the purpose of the shaft shall not be permitted.

Table 716.5

Type of Assembly	Required Assembly Rating	Min Door Assembly Rating (hrs)
Fire Partitions		---------
Dwelling unit separations	1 hour	
Corridor walls	.5 hour	1/3 hour
Other fire partitions	1 hour	3/4 hour
Exterior Walls	2 hours	1 1/2 hours
Stairs shaft	2 hour	1 1/2 hour
Stairs shaft	1 hour	1 hour

716.5.3.1 Fire door assemblies shall meet requirements for smoke and draft control door assemblies

718 Concealed Spaces
718.2 In combustible construction fire barriers shall be installed to cut off concealed draft openings and form a barrier between floors.
Note; Wall construction is non combustible

718.3.2 Use Group R-2 Draft stopping in floor/ceiling spaces @ DU separation or sprinkler

Note ; DUed separation walls go to underside of wood deck above

Chapter 8- Interior Finishes

Table 803.1.1 Interior Wall and Ceiling Finish Requirements By Occupancy- Sprinklered

Group	Exit Enclosures	Corridors	Rooms and Enclosed Spaces
R-2	Class C	Class C	Class C

Chapter 9- Fire Protection Systems

903.3.1.1 NFPA 13 Sprinkler Systems
The building will be equipped throughout with an automatic sprinkler system in accordance with NFPA 13.

905 Standpipe Systems
905.2 Standpipe Systems will be provided in accordance with NFPA 14

906 Portable Fire Extinguishers- Required in Group R-2 occupancies: provided in accordance with NFPA 10. Locations as directed by BFD.

907.2.9.1 ex 2
Group R-2: Manual fire alarm station is not required in building equipped with automatic sprinkler system.

907.2.11.2 Group R-2: Smoke alarms shall be installed outside each sleeping area and within each room used for sleeping. (Ex 2)

912.2.1 Fire Department Connections: Locations as approved by BFD>

Chapter 10- Means of Egress

1004 Occupant Load
Table 1004.1.2 R2 200sf gross occupant load factor

Max load per floor 20522sf /200=103 occupants per floor

Roof 735sf/ 15=49 occupants

1005 Egress Width

Stair A & B 103x .3= 31"
Note: occupant load over 50 therefore stair =44"

1006 Number of exits

T1006.3.2.(1) Stories with 1 exit for R-2
1st floor above grade plane - Max 4 dwelling units

Note: 8 DU proposed therfore 2 exits required

1007 Accessible Means of Egress
1007.2.1 Elevators Required. In buildings where a required accessible floor is four or more stories above a level of exit discharge, at least one accessible means of egress shall be an elevator. Back up generator is provided.

Note: N/A Max number of floors is 3 above level of exit discharge in Bldg. 20

1009.3 Stairways
Clear width 48". Not Required in buildings with automatic sprinkler system. Exception no. 2. Minimum width of 44" is provided.
Area of Refuge- Not Required in Group R-2, Exception no. 8

1009.4 Elevators Exception 2: Area of refuge not required if building equipped with automatic sprinkler system.

1009.6.5 Two-way communication system shall be provided at each elevator landing. - Minimum Clear width = 32", maximum leaf width 48"

1009.10 Directional signage shall be provided at elevator landings.

1010 Doors, Gates and Turnstiles
1010.1.1 Size of Doors
Exception no. 1- Minimum and maximum widths do not apply to door openings not part of the required means of egress in Group R-2 occupancies.

1008.1.4.4 Group R-2 occupancies building entry doors are permitted to be equipped with access control system.

1010.1.5 Provide a level landing on each side of door, except at exterior locations with 2% slope pitch for drainage.

1010.1.9.11 Interior stairway means of egress doors shall be openable from both sides
Exception 1: Stairway discharge doors shall only be locked from the opposite side.

1011.12. Stairway to Roof- In buildings four or more stories above grade plane, one stairway shall extend to the roof surface. In buildings without an occupied roof, access to the roof from the top story shall be permitted to be by an *alternating tread device*.

1017 Exit Access Travel Distance
Table 1017.2 Exit Access Travel Distance

Occupancy	Max. Distance Sprinklered
S-2	400'
R-2	250'

1020 Corridors
Table 1020.1 Corridor Fire Resistance Rating

Occupancy	Occupant Load	Fire Rating with Sprinkler System
R-2	Greater than 10	.5 hour

1020.2 Corridor Width: Minimum 44" provided.
Exception No. 3: 36" minimum width allowed within dwelling units.

1020.4 Dead Ends: 50' maximum dead end corridor allowed per Exception No. 2 for Group R-2 and B Occupancies in buildings with automatic sprinkler system.

1023.7 Exit Enclosure Exterior Walls
Exterior exit walls comply with Section 705

Floor level identification signs required at each floor landing within stair (tactile).

3006.2 Hoistway Opening Protection
Not required per 1 thru 5

2018 NFPA 101
1021.1
CHAPTER 30

43.1.2.2	**Change of use shall comply w/ sec. 43.7**
43.1.2.4	**Historical Bldg Rehab shall comply w/ sec. 43.10**
43.7	**Hazard category: General industrial and residential are both a 3**
43.7.2.4	**Historic bldg change of use with same hazard shall meet 43.7.2.1.**
43.7.2.1	**(1) Requirements of applicable existing occupancy (2) Requirementsfor sprinkler, and detection, alarms, comm. systems. Hazard area as new construction**

2018 NFPA 101
1021.1
CHAPTER 30 Existing Apartment Building

8.6.5- Exit enclosures 2 HR

31.2.4.3 - Dwelling unit access to two separate exits as required by 7.5.1
7.5.1.3.2 - Located at a distance from one another not less than one-half the length of the maximum overall diagonal dimension of the building

31.2.5.3.2 - Common path - 50' when sprinklered

31.2.5.4.2 - Dead end corridor not to exceed 50'

31.2.6.2 - Travel distance in unit not to exceed 125' when sprinklered

31.2.6.3.2 - Travel distance from unit entrance to exit max 200'

31.2.6.4 - Travel distance from areas other than living units max 250'

31.3.6.1.2 - Exit access corridor, 1/2 hr

IECC 2009

T502.2.1
Zone 6

Insulation above deck - R-20

Walls - R13 + R7.5

Floors - R30

IECC 2015

T502.2.1
Zone 6

Insulation above roof deck - R-30

Prepared For:
1921 Pepperell, LLC

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022ARCHETYPE@ARCHETYPEPA.COM

Project:
LACONIA
5 MAIN STREET
BIDDEFORD, ME 04005

Revisions:

1	08/05/24	Submission for Review by NPS

Scale: 12" = 1'-0"

Date: 10-09-2024

CODE SUMMARY

AC0.1

PEPPERELL MILL - BUILDINGS 19 & 20 REDEVELOPMENT

1921 PEPPERELL, LLC
PORTLAND, MAINE

LEGEND

EXISTING

REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION

PROPOSED

	UNDERDRAIN
	GREEN SPACE
	UTILITY PAVEMENT CUTS
	STRIPING
	SEDIMENTATION BARRIER
ECB	EDGE OF EX. PAVEMENT
	CURB
	SIGN
	LAMP OR LIGHT POLE
	UTILITY POLE
	GUY WIRE
	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	DRAIN MANHOLE
UGE UGE	UNDERGROUND ELECTRIC LINE
4"W	UNDERGROUND WATER LINE
39	MINOR CONTOURS (1 FT)
40	MAJOR CONTOURS (5 FT)
GAS	GAS LINE
	STORM DRAIN LINE
	SEWER LINE
	EXISTING/PROPOSED BUILDING
	OVERHEAD ELECTRICAL/TELEPHONE/CABLE
	PROPERTY LINE

INDEX

C-01	COVER SHEET & LEGEND
C-02	GENERAL NOTES
EX	BOUNDARY & TOPOGRAPHIC SURVEY – BY OWEN HASKELL, INC.
C-03	CONSTRUCTION MANAGEMENT PLAN
C-10	SITE PLAN
C-20	UTILITY PLAN
C-30	GRADING & DRAINAGE PLAN
C-40	SITE DETAILS – 1
C-41	SITE DETAILS – 1
C-42	UTILITY DETAILS – 1
C-43	UTILITY DETAILS – 2
C-44	EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
PLAT	SUBDIVISION PLAT

EXISTING USE	VACANT MILL BUILDING
PROPOSED USE	APARTMENTS
DRAINAGE WATERSHED	SACO RIVER
MS4 URBANIZED AREA	YES
NEARBY NATURAL RESOUCES	YES (SACO RIVER)
WITHIN 100-YEAR FLOOD ZONE	NO
PUBLIC ROAD PROPOSED	NO
PRIVATE ROAD PROPOSED	NO
PUBLIC SEWER CONNECTION	YES
PUBLIC STORMDRAIN CONNECTION	YES

CALL BEFORE YOU DIG
1-888-DIG-SAFE
1-888-344-7233

UTILITIES

SEWER:

DEPARTMENT OF PUBLIC WORKS (DPW)
205 MAIN STREET
BIDDEFORD, MAINE 04005
CONTACT: CRAIG CHECKAN, P.E.
(207) 284-9118

WATER:

MAINE WATER COMPANY
93 INDUSTRIAL PARK ROAD
SACO, MAINE 04072
CONTACT: MARCUS KNIPP E.I.T
(207) 282-1543

ELECTRIC:

CENTRAL MAINE POWER COMPANY (CMP)
162 CANCO ROAD
PORTLAND, MAINE 04103
CONTACT: JAY AGRESTE
(207) 207-842-2367

CABLE:

SPECTRUM CABLE
444 PERRY ROAD
BANGOR, MAINE, 04401
CONTACT: STEVEN HOLMES
(207) 631-1618

NATURAL GAS:

UNITIL SERVICE CORP.
376 RIVERSIDE INDUSTRIAL PARKWAY
PORTLAND, MAINE 04103
CONTACT: SCOTT CARPENTER
(207) 541-2543

TELEPHONE:

CONSOLIDATED COMMUNICATIONS
45 FOREST AVENUE
PORTLAND, MAINE 04101
CONTACT: PATRICK MORRISON
(207) 745-9363

PROJECT TEAM

DEVELOPER:

1921 PEPPERELL, LLC
PORTLAND, MAINE
CONTACT: JOSH CUSHMAN
(207) 744-3084 EXT. 317

DEVELOPERS REPRESENTATIVE:

FATHOM COMPANIES
PORTLAND, MAINE
CONTACT: MARIEKE THORMANN P.E.
(207) 317-2818

CIVIL ENGINEER:

ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: PETER F HEIL, P.E.
(207) 775-2655

ARCHITECTS:

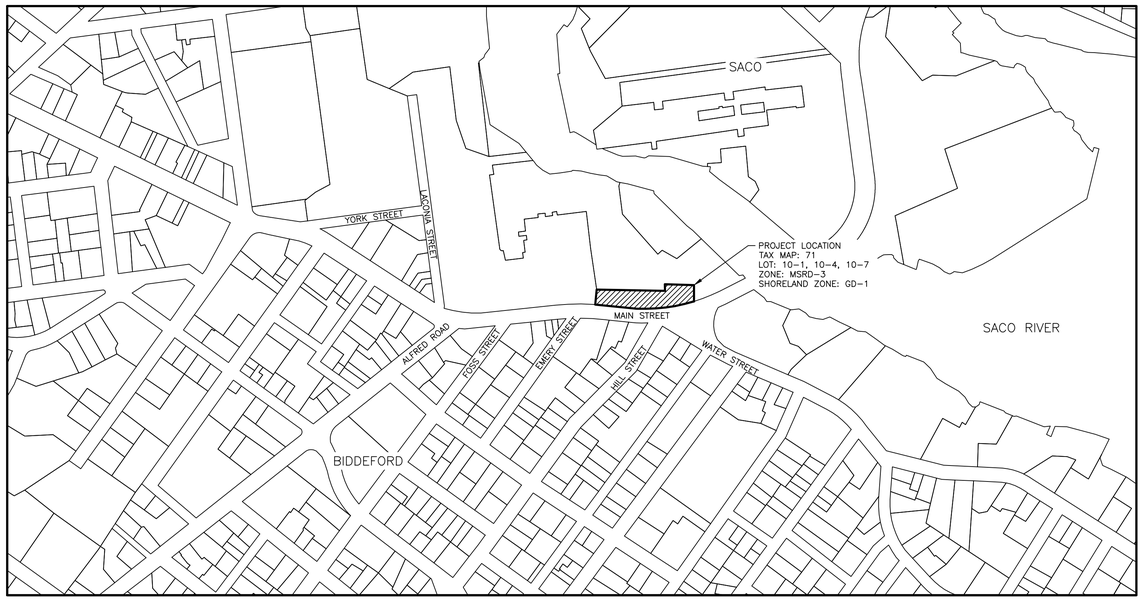
ARCHETYPE ARCHITECTS
PORTLAND, MAINE
CONTACT: BILL HOPKINS
(207) 772-6022

SURVEYOR:

OWEN HASKELL, INC.
FALMOUTH, MAINE
CONTACT: RANDY LOUBIER, PLS
(207) 774-0424

CONSTRUCTION MANAGER:

WOODHULL ARCHITECTURE
PORTLAND, MAINE
CONTACT: MICHAEL CLEARY
(207) 502-2555



VICINITY MAP
SCALE: 1:250

ABBREVIATIONS

PARTIAL LIST OF ABBREVIATIONS AND THEIR CORRESPONDING MEANING. PLEASE CONTACT THE ENGINEER FOR ANY CLARIFICATION

APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BMP	BEST MANAGEMENT PRACTICE
BOT.	BOTTOM
CAD	COMPUTER AIDED DESIGN
CB	CATCH BASIN
CF	CUBIC FOOT
CIP	CAST IN PLACE
CL	CENTERLINE
CM	CONSTRUCTION MANAGER
CMP	CENTRAL MAINE POWER
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DI	DUCTILE IRON PIPE
DIA.	DIAMETER
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIV.	EQUIVALENT
EST.	ESTIMATE
EX.	EXISTING
FFE	FINISH FLOOR ELEVATION
FT.	FEET
HDPE	HIGH DENSITY POLY ETHYLENE
ID	INNER DIAMETER
IN.	INCH
INV.	INVERT
L	LENGTH
MAX.	MAXIMUM
MDEP	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
MDOT	MAINE DEPARTMENT OF TRANSPORTATION
M.E.P	MECHANICAL, ELECTRICAL, PLUMBING DESIGNER
MFG.	MANUFACTURED
MH	MANHOLE
MIN.	MINIMUM
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OHE/T/C	OVERHEAD ELECTRIC/TELEPHONE/CABLE
PC	PRECAST
PE	PROFESSIONAL ENGINEER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PROP.	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
RD	ROOF DRAIN
RET.	RETAINING
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SMH	SEWER MANHOLE
SPEC.	SPECIFICATION
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
UD	UNDERDRAIN
UGE	UNDERGROUND ELECTRIC
VIF	VERIFY IN FIELD

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
ATS	PFH	9/20/24
PRELIMINARY	PFH	10/16/24

DRAWING NAME: COVER SHEET & LEGEND
PROJECT NAME: PEPPERELL MILL - BUILDINGS 19 & 20 REDEVELOPMENT - BIDDEFORD ME
CLIENT: 1921 PEPPERELL, LLC
16 CASCO STREET PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC
THESE PLANS SHALL NOT BE MODIFIED, WITHOUT PERMISSION OR, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC

ACORN ENGINEERING, INC.
PO BOX 3287 PORTLAND, MAINE 04104
(207) 775-2655

FILE: AE_1246_DETAILS
JN: 1246
SCALE: AS NOTED
DESIGNED BY: ZMS
DRAWN BY: DSH
CHECKED BY: PFH

STATE OF MAINE
WILLIAM H. SAVAGE
11419
10/8/24
LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-01

GENERAL NOTES:

1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. IF DEEMED NECESSARY BY THE OWNER OR OWNER'S REPRESENTATIVE (IF APPLICABLE), ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULE BASED ON THE PLANS AND FIELD VERIFICATION BY THE CONTRACTOR. ALL MATERIAL SCHEDULES SHOWN WITHIN THE PLAN SET ARE FOR GENERAL INFORMATION ONLY.

4. ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF BIDDEFORD AND SERVICING UTILITY REQUIREMENTS, IF ANY. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.

5. THE SITE CONTRACTOR SHALL MAINTAIN A SET OF PAPER AND CAD DRAWINGS WHICH SHALL RECORD THE ACTUAL LOCATION, DIMENSIONS, ELEVATIONS, MATERIALS OF THEIR WORK, INDICATING THEREON ALL VARIATIONS FROM THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS, IN .DWG FORMAT AND PAPER, STAMPED ''AS–BUILT''. IF AUTOCAD CAPABILITY IS NOT AVAILABLE, EXCLUDE FROM BID IN WRITING.

6. THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS, 2) APPLICABLE INTERNATIONAL BUILDING CODE REQUIREMENTS, AND 3) ALL SITE WORKING CONDITIONS AND SAFETY REQUIREMENTS, DAY AND NIGHT, FOR BOTH PERSONS AND PROPERTY, IN EACH CASE BOTH BY THE CONTRACTOR AND ITS SUBCONTRACTORS. THESE INCLUDE ALL OSHA, NIOSH, U.S. EPA AND ANY OTHER APPLICABLE GOVERNMENTAL REGULATIONS.

7. EXISTING CONDITIONS, BOUNDARY SURVEY, AND TOPOGRAPHY FROM THE PLAN TITLED BOUNDARY & TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC. FOR FATHOM COMPANIES, DATED AUGUST 30, 2024.

8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN A SAFE VEHICLE AND PEDESTRIAN ACCESS THOUGH THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE BIDDEFORD PUBLIC SAFETY DIVISION ROUTINELY REGARDING TEMPORARY IMPACTS OR CHANGES TO SITE ACCESS CONDITIONS.

9. CONSTRUCTION MANAGEMENT PLAN AND SITE LOGISTICS NARRATIVE SHALL BE PREPARED BY THE CONTRACTOR AND SHALL BE REFERRED TO FOR ANTICIPATED PROJECT SCHEDULE AND CLOSURES. TRAFFIC CONTROL SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

10. CONTRACTOR TO DETERMINE SOIL CLASSIFICATION INDEPENDENTLY FOR TRENCH, SHORING, AND OTHER SIMILAR CONSTRUCTION MEANS AND METHODS APPLICATIONS.

11. NO HOLES, TRENCHES, OR STRUCTURES SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT IN ANY AREA ACCESSIBLE TO THE PUBLIC OR WITHIN THE PUBLIC RIGHT–OF–WAY.

12. THE CONTRACTOR SHALL CONDUCT A PRE–CONSTRUCTION SURVEY OF INTERIOR SUBGRADE AND ABOVE GRADE ACCESSIBLE WALLS, CEILINGS, FLOORS, ROOF AND VISIBLE EXTERIOR AS VIEWED FROM THE GRADE LEVEL. THIS SHALL BE COMPLETED AT A MINIMUM ADJACENT STRUCTURES. PROVIDE A COPY OF THE SURVEY TO THE OWNER. DOCUMENT WITH PICTURES AT A MINIMUM.

13. THE CONTRACTOR SHALL PROVIDE A GPS MODEL OF THE PROPERTY TO ACORN ENGINEERING, INC. (ACORN).

14. THE CONTRACTOR SHALL SURVEY ROCK SURFACE PRIOR TO EXCAVATION AND DEVELOP VOLUME CALCULATIONS TO SHARE WITH THE ENGINEER, ACORN ENGINEERING INC, IF ANY.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT TO BE REMOVED.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS. REPAIRS MAY INCLUDE OVERLAY. REMOVAL OF WORK MAY BE NECESSARY AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE END OF THE WARRANTY PERIOD. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

CIVIL SITE NOTES:

1. THE CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS TO ACORN TO MODIFY THE CONTRACT DOCUMENTS.

2. ALL SHOP, ERECTION, AND CONSTRUCTION DRAWINGS SHALL BE CHECKED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMISSION FOR ACORN'S REVIEW. ANY UNCHECKED OR NON–STAMPED SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.

3. CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY EXISTING STRUCTURES AND SITE TO VERIFY CONDITIONS THAT AFFECT THE WORK SHOWN ON THE DRAWINGS. CONTRACTOR TO NOTIFY ACORN OF ANY DISCREPANCIES PRIOR TO PROCEEDING.

4. DETAILS SHOWN APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.

5. ALTHOUGH ALL DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT ALL DETAILS ARE ILLUSTRATED, NOR IS EVERY EXCEPTION CONDITION ADDRESSED WITHIN THE CONTRACT DOCUMENTS.

6. ALL PROPRIETARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING DIMENSION AND LAYOUT VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF ANY SUBCONTRACTORS.

8. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE DRAWINGS DO NOT DESCRIBE OR DIRECT MEANS OR METHODS OF CONSTRUCTION.

9. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED STRUCTURE, AND TO PROTECT THE STRUCTURE, WORKMEN, AND OTHERS DURING THE CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROGRAMS OF ALL KINDS, SUPPORT AND BRACING FOR CRANES AND OTHER ERECTION EQUIPMENT.

10. DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED, UNLESS ADEQUATE BRACING IS PROVIDED. PRIOR TO BACKFILLING, CONCRETE SHALL BE CURED PER STRUCTURAL ENGINEER'S SPECIFICATIONS.

11. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND OTHER SUPPORTING ELEMENTS ARE IN PLACE, IF APPLICABLE.

12. ALL PAVEMENT JOINTS SHALL BE SAWCUT AND APPLIED WITH TACK COAT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

13. ACORN BEARS NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND SITE OBSERVATION VISITS DO NOT IN ANY WAY INCLUDE INSPECTION OF THEM.

14. EXCAVATIONS ACCOMPLISHED AS PART OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBPART P OF 29 CRF PART 1926.650–.652 (CONSTRUCTION STANDARD FOR EXCAVATIONS).

15. ALL TRENCH PAVEMENT REPAIR SHALL BE COMPLETED WITH THE USE OF A STREET PAVER WITH A SCREED WIDTH CAPABLE OF SPANNING THE FULL WIDTH OF THE TRENCH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

SPECIAL INSPECTION NOTES

1. ALL SITE SOILS–RELATED WORK AND FOOTING EXCAVATIONS PRIOR TO PLACING FORMS SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER.

2. ALL SITE DRAINAGE–RELATED WORK SHALL BE REVIEWED BY ACORN.

3. IF NORMAL REVIEWS BY LOCAL BUILDING DEPARTMENT ARE NECESSARY. NOTIFY CITY 48 HOURS PRIOR TO REQUIRED REVIEW.

4. REQUIRED SPECIAL INSPECTIONS PER I.B.C. SECTION 1705.6 BY AN APPROVED SPECIAL INSPECTOR RETAINED BY OWNER. CONTRACTOR TO COORDINATE SPECIAL INSPECTIONS.

5. SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

5.1. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO OBSERVE AND/OR TEST THE WORK ASSIGNED AND OUTLINE ABOVE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.

5.2. THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT AND ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. PROGRESS REPORTS FOR CONTINUOUS INSPECTION SHALL BE FURNISHED WEEKLY. INDIVIDUAL REPORTS OF PERIODIC INSPECTIONS SHALL BE FURNISHED WITHIN ONE WEEK OF INSPECTION DATES. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, AND NET CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY THE ENGINEER OF RECORD.

5.3. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN TEN DAYS OF THE FINAL INSPECTION STATING WHETHER THE WORK REQUIRING A SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE AND BELIEF, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.

5.4. SPECIAL INSPECTOR SHALL BE EMPLOYED BY OWNER AND COORDINATED BY THE CONTRACTOR.

LAYOUT NOTES:

1. MONUMENTS DELINEATING PROPERTY LINES OR RIGHT OF WAYS SHALL NOT BE DISTURBED DURING CONSTRUCTION OPERATIONS. IN THE CASE A MONUMENT IS DISTURBED, AT THE CONTRACTOR'S EXPENSE, THE MONUMENT SHALL BE RESET TO ITS ORIGINAL LOCATION AND ELEVATION BY A LICENSED PROFESSIONAL LAND SURVEYOR.

2. ALL DIMENSIONS ON THE FOLLOWING SHEETS TAKE PRECEDENT OVER SCALED DIMENSIONS. EACH DRAWING WITH A BAR SCALE MEANS THAT THE DRAWING/DETAIL HAS BEEN SCALED AS ACCURATELY AS POSSIBLE, AND THE BAR SCALE IS FOR GENERAL REFERENCE ONLY. IF NO BAR SCALE IS PRESENT, THEN THERE IS NO SCALE TO THAT DRAWING/DETAIL. AT NO TIME SHOULD DRAWINGS BE SCALED FROM. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, SPECIFICATIONS AND THE FIELD CONDITION SHALL BE IMMEDIATELY REPORTED TO ACORN FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.

3. SIGNAGE, STRIPING, AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & CONDITIONS OF THE CITY OF BIDDEFORD, MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

5. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED PROFESSIONAL LAND SURVEYOR TO PROVIDE A MINIMUM OF TWO TEMPORARY BENCHMARKS WITHIN THE SITE AND TO LOCATE PROPOSED STRUCTURE CORNERS.

6. CONTRACTOR TO ENSURE THAT ACCESS, INCLUDING BUT NOT LIMITED TO WALKWAYS, DRIVEWAYS, AND MAILBOXES ADJACENT TO THE PROJECT REMAIN FUNCTIONAL AND AVAILABLE FOR USE AT ALL TIMES.

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF MAJOR SITE PLAN & SUBDIVISION PERMIT FROM THE CITY OF BIDDEFORD, A SACO RIVER CORRIDOR COMMISSION PERMIT APPLICATION, AND A MAINEDEP NATURAL RESOURCE PROTECTION ACT PERMIT BY RULE APPLICATION.

2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

3. ALL WORK WITHIN THE PUBLIC RIGHT–OF–WAY REQUIRES A STREET OPENING PERMIT FROM THE CITY OF BIDDEFORD. ADDITIONALLY, COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS.

GRADING AND DRAINAGE NOTES:

1. TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM (MEETS THE REQUIREMENTS WITHIN SECTION 615 OF THE MDOT STANDARD SPECIFICATIONS, MOST RECENT VERSION AND IS FREE OF TRACEABLE AMOUNTS OF CONTAMINANTS) SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY STRIPPED TOPSOIL WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.

2. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY; NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING. DEWATERING SHALL INCLUDE TREATMENT OF SILT THROUGH THE USE OF A DIRTBAG BY ACF ENVIRONMENTAL OR APPROVED EQUIVALENT. FLOWS FROM DEWATERING ACTIVITIES SHALL NOT BE DISCHARGED INTO SANITARY SEWERS. SEE BORING LOGS FOR ADDITIONAL INFORMATION.

3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY PRIVATE ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE ADJACENT LAND OWNERS. PRIOR TO THE CONTRACTOR PRICING THE WORK, THEY SHALL PROVIDE ACORN WITH PROOF OF SUCH EASEMENT OR TEMPORARY RIGHTS. SHOULD EASEMENTS OR TEMPORARY RIGHTS NOT BE AVAILABLE, THE CONTRACTOR SHALL INCLUDE COST FOR BRACING AND SHORING AS NECESSARY.

4. THE MINIMUM SLOPE SHALL MEET OR EXCEED 0.5% IN ALL CASES WHERE NOT NOTED ON THE GRADING PLAN. SLOPES IDENTIFIED ON THE GRADING PLAN TAKE PRECEDENT. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST GEOTECHNICAL REPORT PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER, IF APPLICABLE.

6. CONTRACTOR TO REVIEW EXISTING SOIL CONDITIONS, TEST PITS, AND BORINGS. THERE WILL BE NO ADDITIONAL PAYMENT FOR UNSUITABLE SOILS.

7. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N=0.012 OR LESS.

8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

9. NATIVE SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE DISTURBANCE TO SUBGRADE SOILS. SHOULD THE SUBGRADE BECOME YIELDING OR DIFFICULT TO WORK, CONTACT ACORN. THE DISTURBED AREAS SHALL BE EXCAVATED AND BACKFILLED WITH COMPACTED SELECT FILL OR CRUSHED STONE AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER, IF APPLICABLE.

EROSION CONTROL NOTES:

1. DISTURBED AREAS ARE DEFINED AS THOSE SURFACES WHERE EXISTING VEGETATION OR STRUCTURES HAVE BEEN REMOVED, EXPOSING NATIVE SOIL TO THE ELEMENTS.

2. ALL ROUTINE WORK ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY TO LIMIT THE AMOUNT OF DISTURBED AREA AT ONE TIME TO THE EXTENT PRACTICABLE.

3. PRIOR TO THE START OF ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL DEVICES SUCH AS PERIMETER SILT FENCE, AND OTHER APPLICABLE MEASURES. IN THE EVENT THE CONTRACTOR IS NOT SURE A EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.

4. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCH SHALL BE APPLIED AS SOON AS POSSIBLE WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT.

5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY. THE CONTRACTOR SHALL REFERENCE THE APPROVED EROSION AND SEDIMENTATION CONTROL REPORT FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES IN ADDITION TO THE PLAN SET. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE D.E.P.'S PERMIT CONDITIONS, FINDINGS OF FACT AND ORDER (IF ANY), AND THE CURRENT MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

6. PRIOR TO PAVING, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM STORM DRAINS, CATCH BASINS, AND APPURTENANCES.

7. REFER TO THE EROSION CONTROL DETAILS & NOTES FOR ADDITIONAL INFORMATION.

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO ACORN FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.

2. CONTRACTOR SHALL BYPASS EXISTING SEWER FLOW CONTROL AT CONNECTION TO EXISTING SYSTEM AT NO ADDITIONAL COST.

3. CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONDUCT EXPLORATORY EXCAVATIONS AT LOCATIONS WHERE PROPOSED EXCAVATION WILL INTERSECT WITH EXISTING UTILITIES, PRIOR TO THE ORDERING OF STRUCTURES.

4. ALL NEW SANITARY MANHOLES SHALL BE VACUUM TESTED AND SHOWN TO PASS PRIOR TO BACKFILLING. TESTING SHALL BE COMPLETED IN ACCORDANCE WITH TECHNICAL REPORT #16 (TR–16): GUIDES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS, PREPARED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.

5. SEWER MANHOLES SHALL BE 4' ID UNLESS OTHERWISE STATED ON THE PLANS.

6. CONTRACTOR TO PROVIDE 5.5' OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR WATER MAINS.

7. THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAINT ON WATER MAINS. DETAIL AND LIMITS FOR THRUST BLOCKS ARE SHOWN WITHIN THE PLAN SET.

8. ALL REQUIRED FITTINGS FOR THE WATER MAIN ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FITTINGS REQUIRED TO CONSTRUCT THE WATER MAIN IN ACCORDANCE WITH THE MAINE WATER COMPANY & CITY OF BIDDEFORD, STATE OF MAINE, AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND REGULATIONS.

9. CONTRACTOR SHALL COORDINATE WORK REGARDING ANY WATER MAIN CONNECTION AND WATER MAIN SHUTDOWN WITH MAINE WATER COMPANY AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION.

10. ALL WATER PIPE INSTALLATION SHALL CONFORM WITH THE MAINE WATER COMPANY SPECIFICATIONS AND PROCEDURES, MOST RECENT EDITION.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

12. SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE, WATER AND ANY OTHER UTILITY CONNECTIONS SHALL BE REVIEWED BY PLUMBING, ELECTRICAL, AND MECHANICAL DESIGNER FOR CONSISTENCY WITH THEIR PLANS PRIOR TO CONSTRUCTION.

13. COORDINATE EXIT POINT FOR SECONDARY UTILITY SERVICES WITH THE ARCHITECT/ELECTRICAL ENGINEER. SECONDARY LINE LOCATIONS NOT PROVIDED BY ACORN WITHIN THE UTILITY PLAN.

14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY PERMITS FOR THE INSTALLATION OF THE UTILITIES AND STORMDRAINS WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE CITY IN ACCORDANCE WITH THE CITY OF BIDDEFORD TECHNICAL MANUAL PRIOR TO ANY WORK.

15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL AT NO EXTRA EXPENSE TO THE OWNER.

16. ALL UTILITY PIPES SHALL SLOPE UNIFORMLY BETWEEN ELEVATIONS INDICATED ON THE DRAWINGS. THERE SHALL BE NO CRESTS OR SAGS PERMITTED IN THE PIPING. ALL HORIZONTAL AND VERTICAL BENDS IN PRESSURIZED PIPE LINES SHALL BE SUITABLY RESTRAINED WITH THRUST BLOCKS OR RETAINER GLANDS. RETAINER GLANDS ALLOWED FOR DUCTILE IRON PIPE ONLY. PROVIDE ALL BENDS, HORIZONTAL AND VERTICAL, AS REQUIRED TO MEET THE GRADES AND ALIGNMENTS INDICATED ON THE DRAWINGS.

17. ALL WASTEWATER PIPING, EXCLUDING BUILDING DRAINS, AND ALL PRESSURIZED PIPING, TO INCLUDE WATER MAINS, INSTALLED BENEATH STRUCTURES SHALL BE ENCASED IN CONCRETE.

18. WHERE NEW PIPING IS TO BE CONNECTED TO EXISTING PIPING, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ADAPTERS, FITTINGS AND ADDITIONAL PIPE AS REQUIRED TO ENSURE A COMPLETE AND PROPERLY FUNCTIONING CONNECTION. CONTRACTOR TO VERIFY LOCATION, ELEVATION, ORIENTATION AND MATERIAL OF CONSTRUCTION. ADAPTERS AND FITTINGS ARE INCIDENTAL TO THE PIPE INSTALLATION.

19. WHENEVER POSSIBLE, WATER LINES SHOULD BE INSTALLED OVER WASTEWATER LINES. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE WASTEWATER LINE SHALL BE MAINTAINED WHERE POSSIBLE. WHERE A WATER LINE CROSSES UNDER THE WASTEWATER LINE, A FULL LENGTH OF WASTEWATER PIPE SHALL BE CENTERED ABOVE THE WATER LINE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE,

20. THE CONTRACTOR SHALL BE ANTICIPATE THAT THE NATIVE SILT AND CLAY SOILS WILL NOT BE SUITABLE FOR PIPE TRENCH BACKFILL IN PAVED AREAS.

21. GROUNDWATER SHALL BE CONTROLLED TO A LEVEL OF AT LEAST ONE FOOT BELOW SUBGRADE OF THE PIPE OR STRUCTURE. THE CONTRACTOR SHALL MAINTAIN THE LOWERED GROUNDWATER LEVEL UNTIL CONSTRUCTION HAS BEEN COMPLETED TO SUCH AN EXTENT THAT THE STRUCTURES OR PIPES WILL NOT BE FLOATED OR OTHERWISE DAMAGED.

22. EXCAVATION TO SUBRADE IN NATIVE SILT AND CLAY SHALL BE COMPLETED WITH A SMOOTH EDGE BUCKET TO MINIMIZE SUBGRADE DISTURBANCE.

23. ALL ADJUSTMENTS TO FINISHED GRADE ARE TO BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONFIRM STRUCTURES THAT REQUIRE ADJUSTMENT WITH THE ENGINEER OR OWNERS REPRESENTATIVE PRIOR TO ADJUSTING FRAMES.

DEMOLITION NOTES:

1. THE FOLLOWING ITEMS ARE TYPICAL OF MATERIAL WHICH MAY BE ON SITE:
   - ROCK AND CONCRETE FOUNDATIONS
   - CONCRETE SLABS
   - BITUMINOUS ASPHALT PAVEMENT
   - CONCRETE PADS AND BLOCKS
   - FENCE POST AND FENCING
   - UNDERGROUND UTILITY LINES
   - ABOVE AND OR BELOW FUEL OIL AND PROPANE GAS TANKS
   - STORM DRAIN PIPES AND APPURTENANCE STRUCTURES
   - OTHER TRASH & MISCELLANEOUS SOLID WASTES

2. THE CONTRACTOR IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED

3. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.

4. A PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE PEPPERELL MILL CAMPUS HAS BEEN PREPARED BY RANSOM CONSULTING, LLC

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
ATS	PFH 9/20/24
PRELIMINARY	PFH 10/16/24

DRAWING NAME: GENERAL NOTES

PROJECT NAME: PEPPERELL MILL – BUILDINGS 19 & 20 REDEVELOPMENT – BIDDEFORD ME

CLIENT: 1921 PEPPERELL, LLC
16 CASCO STREET PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.

THE ACORN ENGINEERING, INC. NAME AND SEAL SHALL NOT BE USED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND SHALL NOT BE USED ON ANY PROJECT OTHER THAN THAT SPECIFICALLY PREPARED FOR OR OTHERWISE AUTHORIZED BY ACORN ENGINEERING, INC. ANY UNAUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
70 CENTRAL AVENUE SOUTH PORTLAND, MAINE 04104
PO BOX 3409 PORTLAND, MAINE 04104 (207) 775–2655

FILE: AE_1246_DETAILS
JN: 1246
SCALE: AS NOTED
DESIGNED BY: ZMS
DRAWN BY: DSH
CHECKED BY: PFH

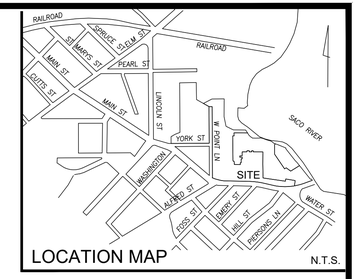
STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-02

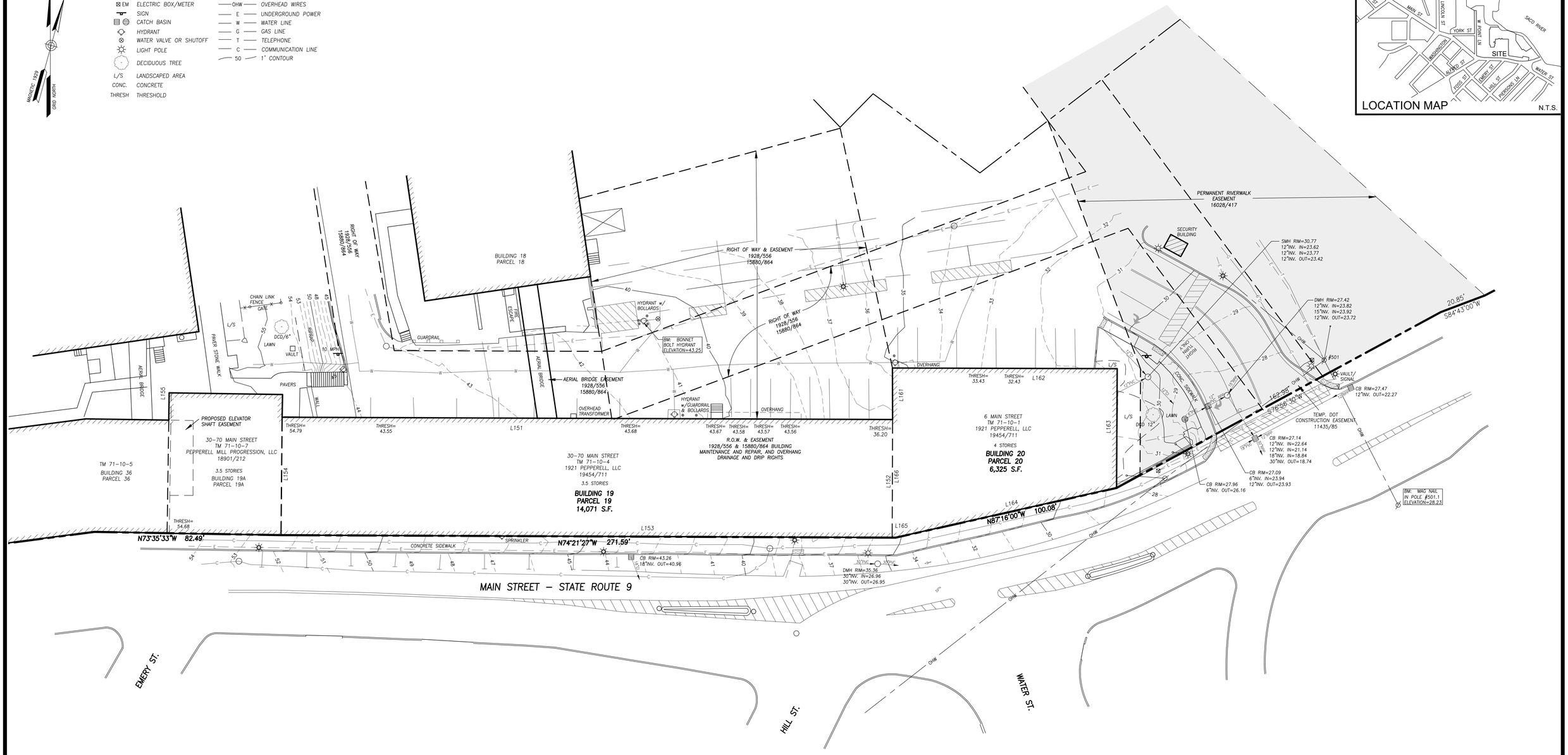
LEGEND

⌀	UTILITY POLE	X—X	FENCE
○	MANHOLE	═══	CURB
⊠ EM	ELECTRIC BOX/METER	OHW	OVERHEAD WIRES
⊤	SIGN	E	UNDERGROUND POWER
▤ ◎	CATCH BASIN	W	WATER LINE
⌀	HYDRANT	G	GAS LINE
⊗	WATER VALVE OR SHUTOFF	T	TELEPHONE
☼	LIGHT POLE	C	COMMUNICATION LINE
⌒	DECIDUOUS TREE	50	1' CONTOUR
L/S	LANDSCAPED AREA		
CONC.	CONCRETE		
THRESH	THRESHOLD		

MAGNETIC 1929
GRID NORTH



LOCATION MAP N.T.S.



BUILDING 19 – PARCEL 19
14,071 S.F.

LINE	BEARING	DISTANCE
L151	S74°22'43"E	269.77'
L152	S15°13'54"W	52.12'
L153	N74°22'15"W	270.42'
L154	N15°56'38"E	52.08'

BUILDING 20 – PARCEL 20
6,325 S.F.

LINE	BEARING	DISTANCE
L161	N15°13'54"E	22.25'
L162	S74°25'36"E	99.31'
L163	S15°42'59"W	52.59'
L164	N87°17'16"W	100.07'
L165	N74°22'15"W	1.17'
L166	N15°13'54"E	52.12'

SCALE : 1" = 20'

0' 10' 20' 40'

PLAN REFERENCES

1. "PLAN SHOWING AN ALTA/ACSM LAND TITLE SURVEY MADE FOR WEST POINT PEPPERELL, INC., BIDDEFORD, MAINE" OCTOBER 27, 1989, REVISED DECEMBER 14, 1990 BY DOW & COULOMBE, INC.

2. "ALTA/ACSM LAND TITLE SURVEY (URBAN) MADE FOR SUNBEAM PRODUCTS, INC." DATED MARCH 4, 1999, REVISED MARCH 24, 1999, BY DOW & COULOMBE, INC.

3. "COMPISTE PLAN OF LAND MADE FOR NORTH DAM, LLC AND THE MILLS AT PEPPERELL, LLC" DATED MAY 23, 2011 REVISED FEBRUARY 12, 2014 BY DOW & COULOMBE, INC.

4. "FUNCTIONAL SUBDIVISION, THE MILLS AT PEPPERELL, MAINE STREET AND YORK STREET, BIDDEFORD, MAINE MADE FOR RECORD OWNER PRESIDIUM GROUP, LLC" DATED DEC. 2, 2021 BY OWEN HASKELL, INC.

5. "ALTA/NSPS LAND TITLE SURVEY, THE MILLS AT PEPPERELL, 2 & 6 MAIN STREET, 32–40 MAIN STREET & 44–50 LACONIA STREET, 12 YORK STREET, 1–15 YORK STREET AND 10 WEST POINT LANE, BIDDEFORD, YORK COUNTY, MAINE MADE FOR RECORD OWNER PEPPERELL MILL PROGRESSION, LLC & PEPPERELL MILL DEVELOPMENT, LLC" SEPTEMBER 9, 2021, REVISED DECEMBER 10, 2021 BY OWEN HASKELL, INC.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1–888–DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GENERAL NOTES

1. BEARINGS ARE MAGNETIC 1929 BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.

2. THE PROPERTY IS BENEFITED BY AND SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS SET FORTH IN THE MASTER DECLARATION.

3. COMMON AREA TO BE OWNED BY PEPPERELL MILL PROGRESSION, LLC.

4. PARCEL 20 IS SUBJECT TO EXCEPTIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS AND CONDITIONS SET FORTH IN THE QUITCLAIM WITH COVENANT DEED FROM THE MILLS AT PEPPERELL, LLC TO NORTH DAM, LLC DATED DECEMBER 6, 2012 AND RECORDED IN BOOK 16478, PAGE 953

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

8/30/2024
DATE

RANDY R. LOUBIER, PLS #2407

STATE OF MAINE
RANDY R. LOUBIER
2407
PROFESSIONAL LAND SURVEYOR

Boundary & Topographic Survey
At
Building 19 & 20 - Pepperell Mill
Main Street, Biddeford, Maine
Made for
Fathom Companies
80 Exchange St., Suite 400, Portland, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: JLW	DATE: AUGUST 30, 2024	JOB NO. 2024-200 B-Y	
CHECKED BY: RRL	SCALE: 1" = 20'	DRWG. NO. 1	

GENERAL NOTES:

1. EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
2. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
3. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
5. ALL CONSTRUCTION SIGNAGE IS TEMPORARY AND SHALL BE REMOVED AT PROJECT COMPLETION. FINAL SIGNAGE WORDING AND PLACEMENT LOCATION TO BE ACCEPTED BY THE CITY.
6. PLACE SEDIMENT BARRIERS DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK PER DETAIL; FENCES ARE OFFSET OF THE PROPERTY LINES AS SHOWN ON THE PLAN FOR CLARITY PURPOSES AND DO NOT NECESSARILY DEPICT THE PHYSICAL LOCATION.
7. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADIENT OF ALL NON-STABILIZED SURFACES, PER DETAIL.
8. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE REMOVED AS PART OF SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BIDDEFORD REGULATIONS.
9. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING OFF-SITE PARKING TO EMPLOYEES; ON-SITE PARKING WILL NOT BE PROVIDED OR GUARANTEED. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE PERMITS FROM THE CITY FOR CLOSING ANY ON-STREET PARKING SPACES DURING THE CONSTRUCTION PERIOD.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL ALONG CONSTRUCTION FENCE AND GATE.
11. CONTRACTOR TO SUBMIT A DEWATERING PLAN FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE PRE-CONSTRUCTION MEETING, DURING THE BUILDING PERMIT APPLICATION PROCESS, OR PRIOR TO ADVANCED SITE WORK. CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR ADDITIONAL INFORMATION AND CURRENT REGULATIONS.
12. CONTRACTOR TO IMPLEMENT DUST CONTROL MEASURES THROUGHOUT CONSTRUCTION.
13. CONTRACTOR TO PAVE UTILITY TRENCHES (IF ANY) WITHIN THE RIGHT OF WAY WITHIN 3 DAYS OF EXCAVATION OR PRIOR TO ANY RAIN EVENT.

PLAN REFERENCES:

1. BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY OWEN HASKELL, INC. DATED AUGUST 30, 2024.
2. ALTA / NSPS LAND TITLE SURVEY PREPARED BY OWEN HASKELL, INC. DATED SEPTEMBER 9, 2021 AND LAST REVISED DECEMBER 10, 2021.
3. PLAN TITLED "MAIN STREET SEWER SEPARATION" PREPARED BY BERRY, HUFF, MCDONALD, MILLIGAN INC. DATED APRIL 4, 2020

BUILDING 18
PARCEL 18
21,724 SF

BUILDING 19
PARCEL 19
14,071 SF

BUILDING 19A
PARCEL 19A
3,116 SF

BUILDING 20
PARCEL 20
6,325 SF

WATER MAIN R.O.W. & EASEMENT 1928/555

RIGHT OF WAY 1928/556 15880/864

RIGHT OF WAY & EASEMENT 1928/556 15880/864

AERIAL BRIDGE EASEMENT 1928/556 15880/864

PERMANENT RIVERWALK EASEMENT 16028/417

R.O.W. & EASEMENT 1928/556 & 15880/864 BUILDING MAINTENANCE AND REPAIR, AND OVERHANG DRAINAGE AND DRIP RIGHTS

PROPOSED ELEVATOR SHAFT EASEMENT

30-70 MAIN STREET
TM 71-10-7
PEPPERELL MILL PROGRESSION, LLC
18901/212

30-70 MAIN STREET
TM 71-10-4
1921 PEPPERELL, LLC
19454/711

6 MAIN STREET
TM 71-10-1
1921 PEPPERELL, LLC
19454/711

TM 71-10-5
BUILDING 36
PARCEL 36

BUILDING 19A
PARCEL 19A

BUILDING 18
PARCEL 18

APPROXIMATE LOCATION OF 75' RIVER SETBACK, TYP.

APPROXIMATE LOCATION OF 100' RIVER SETBACK, TYP.

APPROXIMATE EDGE OF SACO RIVER

DOUBLE ROW OF ECM BERM TO BE INSTALLED DOWN GRADIENT OF GAS TRENCH AND UPGRADIENT OF SACO RIVER, TYP. PER DETAIL

PROPOSED EROSION CONTROL MIX BERM, TYP. PER DETAIL. INSTALL DOWNGRADIENT OF ALL EARTHWORK

POTENTIAL STOCKPILE AREA WITH PERIMETER EROSION CONTROL. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR

PROPOSED SAWCUT LIMITS, TYP. PER DETAIL. SEE SHEET C-20 FOR ADDITIONAL INFORMATION

INSTALL TREE PROTECTION PER DETAIL

EXISTING 12" PVC SEWER SERVICE LOCATION

EX. HYDRANT, TYP. TO REMAIN

REMOVE 3 PARKING SPACES

REMOVE EXISTING PAVEMENT, TYP.

REMOVE EXISTING CATCH BASIN AND 6" STORM DRAIN

INSTALL CATCH BASIN INLET PROTECTION TYP. PER DETAIL

EXISTING WATER SERVICE. SIZE AND MATERIAL UNKNOWN

EX. OVERHEAD TRANSFORMER TO BE REMOVED

EXISTING GAS SERVICE TO BE RETIRED IN COORDINATION WITH UNITIL

EXISTING ELECTRIC CONDUIT TO SIGN TO REMAIN

EX. LIGHT POLE TO REMAIN, TYP.

EX. UTILITY POLE TO REMAIN, TYP.

EX. UNDERGROUND TELECOM CONDUIT, TYP.

EX. WATER SERVICE TO REMAIN

INSTALL CATCH BASIN INLET PROTECTION TYP. PER DETAIL

APPROXIMATE LOCATION OF EX. WATER MAIN PER PLAN REFERENCE 4

EX. OVERHEAD UTILITIES TO REMAIN, TYP.

APPROXIMATE LOCATION OF EX. 6" COATED STEEL GAS MAIN PER PLAN REFERENCE 3

EX. VERTICAL GRANITE CURB, TYP.

EX. CONCRETE SIDEWALK, TYP.

EX. FIRE HYDRANT, TYP.

MAIN STREET
PAVED - PUBLIC

EMERY STREET
PAVED - PUBLIC

HILL STREET
PAVED - PUBLIC

WATER STREET
PAVED - PUBLIC

SMH RIM=30.77
12"INV. IN=23.62
12"INV. IN=23.77
12"INV. OUT=23.42

DMH RIM=27.42
12"INV. IN=23.82
15"INV. IN=23.92
12"INV. OUT=23.72

CB RIM=27.14
12"INV. IN=22.64
12"INV. IN=21.14
18"INV. IN=18.64
30"INV. OUT=18.74

CB RIM=27.09
6"INV. IN=23.94
12"INV. OUT=23.84

CB RIM=43.26
18"INV. OUT=40.96

DMH RIM=35.36
30"INV. IN=26.96
30"INV. OUT=26.95

20 0 20 40
SCALE: 1" = 20'

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY / DATE
ATS	PFH 9/20/24
PRELIMINARY	PFH 10/16/24

DRAWING NAME: CONSTRUCTION MANAGEMENT PLAN

PROJECT NAME: PEPPERELL MILL - BUILDINGS 19 & 20 REDEVELOPMENT - BIDDEFORD ME

CLIENT: 1921 PEPPERELL, LLC
16 CASCO STREET PORTLAND, MAINE, 04101

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS AUTHORIZED WITHOUT LIABILITY TO ACORN ENGINEERING, INC. SOLE RISK AND

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

FILE:	AE_1246_CMT
JN:	1246
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	DSH
CHECKED BY:	PFH

STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-03

GENERAL NOTES:

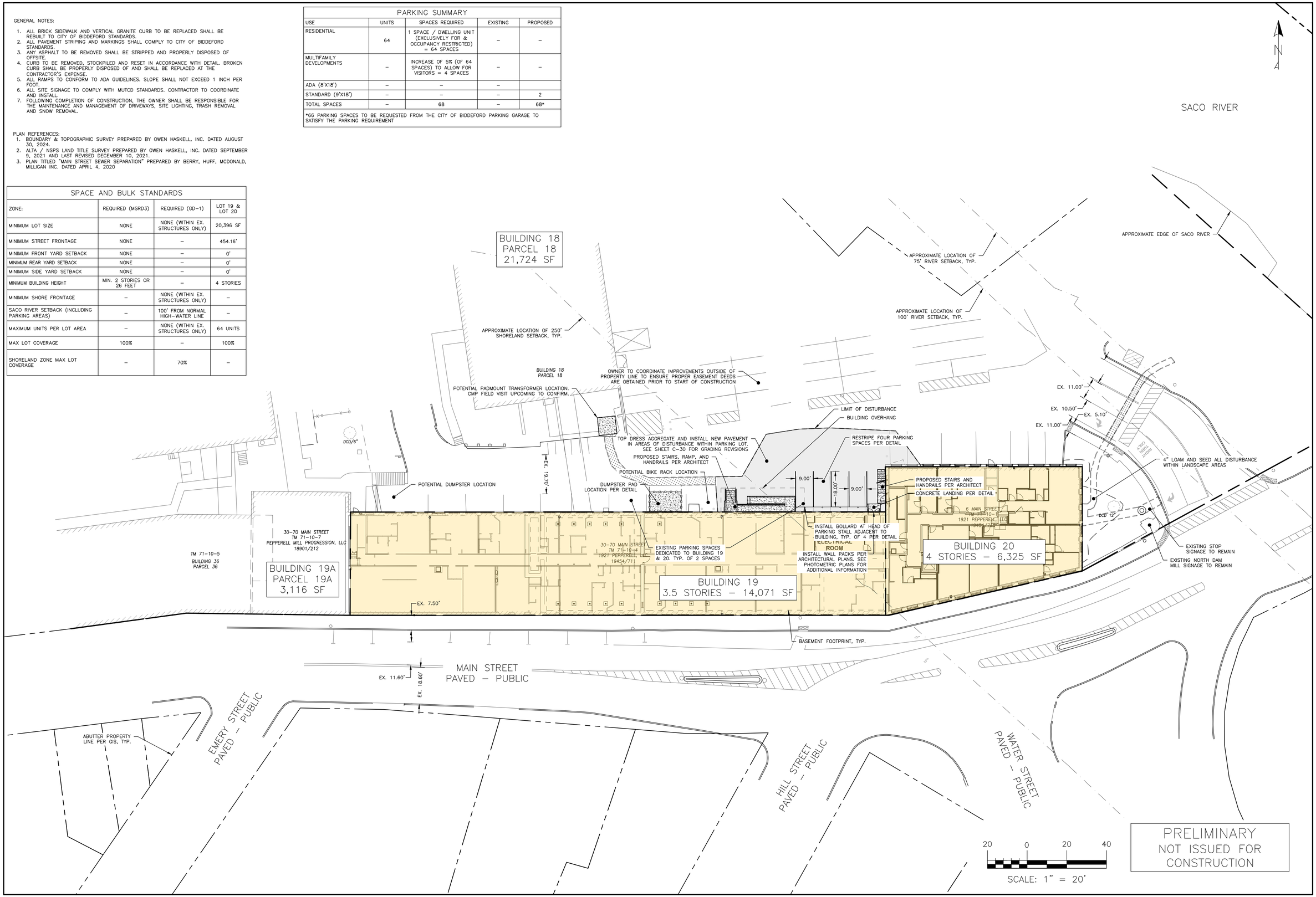
1. ALL BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF BIDDEFORD STANDARDS.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF BIDDEFORD STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.

PLAN REFERENCES:

1. BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY OWEN HASKELL, INC. DATED AUGUST 30, 2024.
2. ALTA / NSPS LAND TITLE SURVEY PREPARED BY OWEN HASKELL, INC. DATED SEPTEMBER 9, 2021 AND LAST REVISED DECEMBER 10, 2021.
3. PLAN TITLED "MAIN STREET SEWER SEPARATION" PREPARED BY BERRY, HUFF, MCDONALD, MILLIGAN INC. DATED APRIL 4, 2020

PARKING SUMMARY				
USE	UNITS	SPACES REQUIRED	EXISTING	PROPOSED
RESIDENTIAL	64	1 SPACE / DWELLING UNIT (EXCLUSIVELY FOR & OCCUPANCY RESTRICTED) = 64 SPACES	–	–
MULTIFAMILY DEVELOPMENTS	–	INCREASE OF 5% (OF 64 SPACES) TO ALLOW FOR VISITORS = 4 SPACES	–	–
ADA (8'X18')	–	–	–	
STANDARD (9'X18')	–	–	–	2
TOTAL SPACES	–	68	–	68*
*66 PARKING SPACES TO BE REQUESTED FROM THE CITY OF BIDDEFORD PARKING GARAGE TO SATISFY THE PARKING REQUIREMENT				

SPACE AND BULK STANDARDS			
ZONE:	REQUIRED (MSRD3)	REQUIRED (GD-1)	LOT 19 & LOT 20
MINIMUM LOT SIZE	NONE	NONE (WITHIN EX. STRUCTURES ONLY)	20,396 SF
MINIMUM STREET FRONTAGE	NONE	–	454.16'
MINIMUM FRONT YARD SETBACK	NONE	–	0'
MINIMUM REAR YARD SETBACK	NONE	–	0'
MINIMUM SIDE YARD SETBACK	NONE	–	0'
MINIMUM BUILDING HEIGHT	MIN. 2 STORIES OR 26 FEET	–	4 STORIES
MINIMUM SHORE FRONTAGE	–	NONE (WITHIN EX. STRUCTURES ONLY)	–
SACO RIVER SETBACK (INCLUDING PARKING AREAS)	–	100' FROM NORMAL HIGH-WATER LINE	–
MAXIMUM UNITS PER LOT AREA	–	NONE (WITHIN EX. STRUCTURES ONLY)	64 UNITS
MAX LOT COVERAGE	100%	–	100%
SHORELAND ZONE MAX LOT COVERAGE	–	70%	–



ISSUED FOR	BY DATE
ATS	PFH 9/20/24
PRELIMINARY	PFH 10/16/24

SITE PLAN

DRAWING NAME:

PROJECT NAME: PEPPERELL MILL – BUILDINGS 19 & 20 REDEVELOPMENT – BIDDEFORD ME

CLIENT: 1921 PEPPERELL, LLC
16 CASCO STREET PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.

THESE PLANS SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE DONE AT SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

FILE:	AE_1246_SITE
JN:	1246
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	DSH
CHECKED BY:	PFH

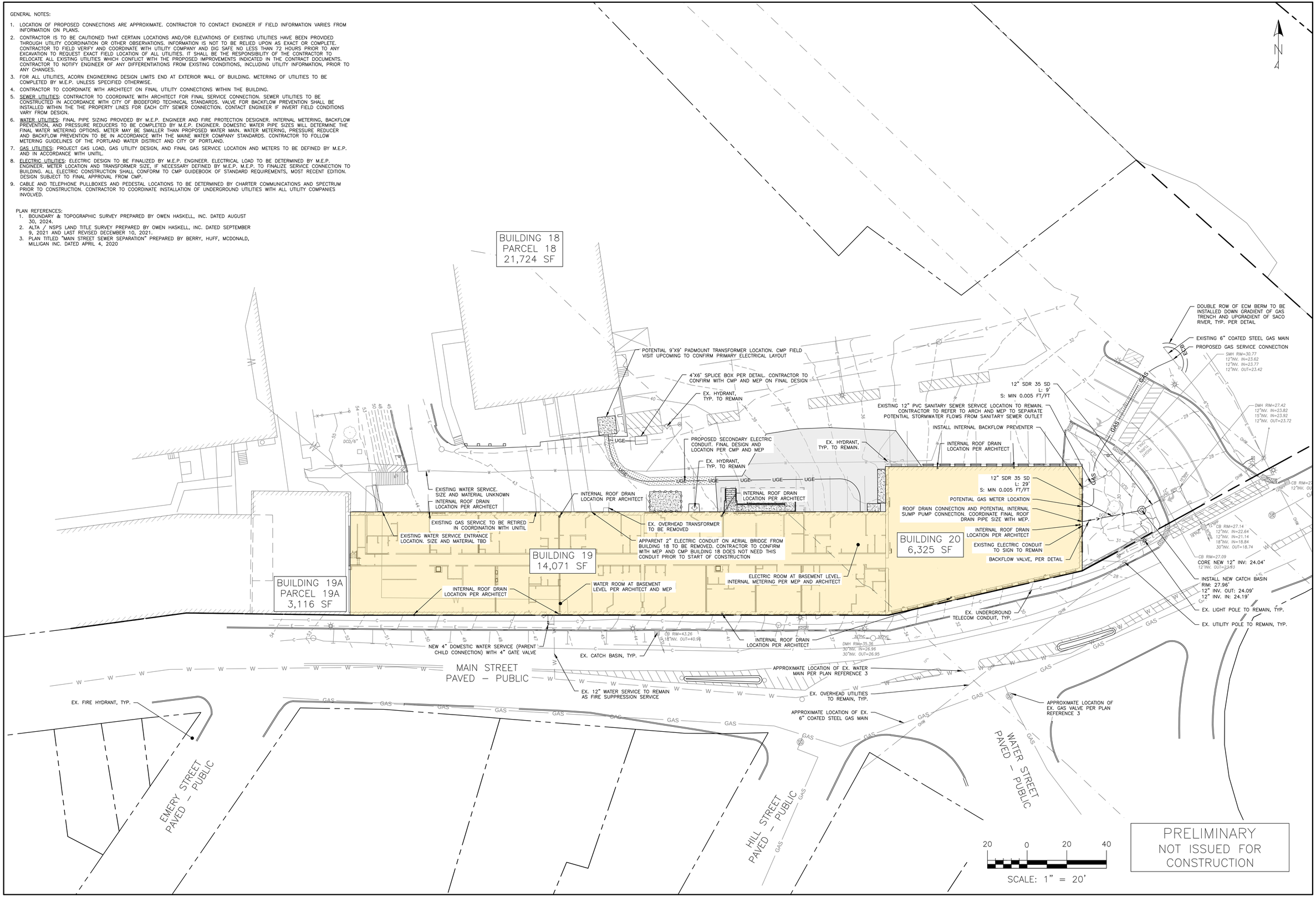
STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER
10/16/24

DRAWING NO.
C-10

GENERAL NOTES:

1. LOCATION OF PROPOSED CONNECTIONS ARE APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
2. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY INFORMATION, PRIOR TO ANY CHANGES.
3. FOR ALL UTILITIES, ACORN ENGINEERING DESIGN LIMITS END AT EXTERIOR WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL UTILITY CONNECTIONS WITHIN THE BUILDING.
5. SEWER UTILITIES: CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BIDDEFORD TECHNICAL STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE THE PROPERTY LINES FOR EACH CITY SEWER CONNECTION. CONTACT ENGINEER IF INVERT FIELD CONDITIONS VARY FROM DESIGN.
6. WATER UTILITIES: FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGNER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE MAINE WATER COMPANY STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE PORTLAND WATER DISTRICT AND CITY OF PORTLAND.
7. GAS UTILITIES: PROJECT GAS LOAD, GAS UTILITY DESIGN, AND FINAL GAS SERVICE LOCATION AND METERS TO BE DEFINED BY M.E.P. AND IN ACCORDANCE WITH UNITIL.
8. ELECTRIC UTILITIES: ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION AND TRANSFORMER SIZE, IF NECESSARY DEFINED BY M.E.P. M.E.P. TO FINALIZE SERVICE CONNECTION TO BUILDING. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
9. CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY CHARTER COMMUNICATIONS AND SPECTRUM PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH ALL UTILITY COMPANIES INVOLVED.

PLAN REFERENCES:
1. BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY OWEN HASKELL, INC. DATED AUGUST 30, 2024.
2. ALTA / NSPS LAND TITLE SURVEY PREPARED BY OWEN HASKELL, INC. DATED SEPTEMBER 9, 2021 AND LAST REVISED DECEMBER 10, 2021.
3. PLAN TITLED "MAIN STREET SEWER SEPARATION" PREPARED BY BERRY, HUFF, MCDONALD, MILLIGAN INC. DATED APRIL 4, 2020



ISSUED FOR	BY DATE
ATS	PFH 9/20/24
PRELIMINARY	PFH 10/16/24

DRAWING NAME: UTILITY PLAN

PROJECT NAME: PEPPERELL MILL – BUILDINGS 19 & 20 REDEVELOPMENT – BIDDEFORD ME

CLIENT: 1921 PEPPERELL, LLC
16 CASCO STREET PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.

THIS PLAN, SHALL NOT BE ASSIGNED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE AT USERS SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2855

FILE: AE_1246_UTILITY
JN: 1246
SCALE: AS NOTED
DESIGNED BY: ZMS
DRAWN BY: DSH
CHECKED BY: PFH

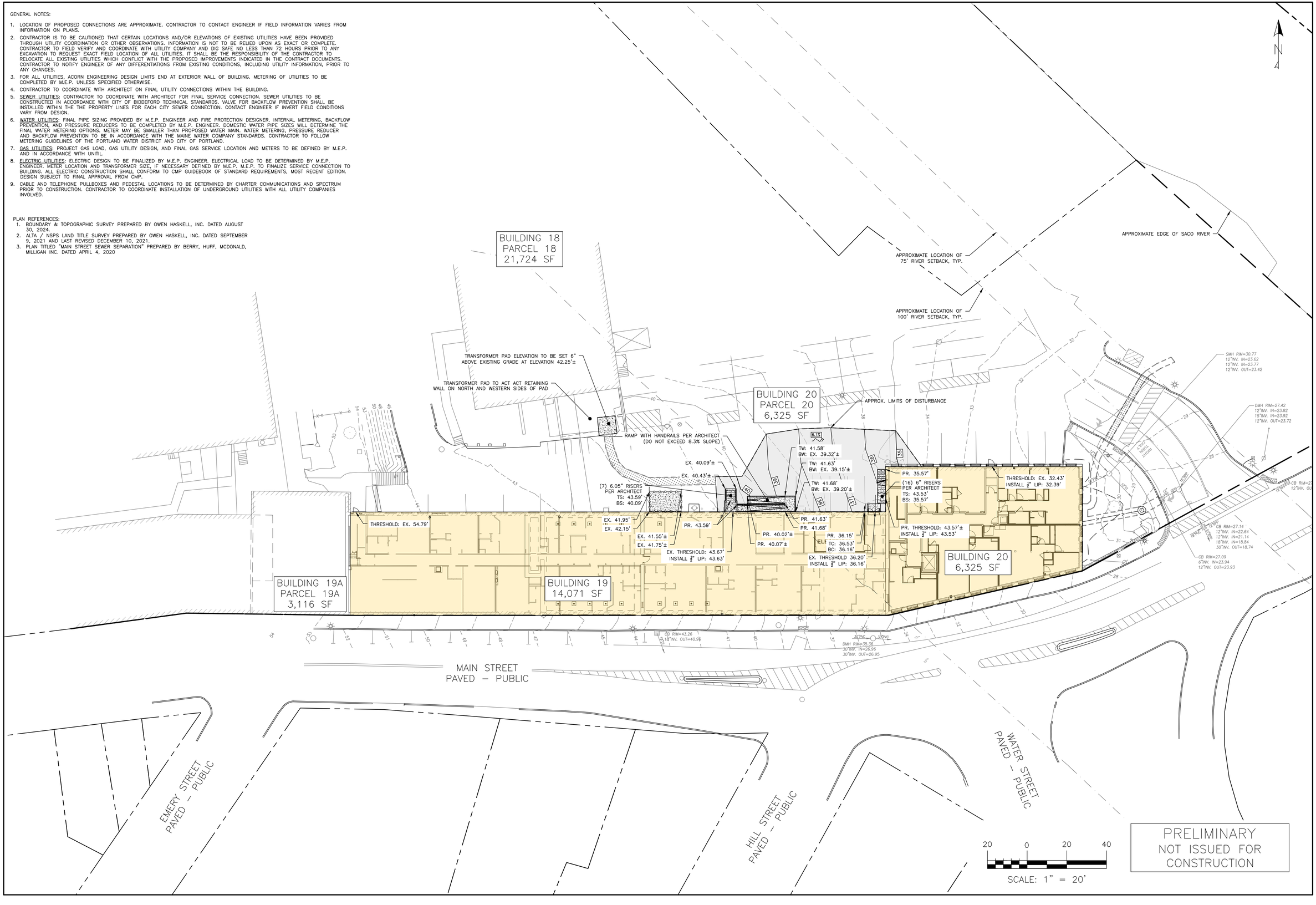
STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-20

GENERAL NOTES:

1. LOCATION OF PROPOSED CONNECTIONS ARE APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
2. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY INFORMATION, PRIOR TO ANY CHANGES.
3. FOR ALL UTILITIES, ACORN ENGINEERING DESIGN LIMITS END AT EXTERIOR WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL UTILITY CONNECTIONS WITHIN THE BUILDING.
5. SEWER UTILITIES: CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BIDDEFORD TECHNICAL STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE THE PROPERTY LINES FOR EACH CITY SEWER CONNECTION. CONTACT ENGINEER IF INVERT FIELD CONDITIONS VARY FROM DESIGN.
6. WATER UTILITIES: FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGNER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE MAINE WATER COMPANY STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE PORTLAND WATER DISTRICT AND CITY OF PORTLAND.
7. GAS UTILITIES: PROJECT GAS LOAD, GAS UTILITY DESIGN, AND FINAL GAS SERVICE LOCATION AND METERS TO BE DEFINED BY M.E.P. AND IN ACCORDANCE WITH UNITIL.
8. ELECTRIC UTILITIES: ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION AND TRANSFORMER SIZE, IF NECESSARY DEFINED BY M.E.P. M.E.P. TO FINALIZE SERVICE CONNECTION TO BUILDING. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
9. CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY CHARTER COMMUNICATIONS AND SPECTRUM PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH ALL UTILITY COMPANIES INVOLVED.

PLAN REFERENCES:
1. BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY OWEN HASKELL, INC. DATED AUGUST 30, 2024.
2. ALTA / NSPS LAND TITLE SURVEY PREPARED BY OWEN HASKELL, INC. DATED SEPTEMBER 9, 2021 AND LAST REVISED DECEMBER 10, 2021.
3. PLAN TITLED "MAIN STREET SEWER SEPARATION" PREPARED BY BERRY, HUFF, MCDONALD, MILLIGAN INC. DATED APRIL 4, 2020



ISSUED FOR	BY DATE
ATS	PFH 9/20/24
PRELIMINARY	PFH 10/16/24

DRAWING NAME: **GRADING & DRAINAGE PLAN**

PROJECT NAME: **PEPPERELL MILL – BUILDINGS 19 & 20 REDEVELOPMENT – BIDDEFORD ME**

CLIENT: 1921 PEPPERELL, LLC
16 CASCO STREET PORTLAND, MAINE, 04101

A C O R N ENGINEERING, INC.

THIS PLAN SHALL NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE DONE AT SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2855

FILE:AE_1246_GRADING

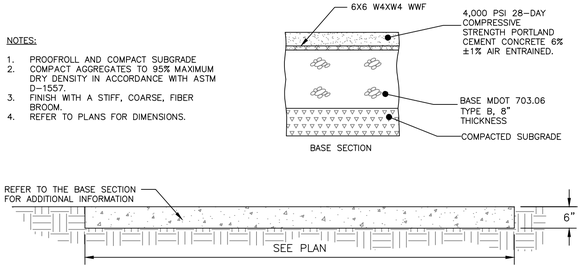
JN:	1246
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	DSH
CHECKED BY:	PFH

STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-30

NOTES:

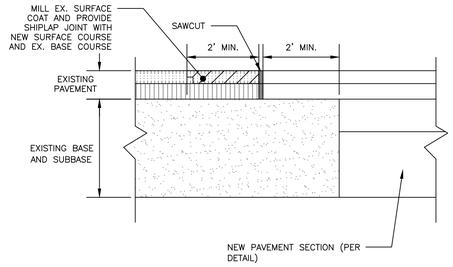
1. PROOFROLL AND COMPACT SUBGRADE
2. COMPACT AGGREGATES TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
3. FINISH WITH A STIFF, COARSE, FIBER BROOM.
4. REFER TO PLANS FOR DIMENSIONS.



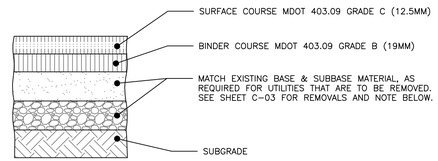
CONCRETE PAD DETAIL
NOT TO SCALE

NOTES:

1. SAWCUT EXISTING PAVEMENT AND REMOVE 2' STRIP OF EXISTING PAVEMENT. CREATE UNIFORM AND RIGID BUTT JOINT AND APPLY BITUMINOUS TACK COAT AT AN APPLICATION RATE OF 0.10 TO 0.14 GALLONS PER SQUARE YARD PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
2. THE NEW PAVEMENT SECTION SHALL MEET PAVEMENT SECTION DETAIL AT A MINIMUM OR THE THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH WHICHEVER IS GREATER.



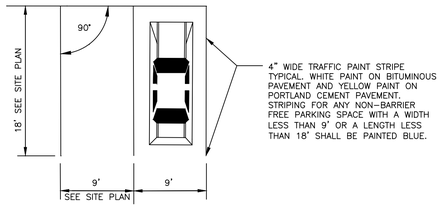
PAVEMENT SAWCUT DETAIL
NOT TO SCALE



NOTE:
1. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
2. CONTRACTOR TO VERIFY EXISTING ROAD BASE AND SUBBASE MATERIALS AND MATCH EXISTING.
3. PROJECT PROPOSES TO MILL EXISTING PAVEMENT AND INSTALL NEW BITUMINOUS PAVEMENT PER DETAIL. REFER TO APPLICABLE UTILITY CROSS SECTIONS FOR NEW UTILITY INSTALLATION.

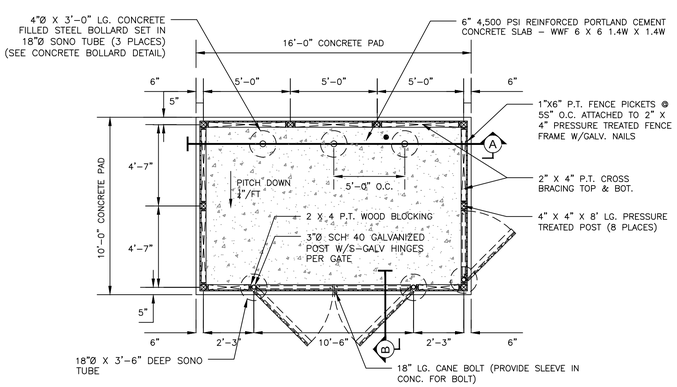
THICKNESS OF LAYERS	
STANDARD	LAYERS
1.25"	SURFACE COURSE MDOT 403.09 GRADE C (12.5mm)
2"	BINDER COURSE MDOT 403.09 GRADE B (19mm)
4"	AGGREGATE BASE GRAVEL MDOT 703.06 TYPE B OR A
18"	AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D

PAVEMENT PROFILE
MAJOR RESIDENTIAL STREETS
NOT TO SCALE

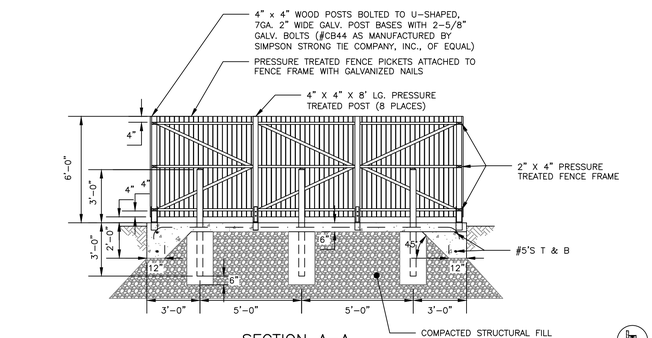


PARKING SPACE DIMENSIONS
NOT TO SCALE

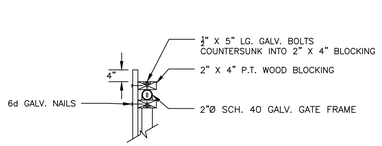
DUMPSTER COUNT					
CONC. PAD DIMENSIONS	TOTES	2-YD	4-YD	6-YD	8-YD
4' X 3'	1	0	0	0	0
8' X 5'	4	1	1	0	0
8' X 7'	4	1	1	1	0
8' X 8'	8	2	2	1	1
10' X 12'	12	3	3	2	1
10' X 14'	16	4	4	2	2
10' X 16'	16	4	4	2	2



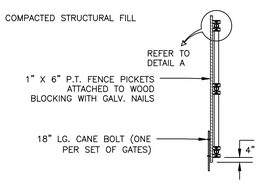
DUMPSTER ENCLOSURE PLAN AND DETAILS
NOT TO SCALE



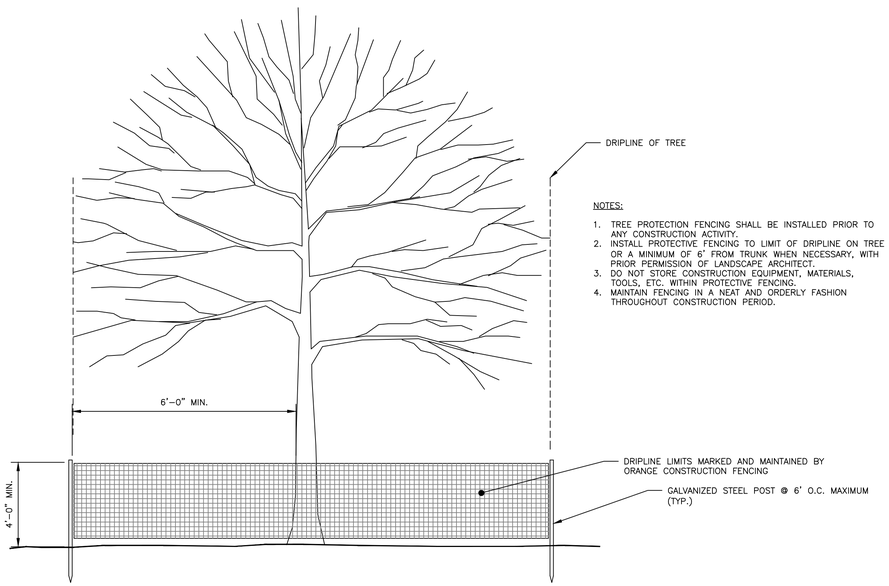
SECTION A-A



DETAIL A



SECTION B-B



NOTES:
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. INSTALL PROTECTIVE FENCING TO LIMIT OF DRIPLINE ON TREE OR A MINIMUM OF 6' FROM TRUNK WHEN NECESSARY, WITH PRIOR PERMISSION OF LANDSCAPE ARCHITECT.
3. DO NOT STORE CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, ETC. WITHIN PROTECTIVE FENCING.
4. MAINTAIN FENCING IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD.

TREE PROTECTION DETAIL
NOT TO SCALE

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
ATS	PFH 9/20/24
PRELIMINARY	PFH 10/16/24

DRAWING NAME: SITE DETAILS - 1

PROJECT NAME: PEPPERELL MILL - BUILDINGS 19 & 20 REDEVELOPMENT - BIDDEFORD ME

CLIENT: 1921 PEPPERELL, LLC
16 CASCO STREET PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN AUTHORIZATION OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

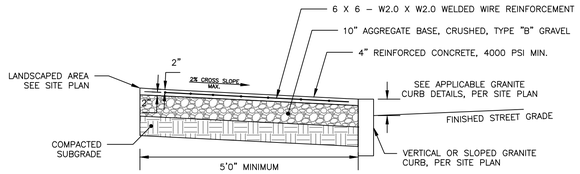
ACORN ENGINEERING, INC.
PO BOX 1237 BIDDEFORD, MAINE 04104
(207) 775-2655

FILE:	AE_1246_DETAILS
JN:	1246
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	DSH
CHECKED BY:	PFH

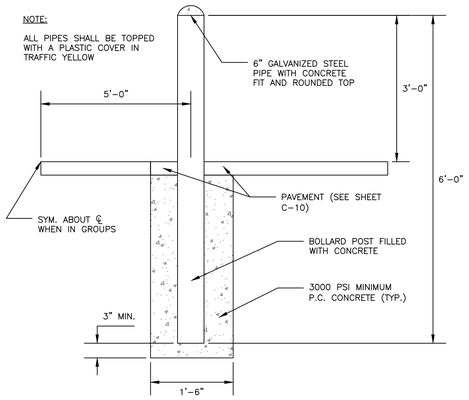
STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-40

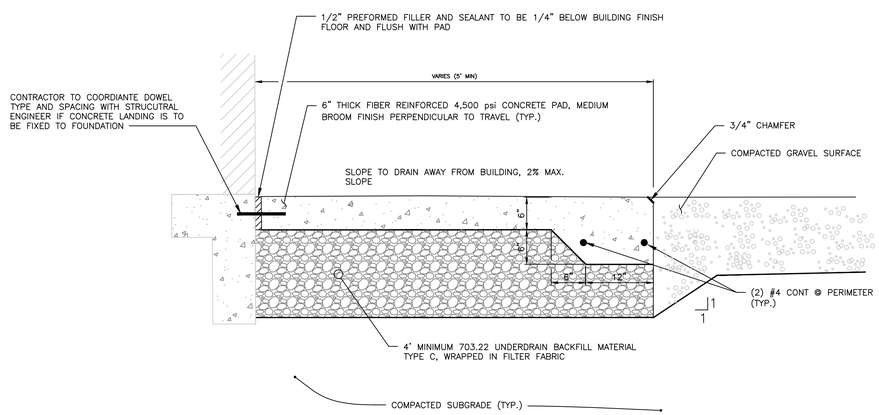
NOTES:
1. AT A MINIMUM, TESTING SHALL CONSIST OF ENTRAINED AIR AND SLUMP TESTS ON SITE PRIOR TO POURING THE SIDEWALKS. ENTRAINED AIR TESTS SHALL BE DONE IN ACCORDANCE WITH AASHTO T152. TEST FIRST TWO LOADS AND EVERY THIRD LOAD THEREAFTER PROVIDED CONSISTENT RESULTS ARE ACHIEVED.
2. WELDED WIRE FABRIC SHALL BE PLACED 2 INCHES ABOVE THE CRUSHED GRAVEL, AND 2 INCHES FROM ALL FINISHED EDGES, EXPANSION JOINTS AND CURBS. ALL FABRIC JOINTS SHALL BE OVERLAPPED A MINIMUM OF 1 FOOT AND BE PROPERLY TIED. IF THE CONTRACTOR ELECTS TO USE REBAR, ONLY 4–GAUGE WILL BE ACCEPTABLE. IF THE CONTRACTOR ELECTS TO USE A PRE–MIXED FIBER MESH, A SPECIFICATION SHEET MUST BE SUBMITTED AND PRE–APPROVED BY THE ENGINEER PRIOR TO ITS APPLICATION.
3. SLABS SHALL BE PLACED ALTERNATELY IN LENGTHS NOT TO EXCEED 30 FEET OR AS DIRECTED AND SHALL BE SEPARATED BY AN EXPANSION JOINT OF PREFORMED EXPANSION FILLER ½ INCH IN THICKNESS.
4. WHEN CONSTRUCTED ADJACENT TO A BUILDING, RETAINING WALL OR OTHER FIXED STRUCTURE, A ½ INCH THICK PREFORMED JOINT FILLER SHALL BE USED BETWEEN THE SLAB AND THE STRUCTURE.
5. THE SIDEWALK SURFACE SHALL BE SCORED INTO BLOCK UNITS NO GREATER THAN 40 SQUARE FEET AS DIRECTED. THE DEPTH OF THE SCORING SHALL BE AT LEAST ONE QUARTER OF THE THICKNESS OF THE SLAB.
6. ANY MATCHING INTO EXISTING SIDEWALKS SHALL BE DONE SO WITH A CLEAN VERTICAL FACE CONNECTION.
7. THE SURFACE SHALL BE FINISHED TO PRODUCE A BROOMLIKE "BRUSHED" PATTERN. NO PLASTERING OF THE SURFACE WITH MORTAR WILL BE PERMITTED. THE FINISH SHALL RESULT IN A SURFACE OF UNIFORM TEXTURE AND COLOR. ALL OUTSIDE EDGES OF THE SLAB AND ALL JOINTS SHALL BE ROUNDED WITH A ¼ INCH RADIUS EDGING TOOL.
8. CONCRETE SHALL BE CURED FOR 72 HOURS. CURING SHALL BE BY MEANS OF THOMPSON'S WATER SEAL AS MANUFACTURED BY E.A. THOMPSON CO., INC. OF MEMPHIS, TENNESSEE, BOILED LINSEED OIL, WHITE PIGMENTED CURING COMPOUND, OR BY OTHER APPROVED METHODS. CONCRETE SIDEWALK TO BE SEALED WITH CONSOLIDECK SALTGUARD WB OR APPROVED EQUAL 28 DAYS AFTER PLACEMENT. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION.
9. GENERAL CONTRACTOR TO COLLECT DELIVERY SLIPS AND TRANSFER TO THE OWNER.
10. WHERE REINFORCED CONCRETE SIDEWALK IS PROPOSED IN A PUBLIC RIGHT OF WAY, THE DETAIL MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE INSTALLATION OF THE WALK.



REINFORCED CONCRETE SIDEWALK
NOT TO SCALE



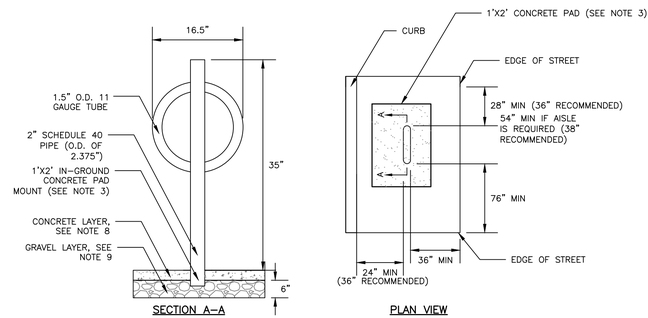
PIPE BOLLARD
NOT TO SCALE



CONCRETE LANDING DETAIL
NOT TO SCALE

NOTES:

1. BICYCLE RACK SHALL BE "DERO BIKE HITCH", AS MANUFACTURED BY DERO BIKE RACKS.
2. BICYCLE RACK SHALL HAVE CAPACITY FOR TWO BICYCLES.
3. BICYCLE RACK PARTS SHALL BE OF UNIFORM COLOR AND SHALL BE FINISHED IN ACCORDANCE WITH PRODUCT SPECIFICATION.
4. BICYCLE RACK SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S MOST RECENT INSTALLATION RECOMMENDATIONS, AND SHALL BE INSTALLED WITH AN IN–GROUND MOUNT UNLESS OTHERWISE APPROVED BY ENGINEER.
5. MINIMUM OFFSETS SHOWN. MANUFACTURER'S RECOMMENDED OFFSETS SHALL BE ENFORCED WHERE POSSIBLE.
6. MINIMUM DISTANCE BETWEEN BICYCLE RACKS SHALL BE 24". RECOMMENDED DISTANCE BETWEEN BICYCLE RACKS SHALL BE 36".
7. ALL OFFSETS ARE FROM OUTSIDE EDGES OF ITEMS.
8. CONCRETE SHALL BE 4000 PSI @28 DAYS. BOTTOM OF CONCRETE SHALL BE AT TOP OF SIDEWALK GRAVEL ELEVATION. DEPTH VARIES APPROX. 4"–7".
9. GRAVEL LAYER SHALL BE INSTALLED IN ACCORDANCE WITH CONCRETE SIDEWALK DETAIL, AND SHALL BE MAINEDOT 703.06 TYPE B.



DERO BIKE HITCH
NOT TO SCALE

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
ATS	PFH 9/20/24
PRELIMINARY	PFH 10/16/24

DRAWING NAME: SITE DETAILS – 2

PROJECT NAME: PEPPERELL MILL – BUILDINGS 19 & 20 REDEVELOPMENT – BIDDEFORD ME

CLIENT: 1921 PEPPERELL, LLC
16 CASCO STREET PORTLAND, MAINE, 04101

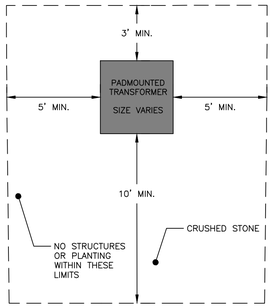
ACORN ENGINEERING, INC.
PO BOX 7321 FALMOUTH, MAINE 04104
(207) 775–2655

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND SHALL NOT BE REUSED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE:	AE_1246_DETAILS
JN:	1246
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	DSH
CHECKED BY:	PFH

STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER
10/16/24

DRAWING NO.
C-41

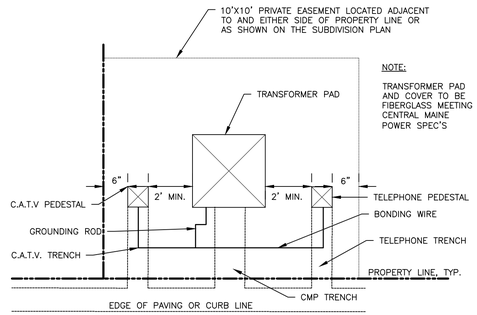


NOTES:

1. WHERE DANGER OF PLOW OR TRAFFIC DAMAGE EXISTS, BARRIERS CONSISTING OF CONCRETE FILLED 6 INCH IPS STEEL POSTS SET 4 FEET DEEP SHALL BE PROVIDED FOR PROTECTION (PRESSURE TREATED 6X6 INCH MIN. TIMBER POSTS MAY BE SUBSTITUTED IN RESIDENTIAL AREAS). POSTS SHALL NOT INTERFERE WITH TRANSFORMER ACCESS. GENERALLY THE POSTS SHALL BE LOCATED NEAR THE CORNERS OF THE TRANSFORMERS.
2. THE SETBACKS DEPICT CLEARANCES FROM OBSTRUCTIONS INCLUDING TREES, SHRUBS, AND FENCES.
3. THERE SHALL BE NO OPENINGS IN THE BUILDING WALL IN BACK OF, BESIDE, OR OVER THE TRANSFORMER UNLESS THE TRANSFORMER IS A MIN. OF 10 FEET FROM THE BUILDING.
4. SIDE CLEARANCES FROM DOORS OR WINDOWS SHALL NOT BE LESS THAN 10 FEET.
5. THERE SHALL BE A MIN. OF 10 FEET BETWEEN THE TRANSFORMER AND ANY GAS METER/REGULATOR, GAS RELIEF VALVE, GAS VENT DISCHARGE, GAS FILLING CONNECTION, OR PROPANE TANK. SOME INSURANCE COMPANIES MAY REQUIRE INCREASED CLEARANCES.
6. TRANSFORMER SHALL BE LOCATED FAR ENOUGH AWAY FROM BUILDING OVERHANGS SO THAT THEY WILL NOT BE SUBJECT TO DAMAGE BY FALLING ICE AND SNOW.
7. IF TRANSFORMER IS NOT INSTALLED IMMEDIATELY UPON THE INSTALLATION OF THE CABLE IN THE PAD, THE CONTRACTOR SHALL PROVIDE AND INSTALL A CMP APPROVED CONCRETE, STEEL, OR FIBERGLASS COVER OVER THE PAD OPENING TO ELIMINATE EXPOSURE OF THE CABLE.

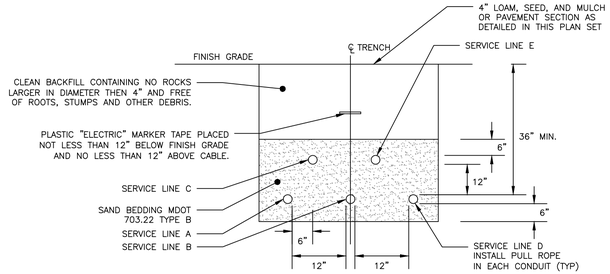
CMP TRANSFORMER SETBACKS

NOT TO SCALE



TYPICAL TRANSFORMER DETAIL

NOT TO SCALE



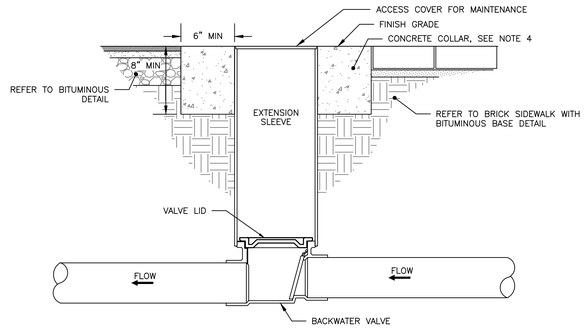
CONDUIT TYPE				
SERVICE	CONDUIT SIZE	GRASS AND PAVED AREAS	UTILITY	REMARKS
A	5"	SCHEDULE 40 PVC ELECTRICAL GRADE	PRIMARY POWER	SEE NOTE 1
B	5"	SCHEDULE 40 PVC ELECTRICAL GRADE	PRIMARY POWER	SEE NOTE 1
C	2-4"	SCHEDULE 40 PVC	COMMUNICATION	–
D	5"	SCHEDULE 40 PVC ELECTRICAL GRADE	SPARE	SEE NOTE 1
E	2-4"	SCHEDULE 40 PVC	CABLE	–

NOTES:

1. 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.
2. MINIMUM SEPARATION OF 24 INCHES BETWEEN PRIMARY CABLE/CONDUIT AND GAS LINES SHALL BE MAINTAINED.
3. CONDUITS WITHIN THE CITY RIGHT-OF-WAY SHALL BE ENCASED IN CONCRETE.
4. FINAL SIZE OF CONDUITS TO BE SPECIFIED BY MEP, ELECTRICIAN, OR DESIGN/BUILD ELECTRICAL CONTRACTOR.

UTILITY TRENCH – PRIMARY AND SECONDARY POWER, TELEPHONE, AND CABLE

NOT TO SCALE



NOTES:

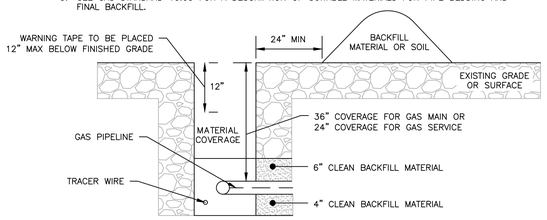
1. BACKFLOW VALVE TO BE PROVIDED BY AGRI DRAIN CORPORATION OR AN APPROVED EQUAL.
2. VALVE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH RULES AND REGULATIONS AS OUTLINED IN SECTION 2 OF THE CITY OF BIDDEFORD TECHNICAL MANUAL.
3. VALVE SHALL BE INSTALLED WITH A VALVE BOX AND COVER TO PROVIDE EASY ACCESS AND MAINTENANCE; VALVE COVER SHALL STATE "SEWER" ON LID FLUSH TO SURFACE. REFER TO VALVE & BOX COVER DETAIL FOR ADDITIONAL INFORMATION.
4. CONCRETE COLLAR AT A MINIMUM 24-HOUR COMPRESSIVE STRENGTH OF 3,000 PSI.

BACKFLOW VALVE ASSEMBLY

NOT TO SCALE

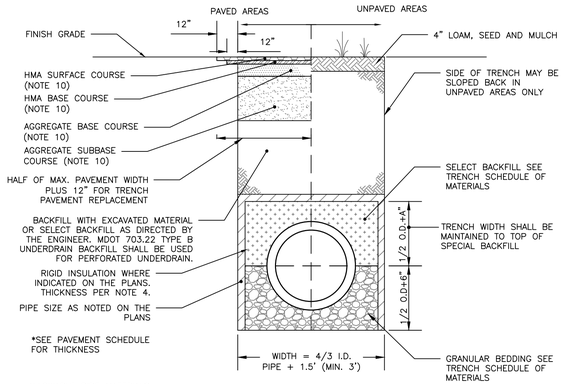
NOTES:

1. INSTALL MAINS WITH A MINIMUM OF 36" OF COVER AND SERVICES WITH A MINIMUM OF 24" OF COVER. EXCEPTIONS MAY BE MADE WITHIN SLATE AND FEDERAL CODES WITH THE PRIOR APPROVAL OF THE OPERATIONS CENTER MANAGER. INSTALL PLASTIC PIPE WITH SLACK SO EXTERNAL LOADING OR THERMAL CONTRACTION WILL NOT PLACE UNNECESSARY STRESS ON THE PIPE OR JOINTS. IN CASES WHERE A STOPPER FITTING OF OTHER NEW MATERIAL IS ADDED TO AN OLDER MAIN SUCH THAT THE MAIN HAS LESS THAN 24" OF COVE, THE CONTRACTOR SHOULD PROVIDE PERMANENT PROTECTION SUCH AS CONCRETE. WHENEVER A MAIN WILL BE INSTALLED WITH LESS THAN 24" OF COVER, NOTIFY THE OPERATIONS CENTER MANAGER OR THE DESIGNEE SO THEY CAN REQUEST APPROVAL FROM THE DEPARTMENT OF PUBLIC UTILITIES.
2. PROCEDURE – SEE FIGURE BELOW
   - 2.1. REMOVE ALL EXCESS WATER FROM THE TRENCH WITH PUMPS OR EQUIVALENT
   - 2.2. PLACE A LAYER OF SAND 4" DEEP IN TRENCH BOTTOM BEFORE LAYING THE PIPE IN THE TRENCH. THE OPERATIONS CENTER MANAGER OR COMPANY FIELD REPRESENTATIVE MAY ALLOW USE OF CLEAN FILL MATERIAL INSTEAD OF SAND PROVIDED IT IS CLEAN AND FREE OF ANY OBJECTS THAT MAY IMPINGE ON THE PIPE.
   - 2.3. FOR PLASTIC PIPE, INSTALL NUMBER 12 AWG SOLID COPPER WIRE (TRACER WIRE) WITH YELLOW INSULATION JACKET ALONG THE LENGTH OF THE SERVICE. THIS WIRE IS USED TO LOCATE THE PIPE. DO NOT PHYSICALLY ATTACH THE WIRE OR ALLOW THE WIRE TO TOUCH THE PLASTIC PIPE. KEEP THE TRACER WIRE AT LEAST 4" AWAY FROM THE PLASTIC PIPE. IF THE INSTALLATION IS TRENCHLESS, THE TRACER WIRE MAY BE LESS THEN 4" AWAY FROM THE PLASTIC PIPE.
   - 2.4. PLACE A MINIMUM OF 6" OF SAND OVER THE PIPE. THE OPERATIONS CENTER MANAGER OR COMPANY FIELD REPRESENTATIVE MAY ALLOW USE OF CLEAN FILL MATERIAL INSTEAD OF SAND PROVIDED IT IS CLEAN AND FREE OF ANY OBJECTS THAT MAY IMPINGE ON THE PIPE.
   - 2.5. PLACE WARNING TAPE IN THE TRENCH NOT MORE THAN 12" BELOW FINISHED GRADE. THE STANDARD WARNING TAPE IS YELLOW, NON-DETECTABLE TAPE, 6" WIDE.
   - 2.6. FILL THE REST OF THE TRENCH WITH CLEAN FILL MATERIAL, USING THE SPOIL WHERE SUITABLE AND ACCEPTABLE. IF THE ORIGINAL SPOIL MATERIAL IS NOT SUITABLE FOR USE AS A SUB-GRADE MATERIAL WHEN RESTORING ROAD SURFACES, USE MATERIAL REQUIRED BY STATE OR LOCAL AGENCIES. REMOVE ALL EXCESS SPOIL IN THE ACCEPTED MANNER.
   - 2.7. PROPERLY COMPACT THE TRENCH TO INSURE THE TRENCH WILL NOT SETTLE.
3. SEE GAS STANDARD 10.03 FOR A DESCRIPTION OF SUITABLE MATERIALS FOR PIPE BEDDING AND FINAL BACKFILL.



NATURAL GAS MAIN/SERVICE TRENCH DETAIL

NOT TO SCALE



ALLOWABLE PIPE MATERIALS:
- REINFORCED CONCRETE PIPE (RCP) MIN. STRENGTH OF CLASS III
- PVC RING TYPE SEWER (SDR 35) OR EQUIVALENT, MIN PS-46 RATING
- PVC RING TYPE SEWER PIPE MEETING ASTM F 789
- DUCTILE IRON PIPE (DIP)
- ADS N-12 HP TRIPLE-WALL MIN PS-46 RATING
- ADS SANITITE HP MIN. PS-46

SCHEDULE OF MATERIALS		
TYPE OF PIPE	GRANULAR BEDDING	SELECT BACKFILL
CMP DUCTILE IRON RCP	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC/HDPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL
CMP	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE

NOTES:

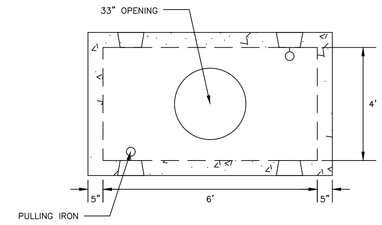
1. ANY ALTERNATE TRENCHING METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF BIDDEFORD TECHNICAL STANDARDS FIGURE II-2.
4. WHERE APPLICABLE, PERFORATIONS IN STORM DRAIN (PERF. SD) SHALL BE ORIENTED UP.
5. STORM DRAIN COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" OF RIGID INSULATION. COVER BETWEEN 3' AND 4' SHALL INCLUDE 2" RIGID INSULATION. OTHER UTILITIES: ADD 2" OF RIGID INSULATION FOR EACH FOOT ABOVE MINIMUM DEPTH.
6. INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES AT THE TOP OF SUBGRADE.
6. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
7. MINIMUM COVER
   - 7.1. 2'-0" – STORM DRAIN
   - 7.2. 5'-0" – SEWER
8. NO TREES SHALL BE PLANTED WITHIN 5' OF A SEWER PIPE OR SERVICE
9. THIS DETAIL SHALL BE APPLIED ONLY TO DRAINAGE PIPE TRENCHES OUTSIDE OF THE CITY OF BIDDEFORD ROW.
10. THICKNESS AS NOTED BY SURFACE DETAILS
11. ALL PROPOSED TREES PLANTED WITHIN 10' OF A STORM OR SEWER PIPE SHALL BE PLANTED AT A DEPTH NO GREATER THAN 3' DEEP. PERMEABLE LANDSCAPE FABRIC SHALL CREATE A ROOT BARRIER AROUND THE PIPES. CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE DRAWINGS.

STORM DRAIN AND SEWER TYPICAL TRENCH SECTION

NOT TO SCALE

NOTES:

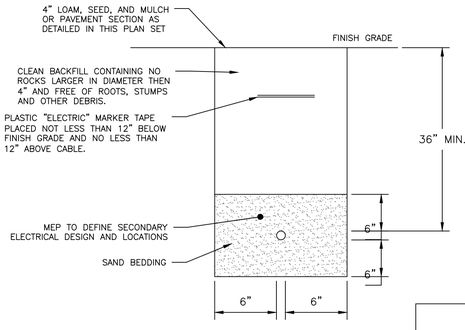
1. SPLICE BOX SHALL BE DESIGNED TO WITHSTAND H20 LOADING WITH 6" OF OVERBURDEN. THE DESIGN SHALL ALSO COMPLY WITH NATIONAL ELECTRICAL SAFETY CODE SECTION 323A. PROVIDE SHOP DRAWINGS STAMPED BY A STATE OF MAINE REGISTERED PROFESSIONAL ENGINEERING UPON REQUEST.
2. FOR USE WITH 32" COVER MARKED CMP CO., S/C62-1830 (MIN. ONE COURSE OF BRICK TO GRADE.)
3. SPLICE BOX AND SLAB SHALL BE SET ON A SUITABLE GRAVEL BASE.



PLAN VIEW

CMP 4' X 6' SPLICE BOX

NOT TO SCALE



SECONDARY ELECTRICAL TRENCH

NOT TO SCALE

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
ATS	PFH 9/20/24
PRELIMINARY	PFH 10/16/24

DRAWING NAME: UTILITY DETAILS – 1

PROJECT NAME: PEPPERELL MILL – BUILDINGS 19 & 20 REDEVELOPMENT – BIDDEFORD ME

CLIENT: 1921 PEPPERELL, LLC
16 CASCO STREET PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.
ENGINEERING, INC.

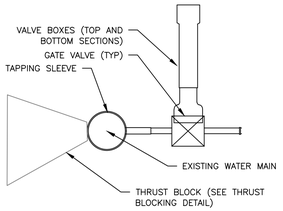
THESE PLANS SHALL NOT BE MODIFIED, WITHOUT WRITTEN PERMISSION OR, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND PROVIDE LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
P.O. BOX 3257, PORTLAND, MAINE 04104
(207) 775-2655

FILE: AE_1246_DETAILS
JN: 1246
SCALE: AS NOTED
DESIGNED BY: ZMS
DRAWN BY: DSH
CHECKED BY: PFH

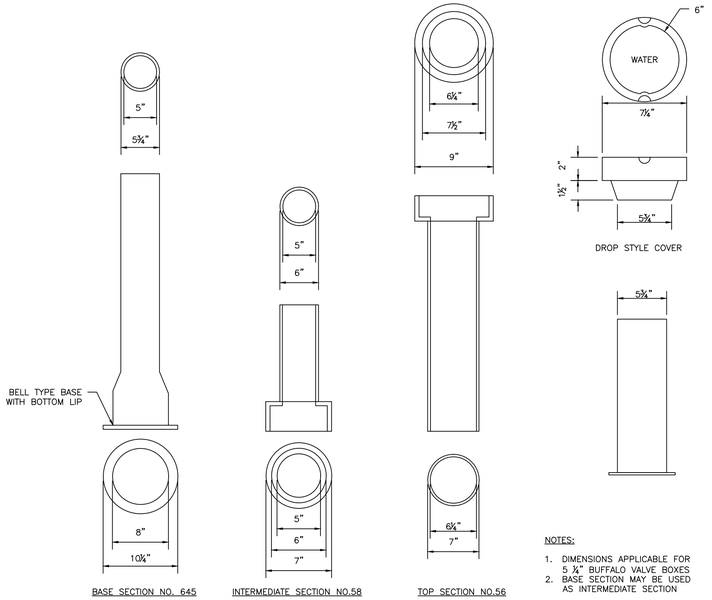
PETER F. HEIL 15318 LICENSED PROFESSIONAL ENGINEER STATE OF MAINE

DRAWING NO.
C-42



SIDE VIEW

TAPPING SLEEVE AND VALVE
NOT TO SCALE



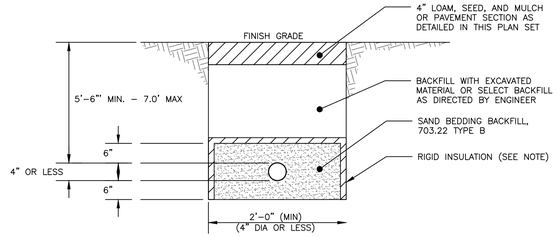
NOTES:

1. DIMENSIONS APPLICABLE FOR 5 ¼" BUFFALO VALVE BOXES
2. BASE SECTION MAY BE USED AS INTERMEDIATE SECTION

VALVE BOX & COVER
NOT TO SCALE

NOTES:

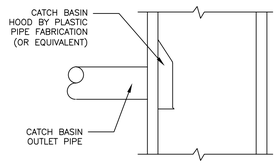
1. THE WATER TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MAINE WATER COMPANY'S STANDARD DETAILS & SPECIFICATIONS.
2. IF LESS THAN 5'-6" OF COVER IS POSSIBLE ADD TWO LAYERS OF 2-INCH "BLUE DOW" RIGID INSULATION.



WATER SERVICE TRENCH SECTION DETAIL
NOT TO SCALE

NOTES:

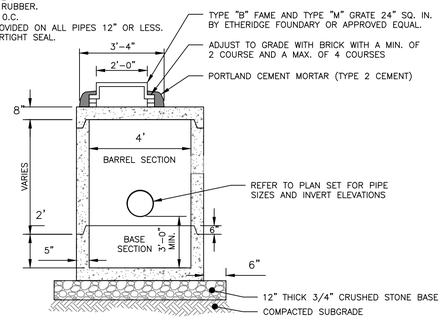
1. INSTALL CATCH BASIN HOODS IN ALL CATCH BASINS WITH A 12" OR GREATER OUTLET PIPE.
2. PREFERRED STYLE DESIGNED TO ELIMINATE CEMENTING OF THE TRAP.
3. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION REQUIREMENTS



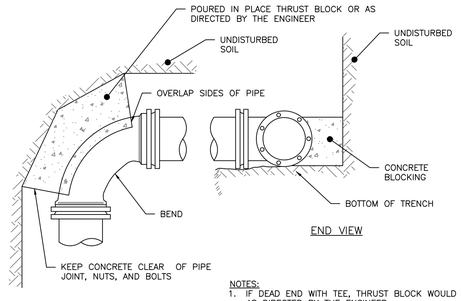
CATCH BASIN HOOD DETAIL
NOT TO SCALE

NOTES:

1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF.
5. JOINTS SEALED WITH BUTYL RUBBER.
6. POLYPROPYLENE STEPS 12" O.C.
7. CASCO TRAPS SHALL BE PROVIDED ON ALL PIPES 12" OR LESS.
8. ALL PIPES TO HAVE A WATERTIGHT SEAL.



4'-0" PRECAST CATCH BASIN WITH FLATTOP
NOT TO SCALE



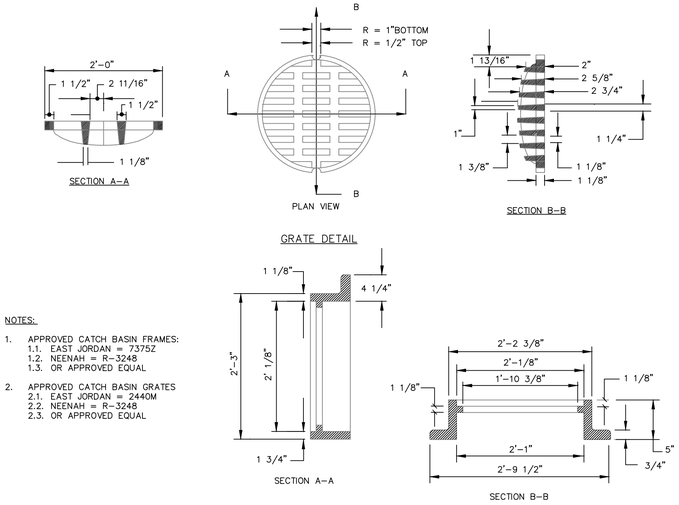
NOTES:

1. IF DEAD END WITH TEE, THRUST BLOCK WOULD BE REQUIRED OR AS DIRECTED BY THE ENGINEER
2. SEE THRUST/RETAINER GLAND SCHEDULE FOR TYPE OF BLOCKING TO BE USED ON BENDS

THRUST BLOCKING: REGULAR BEND
NOT TO SCALE

NOTES:

1. APPROVED CATCH BASIN FRAMES:
   1.1. EAST JORDAN = 7375Z
   1.2. NEENAH = R-3248
   1.3. OR APPROVED EQUAL
2. APPROVED CATCH BASIN GRATES
   2.1. EAST JORDAN = 2440M
   2.2. NEENAH = R-3248
   2.3. OR APPROVED EQUAL



CATCH BASIN FRAME & GRATE
NOT TO SCALE

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
ATS	PFH 9/20/24
PRELIMINARY	PFH 10/16/24

DRAWING NAME: UTILITY DETAILS - 2

PROJECT NAME: PEPPERELL MILL - BUILDINGS 19 & 20 REDEVELOPMENT - BIDDEFORD ME

CLIENT: 1921 PEPPERELL, LLC
16 CASCO STREET PORTLAND, MAINE, 04101

THESE PLANS SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND ALTERATIONS MADE BY OTHERS, OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND SHALL INDEMNIFY ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3257 PORTLAND, MAINE 04104
(207) 775-2655

FILE:	AE_1246_DETAILS
JN:	1246
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	DSH
CHECKED BY:	PFH

STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-43

1.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

AS PART OF THE SITE DEVELOPMENT, THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IMPLEMENTED. DEVICES SHALL BE INSTALLED AS DESCRIBED IN THIS REPORT OR WITHIN THE PLAN SET. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES FOR FURTHER REFERENCE.

1.1 TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE PLANNED FOR THE PROJECT'S CONSTRUCTION PERIOD:

1.1.1 CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT ALL ACCESS POINTS TO THE PROJECT SITE WHERE THERE ARE DISTURBED AREAS. THE FOLLOWING SPECIFICATIONS SHALL BE FOLLOWED AT A MINIMUM:
- STONE SIZE SHALL BE 2–3 INCHES, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THE THICKNESS OF THE ENTRANCE STONE LAYER SHALL BE NO LESS THAN 6 INCHES.
- THE ENTRANCE SHALL NOT BE LESS THAN 20 FEET WIDE, HOWEVER NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. THE LENGTH SHALL NOT BE LESS THAN 50 FEET IN LENGTH.
- GEOTEXTILE FABRIC (WOVEN OR NON–WOVEN) SHALL BE PLACED OVER THE ENTIRE ENTRANCE AREA.
- THE ENTRANCE/EXIT SHALL BE MAINTAINED TO THE EXTENT THAT IT WILL PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC ROAD WAYS.

1.1.2 SILTATION FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED DOWN GRADIENT OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL PERMANENT STABILIZATION IS ACHIEVED. THE SILT FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THE PLAN SET AND INSPECTED BEFORE AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE OR BERM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM.

1.1.3 HAY MULCH INCLUDING HYDRO SEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND NOVEMBER 1ST ON SLOPES OF LESS THAN 15 PERCENT SHALL BE COVERED BY FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. MULCH PLACED BETWEEN NOVEMBER 1ST AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT AND EQUAL TO OR FLATTER THAN 2:1 SHALL USE MATS OR FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.

1.1.4 AT ANY TIME OF THE YEAR, ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH DOUBLE NET EROSION CONTROL BLANKET BIONET SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL, OR EROSION CONTROL MIX SLOPE PROTECTION AS DETAILED WITHIN THE PLANS.

1.1.5 **MAIN STREET AND THE PEPPERELL CAMPUS** SHALL BE SWEPT TO CONTROL MUD AND DUST FROM THE CONSTRUCTION SITE AS NECESSARY. ADD ADDITIONAL STONE TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.

1.1.6 DURING DEMOLITION, CLEARING AND GRUBBING OPERATIONS, STONE CHECK DAMS SHALL BE INSTALLED AT ANY AREAS OF CONCENTRATED FLOW. THE MAXIMUM HEIGHT OF THE CHECK DAM SHALL NOT EXCEED 2 FEET. THE CENTER OF THE CHECK DAM SHALL BE 6 INCHES BELOW THE OUTER EDGES OF THE DAM. THE CONTRACTOR SHALL MULCH THE SIDE SLOPES AND INSTALL STONE CHECK DAMS FOR ALL NEWLY EXCAVATED DITCH LINES WITHIN 24 HOURS OF THEIR CREATION.

1.1.7 SILT FENCE STAKE SPACING SHALL NOT EXCEED 6 FEET UNLESS THE FENCE IS SUPPORTED WITH 14 GAUGE WIRE IN WHICH CASE THE MAXIMUM SPACING SHALL NOT EXCEED 10 FEET. THE SILT FENCE SHALL BE "TOED" INTO THE GROUND.

1.1.8 STORMDRAIN INLET PROTECTION SHALL BE PROVIDED TO STORMDRAINS THROUGH THE USE OF ANY OF THE FOLLOWING: HAY BALE DROP INLET STRUCTURES, SILT FENCE DROP INLET SEDIMENT FILTER, GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER, OR CURB INLET SEDIMENT FILTER. BARRIERS SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT AND REPAIRED AS NECESSARY. SEDIMENTS SHALL BE REMOVED WHEN ACCUMULATION HAS REACHED ½ THE DESIGN HEIGHT.

1.1.9 DUST CONTROL SHALL BE ACCOMPLISHED BY THE USE OF ANY OF THE FOLLOWING: WATER, CALCIUM CHLORIDE, STONE, OR AN APPROVED MDEP PRODUCT. DUST CONTROL SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.

1.1.10 TEMPORARY LOAM, SEED, AND MULCHING SHALL BE USED IN AREAS WHERE NO OTHER EROSION CONTROL MEASURE IS USED. APPLICATION RATES FOR SEEDING ARE PROVIDED AT THE END OF THIS REPORT.

1.1.11 STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF FORMATION UNLESS A SCHEDULED RAIN EVENT OCCURS PRIOR TO THE 7 DAY WINDOW, IN WHICH CASE THE STOCKPILE SHALL BE STABILIZED PRIOR TO THE RAIN EVENT. METHODS OF STABILIZATION SHALL BE MULCH, EROSION CONTROL MIX, OR EROSION CONTROL BLANKETS/MATS. SILT FENCE OR A WOOD WASTE COMPOST FILTER BERM SHALL BE PLACED DOWNHILL OF ANY SOIL STOCKPILE LOCATION.

1.1.12 FOR DISTURBANCE BETWEEN NOVEMBER 1 AND APRIL 15, PLEASE REFER TO WINTER STABILIZATION PLAN IN THIS REPORT AND THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR FURTHER INFORMATION.

1.1.13 IT IS OF THE UTMOST IMPORTANCE THAT STORMWATER RUNOFF AND POTENTIAL SEDIMENT FROM THE CONSTRUCTION SITE BE DIVERTED AROUND THE PROPOSED UNDERDRAINS UNTIL THE TRENCH IS BACKFILLED.

1.2 PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES ARE INTENDED FOR POST DISTURBANCE AREAS OF THE PROJECT.

1.2.1 ALL DISTURBED AREAS DURING CONSTRUCTION, NOT SUBJECT TO OTHER PROPOSED CONDITIONS, SHALL RECEIVE A MINIMUM 4" OF LOAM AND SHALL BE LIMED, AND MULCHED.
EROSION CONTROL BLANKETS OR MATS SHALL BE PLACED OVER THE MULCH IN AREAS NOTED IN PARAGRAPH 4.2 OF THIS REPORT.

1.2.2 ALL STORMWATER DEVICES SHALL BE INSTALLED AND TRIBUTARY AREAS STABILIZED PRIOR RECEIVING STORMWATER.

1.2.3 REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

2.0 EROSION AND SEDIMENTATION CONTROL PLAN

2.1 THE EROSION AND SEDIMENTATION CONTROL PLAN IS INCLUDED WITHIN THE PLAN SET.

3.0 DETAILS AND SPECIFICATIONS

3.1 EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

4.0 STABILIZATION PLAN FOR WINTER CONSTRUCTION

WINTER CONSTRUCTION CONSISTS OF EARTHWORK DISTURBANCE BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15, THEN THE SITE SHALL BE PROTECTED WITH OVER–WINTER STABILIZATION. ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MIX, EROSION CONTROL MATS, RIPRAP, OR GRAVEL BASE ON A ROAD SHALL BE CONSIDERED OPEN.

THE CONTRACTOR SHALL LIMIT THE WORK AREA TO AREAS THAT WORK WILL OCCUR IN DURING THE SUBSEQUENT 15 DAYS AND SO THAT IT CAN BE MULCHED ONE DAY PRIOR TO A SNOW EVENT. THE CONTRACTOR SHALL STABILIZE WORK AREAS PRIOR TO OPENING ADDITIONAL WORK AREAS TO MINIMIZE AREAS WITHOUT EROSION CONTROL MEASURES.

THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING WINTER CONSTRUCTION PERIODS:

4.1 SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

4.2 MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75–LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE–INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCHING AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4.3 SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR–INCH LAYER OF EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE–ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.

4.4 SEEDING

BETWEEN THE DATES OF OCTOBER 15TH AND APRIL 1ST, LOAM OR SEED SHALL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS NOT BEEN LOAMED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.

DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

4.5 OVER WINTER STABILIZATION OF DISTURBED SOILS

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

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION – BY OCTOBER 1ST, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3LBS PER 1,000 S.F., LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 LBS PER 1,000 S.F., AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1ST, THEN MULCH THE AREA FOR OVER–WINTER PROTECTION.

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

- STABILIZE THE SOIL WITH MULCH – BY NOVEMBER 15TH, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 LBS PER 1,000 S.F. ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

4.6 OVER WINTER STABILIZATION OF DISTURBED SLOPES

ALL STONE–COVERED SLOPES SHALL BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15TH. ALL SLOPES TO BE VEGETATED SHALL BE SEEDED AND MULCHED BY SEPTEMBER 1ST. A SLOPE IS CONSIDERED A GRADE GREATER THAN 15%. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1ST, THEN ONE OF THE FOLLOWING ACTION SHALL BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS – BY OCTOBER 1ST THE DISTURBED SLOPE SHALL BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1,000 S.F. AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1ST, THEN THE CONTRACTOR SHALL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP.

- STABILIZE THE SOIL WITH SOD – THE DISTURBED SLOPE SHALL BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR SHALL NOT USE LATE–SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 3H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

- STABILIZE THE SOIL WITH EROSION CONTROL MIX – EROSION CONTROL MIX SHALL BE PROPERLY INSTALLED BY NOVEMBER 15TH. THE CONTRACTOR SHALL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 2H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

- STABILIZE THE SOIL WITH STONE RIPRAP – PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. A REGISTERED PROFESSIONAL ENGINEER SHALL BE HIRED TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

5.0 INSPECTION AND MAINTENANCE

A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT PERIODIC VISUAL INSPECTIONS OF INSTALLED EROSION CONTROL MEASURES. THE FREQUENCY OF INSPECTION SHALL OCCUR AT LEAST ONCE EVERY TWO WEEKS, AS WELL AS AFTER A "STORM EVENT". A "STORM EVENT" SHALL CONSIST 0.5 INCHES OF RAIN WITHIN A 24 HOUR PERIOD. THE FOLLOWING EROSION AND SEDIMENT CONTROL – BEST MANAGEMENT PRACTICES (BMP'S) SHALL INSPECTED IN THE MANNER AS DESCRIBED.

5.1 SEDIMENT BARRIERS

HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AND REPAIRED FOR THE FOLLOWING IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER. FILTER BERMS SHOULD 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.

5.2 STABILIZED STONE CONSTRUCTION ENTRANCES

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 AND REDISTRIBUTED ON SITE IN A STABLE MANNER. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS, WHICH HAVE EXPERIENCED MUD–TRACKING ON TO THE PAVEMENT OR TRAVELED WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

5.3 MULCHED AREAS

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, RE–INSTALL THE NETS AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.

5.4 DUST CONTROL

WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHALL BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

5.5 STORMWATER APPURTENANCES

ALL UNDERDRAINS, STORM DRAINS, AND CATCH BASINS NEED TO BE OPERATING EFFECTIVELY AND FREE OF DEBRIS.

5.6 EROSION AND SEDIMENTATION CONTROL INSPECTIONS:

ACORN ENGINEERING HAS PERSONNEL QUALIFIED TO CONDUCT EROSION AND SEDIMENTATION CONTROL INSPECTIONS. FOR FURTHER INFORMATION CONTACT:

CONTACT: PETER HEIL, PE
TELEPHONE: (207) 775–2655

QUALIFICATIONS:

ø MAINE PROFESSIONAL ENGINEERING LICENSE #15318
ø MAINE DEP – CERTIFIED IN MAINTENANCE & INSPECTION OF STORMWATER BMP'S CERT
ø MAINE DEP – CERTIFIED THIRD–PARTY INSPECTOR
ø CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) CERT. #7071

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

6.0 IMPLEMENTATION SCHEDULE

THE FOLLOWING IMPLEMENTATION SEQUENCE IS INTENDED TO MAXIMIZE THE EFFECTIVENESS OF THE ABOVE DESCRIBED EROSION CONTROL MEASURES. CONTRACTORS SHOULD AVOID OVEREXPOSING DISTURBED AREAS AND LIMIT THE AMOUNT OF STABILIZATION AREA.

1. INSTALL A STABILIZED CONSTRUCTION ENTRANCE IN ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER AND EXIT THE SITE.
2. INSTALL PERIMETER SILT FENCE OR EROSION CONTROL BERM.
3. INSTALL ALL OTHER EROSION CONTROL DEVICES AS NECESSARY THROUGHOUT THE REMAINDER OF THIS SCHEDULE.
4. COMMENCE INSTALLATION OF DRAINAGE INFRASTRUCTURE.
5. PRIORITIZE THE DOWNHILL SIDE TO CONTAIN RUNOFF WITHIN THE SITE WHILE PROVIDING AN ENGINEERED OUTLET WITH SILTATION BARRIER TO THE MUNICIPAL STORMWATER SYSTEM WITHIN MAIN STREET.
6. COMMENCE EARTHWORK OPERATIONS, WALL AND FOUNDATION INSTALLATION.
7. COMMENCE INSTALLATION OF UTILITIES.
8. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
9. COMPLETE INSTALLATION OF DRAINAGE INFRASTRUCTURE, AS WELL AS OTHER UTILITY WORK.
10. COMPLETE REMAINING EARTHWORK OPERATIONS.
11. INSTALL SUB–BASE AND BASE GRAVELS IN PAVED AREAS.
12. INSTALL PAVING, CURBING AND BRICKWORK.
13. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
14. ONCE THE SITE IS STABILIZED, 90% CATCH OF GRASS HAS BEEN OBTAINED, OR MULCHING OF LANDSCAPE AREAS IS COMPLETE REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
15. TOUCH UP AREAS WITHOUT A VIGOROUS CATCH OF GRASS WITH LOAM AND SEED.
16. COMPLETE SITE SIGNAGE AND STRIPING.
17. EXECUTE PROPER MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

THE ABOVE IMPLEMENTATION SEQUENCE SHOULD BE GENERALLY FOLLOWED BY THE SITE CONTRACTOR. HOWEVER, THE CONTRACTOR MAY CONSTRUCT SEVERAL ITEMS SIMULTANEOUSLY. THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE OF THE WORK. IF THE CONTRACTOR IS TO COMMENCE THE CONSTRUCTION OF MORE THAN ONE ITEM ABOVE, THEY SHALL LIMIT THE AMOUNT OF EXPOSED AREAS TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE FOLLOWING 30 DAYS.

THE CONTRACTOR SHALL RE–VEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT. THE CONTRACTOR SHALL INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEMS AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

7.0 SEEDING PLAN

7.1 SITE PREPARATION

THE SEEDED AREAS SHALL BE FEASIBLY GRADED OUT TO PROVIDE THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. IF NECESSARY, THE SITE MAY REQUIRE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL REPORT.

7.2 SEEDBED PREPARATION

FERTILIZER SHALL BE APPLIED TO THE SITE AT A RATE OF 13.8 POUNDS PER 1,000 SQUARE FEET. THE COMPOSITION OF THE FERTILIZER SHALL BE 10–10–10 (N–P205–K20) OR EQUIVALENT.

LIMESTONE SHALL BE APPLIED TO THE SITE AT A RATE OF 138 POUNDS PER 1,000 SQUARE FEET.

7.3 SEEDING

THE COMPOSITION AND AMOUNT OF TEMPORARY SEED APPLIED TO A SITE SHALL BE DETERMINED BY THE FOLLOWING TABLE:

TEMPORARY SEED APPLICATION RATES

SEED	LBS / ACRE	RECOMMENDED SEEDING DATES
WINTER RYE	2.57	8/15 TO 10/1
OATS	1.84	4/1 TO 7/1 8/15 TO 9/15
ANNUAL RYGRASS	0.92	4/1 TO 7/1
SUDANGRASS	0.92	5/15 TO 8/15
PERENNIAL	0.92	8/15 TO 9/15
TOTAL	7.17 LBS/ACRE	

PERMANENT SEED APPLICATION RATES

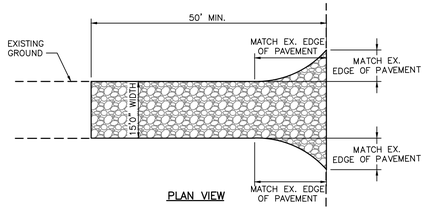
SEED	LBS / ACRE
KENTUCKY BLUEGRASS	20.00
CREEPING RED FESCUE	20.00
PERENNIAL RYEGRASS	4.80
TOTAL	44.8 LBS/ACRE

7.4 MULCHING

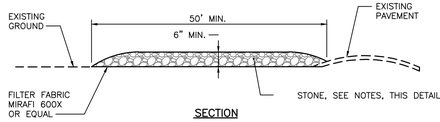
MULCH SHALL BE HARDWOOD AND APPLIED AT A RATE OF 70 LBS – 90 LBS PER 1,000 SQUARE FEET. THE MULCH SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. THE SEEDED AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED. MULCHING DURING THE WINTER SEASON SHALL BE DOUBLE THE NORMAL AMOUNT. REFER TO DETAIL FOR MORE INFORMATION.

8.0 CONCLUSION

THE ABOVE EROSION CONTROL NARRATIVE IS INTENDED TO MINIMIZE THE DEVELOPMENT IMPACT BY IMPLEMENTING TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.



PLAN VIEW

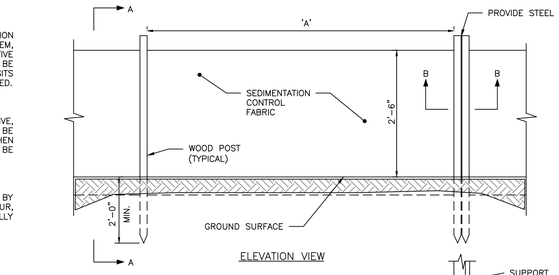


SECTION

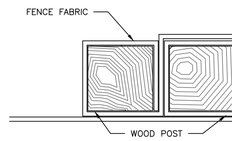
NOTES:

1. CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES
2. STONE SHALL BE 2"–3" COARSE AGGREGATE
3. CONSTRUCTION ENTRANCE SHALL BE GRADED TO NOT ALLOW ANY STORMWATER TO BE CONVEYED OFF SITE. IN SITUATIONS WHERE THIS IS NOT POSSIBLE, ANY STORMWATER CONVEYED OFFSITE SHALL BE TREATED OR RETAINED IN A MANNER APPROVED BY ENGINEER.
4. WHEN NECESSARY, ON–SITE VEHICLES SHALL HAVE THEIR WHEELS CLEANED PRIOR TO LEAVING SITE.
5. CONSTRUCTION ENTRANCE SHALL BE GRADED IN A MANNER THAT PREVENTS TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT–OF–WAY

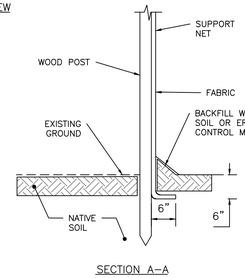
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



ELEVATION VIEW



SECTION B–B



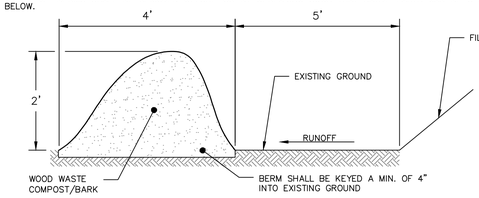
SECTION A–A

SILT FENCE REINFORCEMENT	MAX. SPACING "A"
NONE	6'
WIRE REINFORCEMENT 14 GAUGE, 6" MESH	10'

SILTATION FENCE DETAIL
NOT TO SCALE

NOTES:

1. THE EROSION CONTROL MIX SHALL CONFORM TO THE FOLLOWING STANDARDS AND IN ACCORDANCE WITH THE MAINE DOT CHAPTER 700, SECTION 717.04(D):
   1.1. pH BETWEEN 5.0 – 8.0
   1.2. PARTICLE SIZE (BY WEIGHT):
   1.2.1. 100% PASSING A 150 MM (6 IN) SCREEN
   1.2.2. 75 TO 85% PASSING A 19 MM (0.75 IN) SCREEN
   1.3. SOLUBLE SALTS CONTENT < 4.0 MMHOS/CM
   1.4. ORGANIC MATTER 20 TO 100% , DRY WEIGHT BASIS
2. THE BERM SHOULD BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR, WHEN NECESSARY THE BERM MAY BE PLACED PERPENDICULAR TO THE SLOPE ALONG THE PROPERTY LINE TO CONTAIN THE SEDIMENT PROVIDED A BERM IS LOCATED AT THE BASE OF THE SLOPE.
3. THE BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TOE OF SHALLOW SLOPES, ON FROZEN GROUND, LEDGE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.
4. BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS STABILIZED OR 90% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED OFFSITE OR BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.


4'
5'
FILL SLOPE
2'
EXISTING GROUND
RUNOFF
WOOD WASTE COMPOST/BARK

GENERAL NOTES:

1. ALL BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF BIDDEFORD STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF BIDDEFORD STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.

PLAN REFERENCES:

1. BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY OWEN HASKELL, INC. DATED AUGUST 30, 2024.
2. ALTA / NSPS LAND TITLE SURVEY PREPARED BY OWEN HASKELL, INC. DATED SEPTEMBER 9, 2021 AND LAST REVISED DECEMBER 10, 2021.
3. PLAN TITLED "MAIN STREET SEWER SEPARATION" PREPARED BY BERRY, HUFF, MCDONALD, MILLIGAN INC. DATED APRIL 4, 2020

SPACE AND BULK STANDARDS			
ZONE:	REQUIRED (MSRD3)	REQUIRED (GD-1)	LOT 19 & LOT 20
MINIMUM LOT SIZE	NONE	NONE (WITHIN EX. STRUCTURES ONLY)	20,396 SF
MINIMUM STREET FRONTAGE	NONE	–	454.16'
MINIMUM FRONT YARD SETBACK	NONE	–	0'
MINIMUM REAR YARD SETBACK	NONE	–	0'
MINIMUM SIDE YARD SETBACK	NONE	–	0'
MINIMUM BUILDING HEIGHT	MIN. 2 STORIES OR 26 FEET	–	4 STORIES
MINIMUM SHORE FRONTAGE	–	NONE (WITHIN EX. STRUCTURES ONLY)	–
SACO RIVER SETBACK (INCLUDING PARKING AREAS)	–	100' FROM NORMAL HIGH-WATER LINE	–
MAXIMUM UNITS PER LOT AREA	–	NONE (WITHIN EX. STRUCTURES ONLY)	64 UNITS
MAX LOT COVERAGE	100%	–	100%
SHORELAND ZONE MAX LOT COVERAGE	–	70%	–

PARKING SUMMARY				
USE	UNITS	SPACES REQUIRED	EXISTING	PROPOSED
RESIDENTIAL	64	1 SPACE / DWELLING UNIT (EXCLUSIVELY FOR & OCCUPANCY RESTRICTED) = 64 SPACES	–	–
MULTIFAMILY DEVELOPMENTS	–	INCREASE OF 5% (OF 64 SPACES) TO ALLOW FOR VISITORS = 4 SPACES	–	–
ADA (8'X18')	–	–	–	
STANDARD (9'X18')	–	–	–	2
TOTAL SPACES	–	68	–	68*

*66 PARKING SPACES TO BE REQUESTED FROM THE CITY OF BIDDEFORD PARKING GARAGE TO SATISFY THE PARKING REQUIREMENT

OWNER:
1921 PEPPERELL, LLC
CONTACT: JOSH CUSHMAN
16 CASCO STREET
PORTLAND, ME 04101

CIVIL/SITE ENGINEER:
ACORN ENGINEERING, INC.
CONTACT: PETER HEIL, P.E.
500 WASHINGTON AVENUE
PORTLAND, ME 04103

SURVEYOR
OWEN HASKELL, INC.
CONTACT: RANDY LOUBIER, P.L.S.
390 U.S RT 1, SUITE 10
FALMOUTH, ME 04105

APPROVED: BIDDEFORD PLANNING BOARD
CHAIRPERSON: DATE:

THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF PRACTICE SET FORTH BY THE MAINE STATE BOARD OF LICENSURE FOR LAND SURVEYORS.

RANDY R. LOUBIER, MAINE P.L.S. #2407 DATE:
OWEN HASKELL, INC.

PROPOSED CONCRETE
PROPOSED PAVEMENT
BUILDING
EX. PROPERTY LINE
STRIPING

STATE OF MAINE, YORK, ss
REGISTRY OF DEEDS

RECEIVED _____

AT ____ hr. ____ min. ____ m AND RECORDED

IN PLAN BOOK _____, PAGE _____

ATTEST: _____
REGISTER

EASEMENTS:

EXISTING:
1. RIGHT OF WAY AND EASEMENT AS RECORDED IN BOOK 1928, PAGE 556.
2. RIGHT OF WAY EASEMENT AS RECORDED IN BOOK 15880, PAGE 864.
3. PERMANENT RIVERWALK EASEMENT AS RECORDED IN BOOK 17028, PAGE 417.
4. AMENDMENT AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS OF PEPPERELL MILL MASTER ASSOCIATION AS RECORDED IN BOOK 19264, PAGE 833.
5. EASEMENT DEED AND AGREEMENT AS RECORDED IN BOOK 19455, PAGE 626.

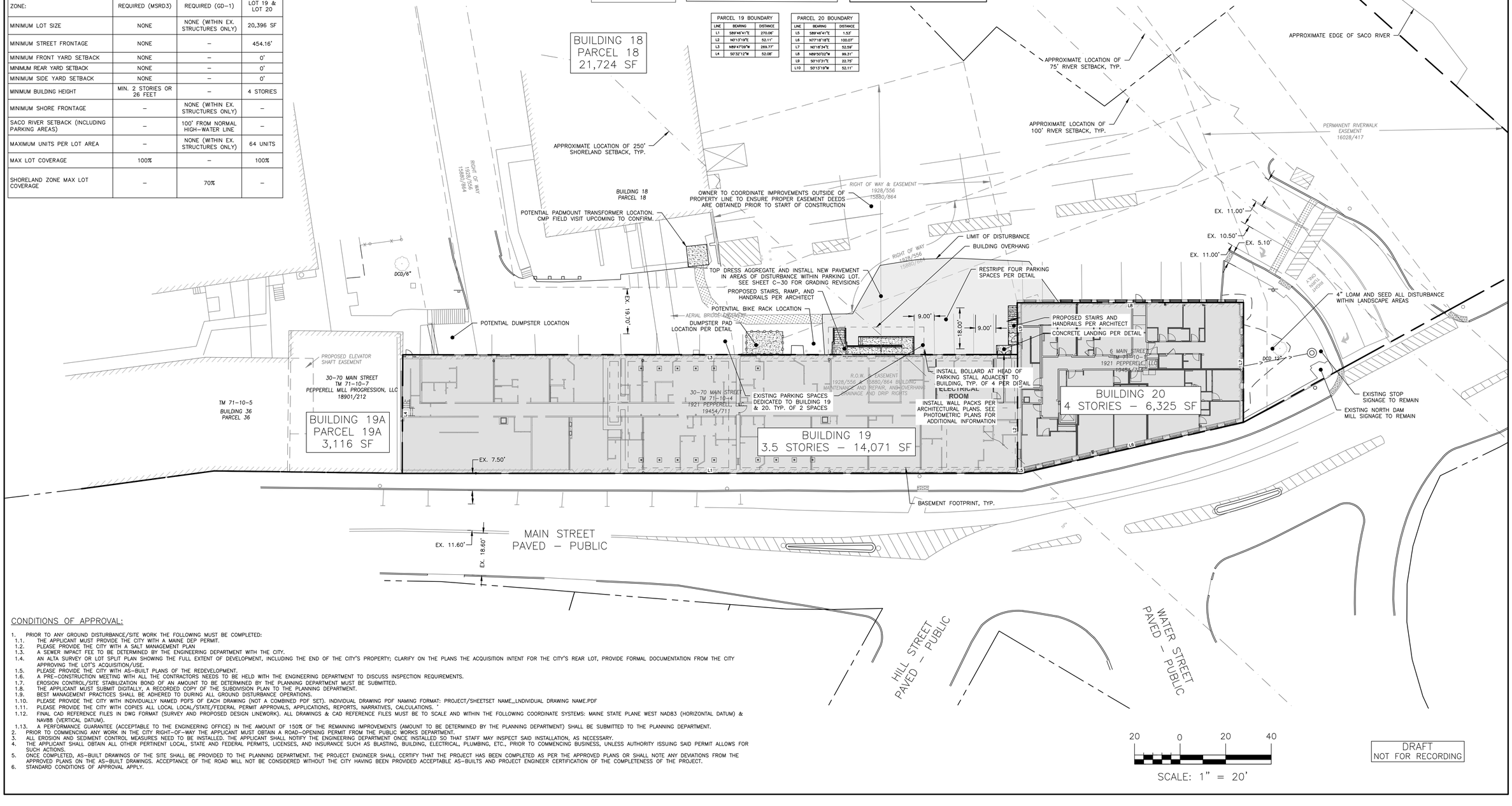
PROPOSED:
1. TBD

WAIVERS:

1. WAIVER TO BE EXEMPT FROM STORMWATER STANDARDS IN PART III – ARTICLE XI – SECTION 5.B.1 DRAINAGE

PARCEL 19 BOUNDARY		
LINE	BEARING	DISTANCE
L1	S89°46'41"E	270.06'
L2	N0°13'19"E	52.11'
L3	N89°47'09"W	269.77'
L4	S0°32'12"W	52.08'

PARCEL 20 BOUNDARY		
LINE	BEARING	DISTANCE
L5	S89°46'41"E	1.53'
L6	N77°18'18"E	100.07'
L7	N0°18'34"E	52.09'
L8	N89°50'02"W	99.31'
L9	S0°10'31"E	22.75'
L10	S0°13'19"W	52.11'



CONDITIONS OF APPROVAL:

1. PRIOR TO ANY GROUND DISTURBANCE/SITE WORK THE FOLLOWING MUST BE COMPLETED:
   - 1.1. THE APPLICANT MUST PROVIDE THE CITY WITH A MAINE DEP PERMIT.
   - 1.2. PLEASE PROVIDE THE CITY WITH A SALT MANAGEMENT PLAN
   - 1.3. A SEWER IMPACT FEE TO BE DETERMINED BY THE ENGINEERING DEPARTMENT WITH THE CITY.
   - 1.4. AN ALTA SURVEY OR LOT SPLIT PLAN SHOWING THE FULL EXTENT OF DEVELOPMENT, INCLUDING THE END OF THE CITY'S PROPERTY; CLARIFY ON THE PLANS THE ACQUISITION INTENT FOR THE CITY'S REAR LOT, PROVIDE FORMAL DOCUMENTATION FROM THE CITY APPROVING THE LOT'S ACQUISITION/USE.
   - 1.5. PLEASE PROVIDE THE CITY WITH AS-BUILT PLANS OF THE REDEVELOPMENT.
   - 1.6. A PRE-CONSTRUCTION MEETING WITH ALL THE CONTRACTORS NEEDS TO BE HELD WITH THE ENGINEERING DEPARTMENT TO DISCUSS INSPECTION REQUIREMENTS.
   - 1.7. EROSION CONTROL/SITE STABILIZATION BOND OF AN AMOUNT TO BE DETERMINED BY THE PLANNING DEPARTMENT MUST BE SUBMITTED.
   - 1.8. THE APPLICANT MUST SUBMIT DIGITALLY, A RECORDED COPY OF THE SUBDIVISION PLAN TO THE PLANNING DEPARTMENT.
   - 1.9. BEST MANAGEMENT PRACTICES SHALL BE ADHERED TO DURING ALL GROUND DISTURBANCE OPERATIONS.
   - 1.10. PLEASE PROVIDE THE CITY WITH INDIVIDUALLY NAMED PDFS OF EACH DRAWING (NOT A COMBINED PDF SET). INDIVIDUAL DRAWING PDF NAMING FORMAT: PROJECT/SHEETSET NAME_LNDIVIDUAL DRAWING NAME.PDF
   - 1.11. PLEASE PROVIDE THE CITY WITH COPIES ALL LOCAL LOCAL/STATE/FEDERAL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, CALCULATIONS. '
   - 1.12. FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY AND 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) & NAV88 (VERTICAL DATUM).
   - 1.13. A PERFORMANCE GUARANTEE (ACCEPTABLE TO THE ENGINEERING OFFICE) IN THE AMOUNT OF 150% OF THE REMAINING IMPROVEMENTS (AMOUNT TO BE DETERMINED BY THE PLANNING DEPARTMENT) SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT.
2. PRIOR TO COMMENCING ANY WORK IN THE CITY RIGHT-OF-WAY THE APPLICANT MUST OBTAIN A ROAD-OPENING PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES NEED TO BE INSTALLED. THE APPLICANT SHALL NOTIFY THE ENGINEERING DEPARTMENT ONCE INSTALLED SO THAT STAFF MAY INSPECT SAID INSTALLATION, AS NECESSARY.
4. THE APPLICANT SHALL OBTAIN ALL OTHER PERTINENT LOCAL, STATE AND FEDERAL PERMITS, LICENSES, AND INSURANCE SUCH AS BLASTING, BUILDING, ELECTRICAL, PLUMBING, ETC., PRIOR TO COMMENCING BUSINESS, UNLESS AUTHORITY ISSUING SAID PERMIT ALLOWS FOR SUCH ACTIONS.
5. ONCE COMPLETED, AS-BUILT DRAWINGS OF THE SITE SHALL BE PROVIDED TO THE PLANNING DEPARTMENT. THE PROJECT ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED AS PER THE APPROVED PLANS OR SHALL NOTE ANY DEVIATIONS FROM THE APPROVED PLANS ON THE AS-BUILT DRAWINGS. ACCEPTANCE OF THE ROAD WILL NOT BE CONSIDERED WITHOUT THE CITY HAVING BEEN PROVIDED ACCEPTABLE AS-BUILTS AND PROJECT ENGINEER CERTIFICATION OF THE COMPLETENESS OF THE PROJECT.
6. STANDARD CONDITIONS OF APPROVAL APPLY.

DRAFT
NOT FOR RECORDING

ISSUED FOR	BY	DATE
ATS	PFH	9/20/24
PRELIMINARY	PFH	10/16/24

DRAWING NAME: SUBDIVISION PLAT
PROJECT NAME: PEPPERELL MILL – BUILDINGS 19 & 20 REDEVELOPMENT – BIDDEFORD ME
CLIENT: 1921 PEPPERELL, LLC
16 CASCO STREET PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE DONE AT THE SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

FILE: AE_1246_SITE
JN: 1246
SCALE: AS NOTED
DESIGNED BY: ZMS
DRAWN BY: DSH
CHECKED BY: PFH

STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
PLAT

Saco River Corridor Commission

"Communities Working Together To Protect Our Rivers"

November 12, 2024

Robin Patterson
Biddeford City Clerk
PO Box 586
Biddeford, ME 04005

Dear Ms. Patterson:

The Saco River Corridor Commission rules require that copies of applications for permits or variances be on file at the town or city clerk's office in the municipality where the proposed use will take place. This allows municipal officials, planning board members, and abutters an opportunity to review the applications before the Commission takes action.

We recently received applications from the following for development within the corridor:

1. **William & Sophia Adams**, Permit #20-419 – Seeking a second-time extension for a permit to construct a single-family residence with accessory structures no closer than 225 feet from the normal high water line of the Saco River at 22 Old Hollis Road (Map 7, Lot 7-4) in Biddeford.
2. **1921 Pepperell, LLC**, Application #20-497 – Seeking a permit for a change of use to convert a vacant mill building into a multi-unit residential use with associated infrastructure upgrades no closer than 60 feet from the mean high water line of the Saco River at 6 & 32/40 Main Street (Map 71, Lots 10-1, 10-4 & 10-7) in Biddeford.

Full copies of these applications are available via the links above. Please keep this on file at your office for 60 days. A hard copy of the full applications can be sent via mail if desired. The applications will be heard at the Commission Meeting scheduled for 7:00 p.m. on Monday, November 25th, 2024, at the Bonny Eagle High School, 700 Saco Road in Standish, Maine.

Thank you for your cooperation. If you have any questions, please do not hesitate to contact me.

Sincerely,

Haley Lachance

Haley Lachance
Administrative Assistant

Enclosures

cc: Amber St. Ours, Biddeford Deputy City Clerk
Roby Fecteau, Biddeford Code Enforcement Officer
Danielle Charron, Biddeford Code Enforcement Office Manager
David Galbraith, Biddeford City Planner
Larry Patoine, Biddeford Planning Board Chair
Donald Furman, SRCC Commissioner

P.O. Box 283 - Cornish, Maine 04020-0283 - (207) 625-8123 Fax (207) 625-7050 Email: srcc@srcc-maine.org

PRELIMINARY SITE PLAN & SUBDIVISION APPLICATION

PEPPERELL MILL BUILDINGS 19 & 20 REDEVELOPMENT

CITY OF BIDDEFORD, MAINE

Prepared By:

ACORN ENGINEERING, INC.

For:

1921 PEPPERELL, LLC

October, 2024

A C O R N Engineering, Inc. • www.acorn-engineering.com
207-775-2655 • PO Box 3372 • Portland • Maine • 04104

ACORN ENGINEERING, INC.

Planning Board & Planning Department
Attn: Mr. David Galbraith
City of Biddeford, Maine
205 Main Street
Biddeford, ME 04005

October 16, 2024

Subject: Preliminary Site Plan & Subdivision Application
Pepperell Mill – Buildings 19 and 20 Redevelopment, Biddeford

Members of the Board, & Mr. Galbraith:

On behalf of 1921 Pepperell, LLC, we are pleased to submit the accompanying package of submission materials related to the proposed redevelopment at 6 & 32/40 Main Street. The parcels are mapped as Map: 71, Block: 10-1, 10-4, 10-7 and located in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3), and the General Development-1 (GD-1) Shoreland Overlay Zoning Districts. The existing site is the location of a vacant mill building. The project proposes to redevelop the existing buildings into (64) residential units, with some utility infrastructure upgrades. We understand the existing campus is primarily already built out with parking areas, and limited site improvements are anticipated as part of the redevelopment.

Limits of Disturbance: 4,091 SF
Lot 19 Area: 14,071 Square Feet
Lot 20 Area: 6,325 Square Feet

- It should be noted that the two property boundaries for Lost 19 & 20 only contain the building footprints therefore the entirety of each parcel is impervious area.

The team's vision for this site is to foster a community-based space for living adjacent to the scenic river. One of many redevelopments within the Mill district, this project will further increase the activity within the City's flourishing downtown. If you have any questions regarding these materials or the completeness of the application materials, please do not hesitate to contact us.

Sincerely,

William H. Savage, P.E.
Principal
Acorn Engineering, Inc.

Peter F. Heil P.E.
Project Manager
Acorn Engineering, Inc.

TABLE OF CONTENTS

EXHIBIT #	TITLE
1.	RIGHT, TITLE, OR INTEREST
2.	DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS
3.	FINANCIAL & TECHNICAL CAPACITY
4.	PHOTOGRAPHS
5.	EROSION & SEDIMENTATION CONTROL REPORT
6.	TRAFFIC OVERVIEW
7.	UTILITY SUMMARY
8.	PUBLIC SAFETY LETTER OF APPROVAL REQUESTS
9.	LIGHTING
10.	SOLID WASTE
11.	WAIVERS

LIST OF DRAWINGS

C-01	COVER SHEET & LEGEND
C-02	GENERAL NOTES
EX	BOUNDARY & TOPOGRAPHIC SURVEY – BY OWEN HASKELL, INC.
C-03	CONSTRUCTION MANAGEMENT PLAN
C-10	SITE PLAN
C-20	UTILITY PLAN
C-30	GRADING PLAN
C-40	SITE DETAILS – 1
C-41	SITE DETAILS – 2
C-42	UTILITY DETAILS – 1
C-43	UTILITY DETAILS – 2
C-44	EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
PLAT	SUBDIVISION PLAT
	ARCHITECTURAL ELEVATIONS, FLOOR PLANS, & RENDERINGS
	PHOTMETRIC PLAN

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: 1921 Pepperell, LLC
Mailing Address: 16 Casco Street, Portland, ME, 04101
Telephone: (207) 744-3084
Email: jcushman@corefirms.com

What is your legal interest in the property?

☑ Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:

Name: See Applicant
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: Peter Heil, PE (Acorn Engineering I
Mailing Address: P.O. Box 3372, Portland, ME 04104
Telephone: (207) 775-2655
Email: Pheil@acorn-engineering.com

Engineer/Surveyor's Information:

Name: Peter Heil, PE (Acorn) / Randy Loubier, PLS (Owen Haskell, INC)
Mailing Address: See Above / 390 U.S. Route 1, Falmouth, ME 04105
Telephone: See Above / (207)-774-0424
Email: See Above / rloubier@owenhaskell.com

Project Location and Lot Information:

Street Address: 6 and 32-40 Main Street Drainage Watershed: Saco River
Tax Map: 71 Lot: 10-7, 10-4, 10-1
Current Zoning: MSRD3 Shoreland Zoning: GD-1
Size of Lot: 23.512 SF ( )acres ( )s.f. Lot Frontage: Approx. 422 FT
Existing Use of Property: Vacant Mill 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:
The project proposes to redevelop the existing buildings into 64 residential units, with utility infrastructure improvements

Property to be Serviced by:

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

Limits of Disturbance: 4,091 ( )acres ☑ s.f.
Net change in impervious cover: 0 SF ( )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 - Existing Building
Percent of structure expansion (Max 30%): 0%
__ **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: 0 SF
Total new square feet paving/parking: 0 SF

Waiver Requests (attach details):

1. Part III - Article XI - Section 5.B.1 Drainage
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** 10/11/2024

Signature of Property Owner: _____ **Date** 10/11/2024

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_INDIVDUAL 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 INDIVIUDAL 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 - SITE PLAN APPLICATION DRAWING CHECKLIST *LAST REVISED: 05/17/23*

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant for any Site Plan submittal to the Planning Department.
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have adequate reasoning to justify their absence.
3. City to review applicant's submittal and checklist responses. Projects missing submittal information with non-acceptable reasoning will be rejected.
4. Items in **BLACK** are required for 'Preliminary Site Plan' approval & 'Final Site Plan' approval.
5. Items in **BLUE** are only required for 'Final Site Plan' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	Pepperell Mill - Buildings 19 & 20 Redevelopment
Planning Board # (if available):	
Applicant Name/Info:	1921 Pepperell, LLC
Submittal #/Type (Prelim/Final):	Preliminary
Submittal Date:	

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE		CITY REVIEW RESPONSE	
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
1	**GENERAL PLAN REQUIREMENTS**				
A	Drawing specific legends (linetypes, hatches, etc.)				
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)				
C	North arrows, standard engineering scale viewports, dated revision blocks				
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)				
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)				
2	**COVER SHEET**				
A	Project Name & Property Address	YES			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	YES			
C	Site Location Map	YES			
D	Sheet Set List of Drawings	YES			
E	Tax Map and Lot ID	YES			
F	Zoning & Shoreland Zone Information	YES			
G	Existing Use Description	YES			
H	Proposed Use Description	YES			
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	YES			
J	Name of Drainage Watershed	YES			
K	Within the MS4 Urbanized Area (Yes/No)	YES			
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	YES			
M	Within the 100-year Flood Zone (Yes/No)	NO	N/A		
N	Public Road Proposed (Yes/No)	NO	N/A		
O	Private Road Proposed (Yes/No)	NO	N/A		
P	Public Sewer Connection (Yes/No); if yes, need to include a proposed sewer flow calculation per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)	YES			
Q	Public Storm Drain Connection (Yes/No)	YES			
R	Limits of Disturbance in acres	YES			
S	Pervious Land Cover square footage, existing and proposed	YES			
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	YES			
U	Building Roof square footage, existing and proposed	YES			
V	Assigned Planning Board Number				
W	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)	N/A			
3	**EXISTING CONDITIONS PLAN**				
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	YES			
B	Survey Benchmark Locations (with XYZ Coordinates annotated)	NO			
C	Property & Right-of-Way Lines	YES			
D	Boundary line information (bearings, distances, etc.)	YES			
E	Property pin and monumentation locations	YES			
F	Existing easements with proper ownership identified	YES			
G	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	YES			
H	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES			
I	100-year Flood Zone Limits & Elevation	NO	N/A		
J	USDA-NRCS Soil Boundaries and Labels	YES			
K	Existing contours with adequate contour labelling; minimum 1' contour interval	YES			
L	Existing building FFEs annotated	YES			
M	Spot elevations for existing building corners, door entrances, accessible parking/walkways, road centerlines, and bottom/top of curbs	YES			
N	Existing buildings & structures	YES			
O	Existing pavement areas & number of parking spaces	YES			
P	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	YES			
Q	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	YES			
R	Existing signage and striping	YES			
S	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	YES			
T	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)				
U	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	YES			
V	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	NO	N/A		
W	Location of any borings, drinking wells, and monitoring wells	NO	N/A		
4	**SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN**				
A	Limits-of-disturbance outlined and acreage annotated	YES			
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES			
C	100-year Flood Zone Limits	NO	N/A		
D	Callout existing site features to be demolished/removed/replaced	YES			
E	Callout existing utilities to be demolished/removed/abandoned-in-place	YES			
F	Hatch existing buildings and pavement to be removed	YES			
G	Construction Entrance location(s)	NO	N/A		
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	YES			
I	Stockpile and staging area(s) identified (with proper perimeter control)	YES			
J	Inlet protection location(s)	YES			
K	Note requiring contractor to implement dust control measures throughout construction	YES			
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	YES			
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing				

N	If large development is proposed with an extensive underground stormwater conveyance network, show sediment trap/basin location(s) needed for constructability/phasing; provide sizing calculations				
5	**SITE PLAN/SUBDIVISION PLAN**				
A	Partial Site Plans needed for any viewport scale greater than 1"=20'				
B	Existing property and right-of-way lines	YES			
C	Proposed subdivision lot lines and labels	NO	N/A		
D	Required Zoning Setbacks shown with dimensions and annotation	YES			
E	Bulk requirement summary table (zoning/parking calculations)	YES			
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES			
G	100-year Flood Zone Limits	NO	N/A		
H	Proposed building outlines, door entrances and loading docks	YES			
I	Proposed building labels	YES			
J	Proposed road extents; provide clear annotation if roads will be public or private	YES	N/A		
K	Proposed parking and accessible parking locations; annotate parking space counts	YES			
L	Proposed signage, parking striping, and traffic striping	YES			
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	YES			
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	YES			
O	Separate hatching for buildings, sidewalks, pavement, landscaping	YES			
P	Proposed landscaping; detailed landscaping design should be on separate plans	NO	N/A		
Q	Designated snow storage areas	NO	N/A		
R	Proposed dumpster locations and trash removal access	YES			
S	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	YES			
T	Radial dimensions for all curbs, landscaped islands, sidewalks	NO			
U	Road centerline stationing shown, labelled every 0+50' with curve data	N/A			
V	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	N/A			
W	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	N/A			
X	Planning Board signature block for final recording				
6	**GRADING PLAN**				
A	Partial Grading Plans needed for any viewport greater than 1"=20'				
B	Limits-of-disturbance outlined and acreage annotated	YES			
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)	YES			
D	Existing contours with adequate contour labelling, screened; minimum 1' contour interval	YES			
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	YES			
F	Detailed grading for all ditches, swales, outfalls, and riprap	NO	N/A		
G	All proposed contours tie-into existing contours at limits-of-disturbance outline	YES			
H	Existing spot elevations for all asphalt and curb tie-in locations	YES			
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES			
J	100-year Flood Zone Limits	NO	N/A		
K	Proposed spot elevations for all important roadway geometric points and/or on a 50' maximum interval: low/high points, PC/PT, road centerline, edge-of-asphalt				
L	Proposed spot elevations for all curblines (bottom/top-of-curb) and sidewalks				
M	Proposed spot elevations for all parking and drive aisle geometry points				
N	Proposed spot elevations for all building corners and door-entry locations				
O	Proposed retaining wall/loading dock elevations (bottom/top of wall)				
P	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points				
Q	Proposed % slope arrows for all ADA parking spaces and sidewalks				
R	Proposed longitudinal % slope arrows for drainage ditch centerlines				
S	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas				
T	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)				
7	**ROAD PROFILES (if public/private road proposed)**	NO	N/A		
A	Existing surface; dashed and screened	NO	N/A		
B	Proposed surface; continuous and bold	NO	N/A		
C	Corresponding centerline stationing and curve data annotation	NO	N/A		
D	Road cross-section including proposed surface cross slopes; include multiple sections for various road cross slope conditions proposed (crowned, superelevated)	NO	N/A		
E	Horizontal and vertical scale bars	NO	N/A		
F	Clear annotation if proposed road will be public or private	NO	N/A		
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	NO	N/A		
H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	NO	N/A		
8	**UTILITY PLAN**				
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)	YES			
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	YES			
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	YES			
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)	YES			
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)	YES			
F	Proposed storm culverts, outfalls, and riprap locations and sizes	YES			
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	YES			
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	YES			
I	Flow directional arrows for storm & sewer pipes	YES			
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	YES			
K	All storm drains must be sized to convey the 25-year storm				
L	Sewer force main sizes and invert elevations				
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W)				
N	Grease trap & oil-water separator locations, sizes, elevations				
O	Water, gas, electric, and telecom sizes labelled				
9	**UTILITY PROFILES**				

A	Utility profiles for **all** gravity storm drains and sewer pipes, including all laterals, catch basins, culverts, and outfalls; profiles preferred to be aligned on the pipe centerline (not superimposed on the road centerline)				
B	Existing surface; dashed and screened				
C	Proposed surface; continuous and bold				
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)				
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope				
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated				
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated				
H	Known ledge or groundwater elevations				
I	For all storm drains, 25-year HGL must be shown on profiles with starting tailwater condition identified				
J	For storm outfalls, include riprap sizing and grading extents				
K	Horizontal and vertical scale bars				
10	**DETAILS**				
A	Road section detail, including pavement & gravel depths	YES			
B	Sidewalk, paver, crosswalk, and any other pavement section details	YES			
C	Pavement sawcut detail	YES			
D	Utility trench/backfill detail	YES			
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	YES			
F	Signage, striping, and ADA details	YES			
G	E&S notes and details; only show applicable/proposed measures	YES			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	YES			
I	Storm outfall & riprap details	NO	N/A		
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	NO	N/A		
K	Pump station, grease trap, and oil-water separator details				
L	Conduit section details				
M	Miscellaneous details (as needed)				
11	**LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS**				
A	As required by ordinance; at a minimum: locations, counts, and species/models must be identified				
B	Landscaping & lighting details				
12	**DOCUMENTS/REPORTS/CALCULATIONS**				
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction v. Site Punchlist/As-Built Inspections post-construction	YES			
B	Predevelopment & Post-development Drainage Area Maps, including: i. Subdrainage areas delineated and labeled ii. Points of Interest/Analysis shown and labeled iii. Hatching for different land cover areas (impervious, pervious, gravel) iv. Time of concentration (Tc) paths & durations v. Four City-standardized stormwater summary tables	YES			
C	An approved 'Sewer Ability-to-Serve Letter' from the Engineering Department: i. Applicant to submit proposed sewer flow calculations per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)	YES			
D	A Performance Guarantee Cost Estimate utilizing Planning's template	NO	CURRENTLY COORDINATING THIS REQUIREMENT WITH THE CITY PLANNER		
E	For any Site Location of Development (SLODA) project, the applicant's submittal must mimic a formal submittal to DEP. Submit must abide to DEP's SLODA application and include DEP's SLODA Submittal Checklist (Form D)	NO	N/A		
F	25-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches) via the rational method; starting tailwater conditions/documentation must be clearly identified				
G	If any SWM water quality BMP or detention facility is proposed, hydrologic model exports/hydrographs must be submitted for the for the 2, 10, 25, & 100-year storm frequencies				
H	Sizing calculations for any SWM water quality BMP or detention facility				
I	A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: i. Annual maintenance requirements ii. Annual inspection requirements by a licensed PE; noting that all inspection reports/logs need to be submitted to the Engineering Department by March 1st each following year, identifying what on-going maintenance has occurred and what remedial repairs are needed iii. Signed Property Owner Agreement: including the current property owner's contact information and signature; it must be noted that all stormwater BMP maintenance requirements are linked to the property for perpetuity and transfer to any new ownership				
J	Salt Management Plan				
K	Sewer pump station sizing calculations				
L	Sewer pump station maintenance plan				
M	Grease trap sizing calculations				
N	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more				
O	Summary list & copy of any required DOT/DEP/USACE permits & approvals				

Section 1: Right Title Interest

Please see attached for a copy of the Quitclaim Deeds for the rights of the applicant to the property as recorded at the York County Registry of Deeds, Book: 19454, Page 711

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19454 PG 711**
Instr # 2024017726
06/18/2024 02:55:22 PM
Pages 3 YORK CO

Maine R.E. Transfer Tax Paid

DLN: 1002440277158

QUITCLAIM DEED

PEPPERELL MILL DEVELOPMENT, LLC, a Delaware limited liability company ("Grantor"), with a mailing address at 3100 McKinnon Street, Suite 250, Dallas, Texas 75201, grants to **1921 PEPPERELL, LLC, a Maine limited liability company** ("**Grantee**"), with a mailing address at 72 Commercial Street, Suite 2, Portland, Maine 04101, the premises, together with any buildings thereon, situated in **Biddeford,** County of **York,** and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

In Witness Whereof, the undersigned has hereunto set its hand effective this 17th day of June, 2024.

Grantor:

PEPPERELL MILL DEVELOPMENT, LLC,

a Delaware limited liability company

By: _____

Name: Cross Moceri

Title: Authorized Person

Witness:

_____

Ashley Jiang

460691.1

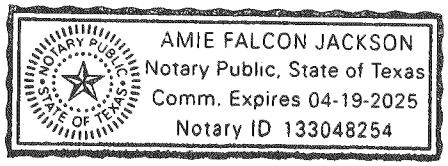
STATE OF TEXAS)

COUNTY OF TRAVIS)

On this 12 day of June, 2023, before me, the undersigned notary public, personally appeared Cross Moceri, the , Authorized Person of PEPPERELL MILL DEVELOPMENT, LLC, a Delaware limited liability company, and proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public

My Commission expires: 4-19-2025



460691.1

Exhibit A to Deed

Legal Description

Certain Buildings/Parcels, being lots or parcels of land, together with the buildings and improvements thereon, located in the City of Biddeford, County of York, State of Maine, and being "Building 19 or "Parcel 19" and "Building 20" or "Parcel 20" as shown on a plan entitled Functional Subdivision, The Mills at Pepperell, Main Street, Biddeford, York County, Maine made for Pepperell Mill Progression, LLC and Pepperell Mill Development, LLC, prepared by Owen Haskell, Inc., Professional Land Surveyors, dated December 10, 2021, as recorded in Plan Book 420, Page 43 of the York County Registry of Deeds.

Such parcels are conveyed together with and subject to the covenants, conditions, easements and restrictions set forth in a certain Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions of Pepperell Mill Master Association recorded in the York County Registry of Deeds in Book 19264, Page 833.

Section 2: Declaration of Easements, Covenants, and Restrictions

Access, maintenance, and utility easements are being considered based on proposed improvements. additional information to be provided as part of Final Site Plan & Subdivision application

Please refer the attached plans for the existing easements across the property.

1. Boundary & Topographic Survey, prepared by Owen Haskell, Inc. dated August 30, 2024

Section 3: Financial and Technical Capacity

Financial Capacity

Please refer to the attached letter from the Applicant's bank confirming financial capacity for the project.

Technical Capacity

Acorn Engineering specializes in providing urban redevelopment, civil/site design, environmental services, municipal consulting, and construction administration. Together, Acorn Engineering, Inc. and Ryan Senatore Architecture have successfully designed and permitted more than 20 level II/III projects in Portland during the past 5 years, including four for Redfern Properties: Munjoy Heights, East Bayside Lofts, The Hiawatha, 70 Anderson, and 1 Upper Falls Way.

Fathom Development, based in Portland, ME, serves as an Owner's Representative and provides Project Management services for the hospitality and multi-family sectors, specializing in historic renovations. Their technical capacity includes master planning, ground-up development, design management, and construction monitoring, ensuring projects honor historical integrity while meeting modern standards.

Archetype Architects provides architectural design planning. Our highly qualified team of six Architects, three Intern Architects, two Interior Designers and an Office Manager brings experience and the highest professional standards to our firm and clients. We work strongly as a team in developing designs. Our team size also assures strict control in cost and design management. Archetype uses the latest in BIM software and project delivery technology. All design decisions are thus available to the client in clear, visually understandable forms so that there is less possibility for misunderstanding or unexpected results. By focusing on transparent, open lines of communication, Archetype has consistently delivered projects with the confidence that there will be no surprises on the client's part when construction begins.

Josh Cushman, 1998-2021 Owner of Portland Builders Inc. we focused on Multi unit Housing, Historic Tax Credit Projects, and Commercial Build Outs

Historic Tax Credit Projects:

- **Cummings Mill* - South Berwick ME 48 Units 65,000 S.F.**
- **Presumpscot Commons* - Westbrook ME 29 Units 40,000 S.F.**
- **Saco Island Apartments* - Saco ME 36 Units 50,000 S.F.**
- **Olde Woolen Mill* - North Berwick ME 44 Units 60,000 S.F.**
- **Campus Commons* - Lisbon ME 14 Units 29,000 S.F.**
- **Sullivan School* - Berwick ME 34 Units 45,000 S.F.**
- **Village Green Apartments – Cumberland ME 38 Units 50,000 S.F.**
- **Hyacinth Place* – Westbrook ME 37 Units 55,000 S.F.**
- **The Inn at Diamond Cove* – Great Diamond Island 44 Hotel Rooms**
- **Hodgkins School* - Augusta ME 47 Units 60,000 S.F.**
- **Mother House* - Portland ME 88 Units 101,000 S.F.**
- **Thomas Plant – Bath ME Memorial Home 37 Units**
- **Congress Square – Portland ME 160 Units 110,000 S.F.**
- **York Manor – Biddeford ME 45 Units 60,000 S.F.**
- **Mildred Fox School – South Paris ME 12 Units 20,000 S.F.**
- **Regency Hotel – Portland ME 60 Hotel Rooms 70,000 S.F.**
- **ME Girls Academy – Portland ME Commercial office space 60,000 S.F**

The above projects are examples of work that are all in similar kind to the proposed Laconia project in Biddeford ME. All of the projects utilized the Historic tax credit process. Projects designated with an * were recipients of the Maine Preservation Honor Award. Additionally I have built many millions of S.F. Of Multi Unit Housing, Condos, and Office Buildings throughout Maine and New Hampshire. When owning Portland Builders Inc. we were one of the premier Construction Managers to be selected as part of the team to revitalize many great historic projects.

Josh Cushman was also an owner on the development side of Tidewater farms in Falmouth and Village green in Cumberland

Stephen Goodrich - Real Estate and Business Accomplishments

Residential Housing Development; Mary Lane, Cumberland Foreside, ME

- In 2004, developed a 12-lot residential subdivision on the border of Falmouth and Cumberland Foreside, ME. Acted as the owner, developer, and marketer, contributing to the area's residential growth.

Industrial Mill Conversion to Housing; Lofts at Saco Falls and Mill at Saco Falls, Biddeford, ME

- From 2011 to 2014, supported developer Nathan Szanton in converting industrial mills into 146 mixed-income housing units. Provided preparatory development work, including coordination with city officials and design input.

Historic Building Redevelopment; Tracy-Causer Building, Portland, ME

- In 1994, restored and redeveloped one of the last surviving colonial-era commercial structures in Portland. The project, recognized as the Portland Historical Society Project of the Year, adhered to State, Local, and National historic guidelines and was listed on the National Registry with the US Park Service. The building was repurposed for commercial use.

Commercial Redevelopment to Silver LEED Standard; Portland Public Market, Portland, ME

- Redeveloped the long-vacant Portland Public Market building into an office space, preserving approximately 200 jobs in Portland. The project utilized New Markets Tax Credits (NMTC) and became the largest redevelopment project in New England to achieve Silver LEED standard at the time.

CEO of PowerPay

- Stephen Goodrich is the CEO of PowerPay, a leading payment processing company. He has expanded the business and invested in landmark properties, such as the Portland Public Market and Riverdam Millyard in Biddeford, aiming to revitalize these properties and support local economic growth.

Acquisition of ZipLine

- In 2023, Stephen Goodrich led ZipLine, a Portland-based fintech company, until its acquisition by PDI Technologies. This strategic move was aimed at expanding ZipLine's services under PDI's umbrella.

Androscoggin Bank

February 23, 2022

To Corporate Realty Advisors:

Androscoggin Bank has completed a preliminary review of Joshua Soley's financial capacity.

The Bank deems Joshua Soley to have the financial capacity and experience to successfully finance and purchase the proposed property. Mr. Soley has the ability to finance up to $100 million with our institution with other bank participants involved.

Final approval would be contingent on receipt of the hotel financials and a complete financial analysis.

If you have any further questions, please do not hesitate to call me at 207-376-6303.

Sincerely,

Eric Hansen
SVP, Commercial Loan Officer
100 Middle Street
Suite 303, West Tower
Portland, Maine 04101
Office: 207.376.6303
Cell: 207.232.4040

Androscoggin Bank

August 24, 2022

To Whom It May Concern:

Androscoggin Bank has completed a preliminary review of Stephen Goodrich's financial capacity.

The Bank deems Stephen Goodrich to have the financial capacity and experience to successfully finance and purchase the proposed properties.

Final approval would be contingent on a complete financial analysis.

If you have any further questions, please do not hesitate to call me at 207-376-6303.

Sincerely,

Eric Hansen
SVP, Commercial Loan Officer
100 Middle Street
Suite 303, West Tower
Portland, Maine 04101
Office: 207.376.6303
Cell: 207.232.4040

Section 4: Photographs

Figure 1: View of the north face of Building 19 & 20 (left side of image) facing west.

Figure 2: View of the north face of Building 19 (left side of image) facing west.

Figure 3: View of the east face of Building 20 facing south.

Figure 4: View of the south face of Building 19 & 20 facing west.

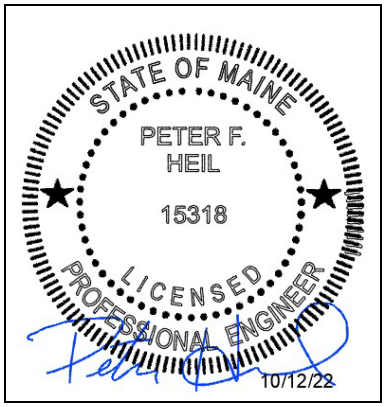
Section 5: EROSION & SEDIMENTATION CONTROL REPORT

Prepared For:

1921 Pepperell, LLC
Portland, ME 04101

Prepared By:

Acorn Engineering, Inc.
500 Washington Avenue Suite #200
Portland, Maine 04103



October 2024

INTRODUCTION

Acorn Engineering, Inc. has been retained by 1921 Pepperell, LLC to provide civil engineering services for the proposed redevelopment of 6, 32 & 40 Main Street. The project proposes to redevelop the existing mill buildings into (64) residential units, with utility infrastructure improvements. We understand the existing campus is primarily developed with parking areas, and limited site improvements are anticipated as part of the redevelopment.

The following Erosion and Sedimentation Control Report was developed in accordance with the City of Biddeford Land Development Regulations, Article VI: Performance Standards, Section 26: Erosion Control and the Maine DEP Chapter 500 Stormwater Management Appendix A and B (1), Amended August 12, 2015. This narrative also meets the standards required in the Maine DEP's Erosion & Sediment Control BMP's Manual, revised in 2016.

1.0 EXISTING CONDITIONS

The proposed project site is located within the Pepperell Mill Campus adjacent to the Saco River. A Boundary & Topographic Survey has been prepared by Owen Haskell, Inc. on August 30, 2024.

Abutting Uses:

- North MSRD3 Commercial
- East MSRD3 Saco River
- South MSRD3 Commercial
- West MSRD3 Commercial

The site contains 100% impervious area currently being utilized as building footprint. The existing grades on site are relatively flat.

1.1 Existing Soils

Onsite soil information includes the following:

- Soil Conservation Service Medium Intensity Soil Survey for York County

The area within and surrounding the project includes soil types listed in the table below. The susceptibility of soils to erosion is indicated on a relative "K" scale of values over a range of 0.02 to 0.69. Higher "K" values indicate more erodible soils.

Table 1 - "K" Value		
Soils Type	**Subsurface**	**Substratum**
Urban Land (Ur)	0.27	0.27

The soil "K" values for the soils, listed above, show a low to moderate susceptibility to erosion. The site's susceptibility to erosion is from the Soil Conservation Service Medium Intensity Soil Survey for York County. Although soil "K" values for the soils show a low susceptibility to erosion, implementation of the proposed Erosion &

Sedimentation Measures by the contractor will be of the utmost importance given the proximity of the site to the Saco River.

1.2 Existing Erosion Problems

There are no signs of existing erosion.

1.3 Critical Areas

There are no known critical areas.

1.4 Protected Natural Resource

The site is located adjacent to the Saco River, which is a Protected Natural Resource. The project is not located within a watershed classified as an Urban Impaired Stream by the Maine DEP.

1.5 Previous Construction Activity (5 years)

Acorn is unaware of any construction activity in the last 5 years.

1.6 Timber Harvesting

Acorn Engineering, Inc. is not aware of any timber harvesting within the past five years.

2.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

As part of the site development, the following temporary and permanent erosion and sedimentation control devices shall be implemented. Devices shall be installed as described in this report or within the plan set. See the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices for further reference.

2.1 Temporary Erosion Control Measures

The following temporary erosion and sedimentation control measures are planned for the project's construction period:

2.1.1 Crushed stone stabilized construction entrances shall be placed at all access points to the project site where there are disturbed areas. The following specifications shall be followed at a minimum:

- Stone size shall be 2-3 inches or reclaimed or recycled concrete equivalent.
- The thickness of the entrance stone layer shall be no less than 6 inches.

- The entrance shall not be less than 20 feet wide, however not less than the full width of points where ingress or egress occurs. The length shall not be less than 50 feet in length.
- Geotextile fabric (woven or non-woven) shall be placed over the entire entrance area.
- The entrance/exit shall be maintained to the extent that it will prevent the tracking of sediment onto public roadways.

2.1.2 Erosion control berm mix with hay bale reinforcement shall be installed down gradient of any disturbed areas to trap runoff borne sediments until permanent stabilization is achieved. The silt fence or erosion control berm shall be installed per the details provided in the plan set and inspected before and immediately after each rainfall and at least daily during prolonged rainfall. Repairs shall be made if there are any signs of erosion or sedimentation below the fence line or berm. If there are signs of undercutting at the center or the edges or impounding of large volumes of water behind the fence or berm, the barrier shall be replaced with a stone check dam.

2.1.3 Hay mulch including hydro seeding is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed between April 15th and November 1st on slopes of less than 15 percent shall be covered by fabric netting and anchored with staples in accordance with the manufacturer's recommendation. Mulch placed between November 1st and April 15th on slopes equal to or steeper than 8 percent and equal to or flatter than 2:1 shall use mats or fabric netting and anchored with staples in accordance with the manufacturer's recommendation.

2.1.4 At any time of the year, all slopes greater than 3:1 shall be stabilized with Double Net Erosion Control Blanket Bionet SC150BN by North American Green or Approved Equal, or Erosion Control Mix Slope Protection as detailed within the plans.

2.1.5 Main Street shall be swept to control mud and dust from the construction site as necessary. Add additional stone to the stabilized construction entrance to minimize the tracking of material off the site and onto the surrounding roadways.

2.1.6 During demolition, clearing and grubbing operations, stone check dams shall be installed at any areas of concentrated flow. The maximum height of the check dam shall not exceed 2 feet. The center of the check dam shall be 6 inches below the outer edges of the dam. The contractor shall mulch the side slopes and install stone check dams for all newly excavated ditch lines within 24 hours of their creation.

2.1.7 Silt fence stake spacing shall not exceed 6 feet unless the fence is supported with 14-gauge wire in which case the maximum spacing shall not exceed 10 feet. The silt fence shall be "toed" into the ground.

2.1.8 Storm drain inlet protection shall be provided to storm drains using any of the following: hay bale drop inlet structures, silt fence drop inlet sediment filter, gravel and wire mesh drop inlet sediment filter, or curb inlet sediment filter. Barriers shall be inspected after every rainfall event and repaired as necessary. Sediments shall be removed when accumulation has reached ½ the design height.

2.1.9 Dust control shall be accomplished using any of the following: water, calcium chloride, stone, or an approved MDEP product. Dust control shall be applied as needed to accomplish dust control.

2.1.10 Temporary loam, seed, and mulching shall be used in areas where no other erosion control measure is used. Application rates for seeding are provided at the end of this report.

2.1.11 Stockpiles shall be stabilized within 7 days of formation unless a scheduled rain event occurs prior to the 7-day window, in which case the stockpile shall be stabilized prior to the rain event. Methods of stabilization shall be mulch, erosion control mix, or erosion control blankets/mats. Silt fence or a wood waste compost filter berm shall be placed downhill of any soil stockpile location.

2.1.12 For disturbance between November 1 and April 15, please refer to winter stabilization plan in this report and the Maine Erosion and Sediment Control BMP manual for further information.

2.1.13 It is of the utmost importance that stormwater runoff and potential sediment from the construction site be diverted around the proposed underdrains until the trench is backfilled.

2.2 Permanent Erosion Control Measures

The following permanent erosion control measures are intended for post disturbance areas of the project.

2.2.1 All disturbed areas during construction, not subject to other proposed conditions, shall receive a minimum 4" of loam, limed, and mulched. Erosion control blankets or mats shall be placed over the mulch in areas noted in paragraph 4.1 of this report.

2.2.2 All stormwater devices shall be installed, and tributary areas stabilized prior receiving stormwater.

2.2.3 Refer to the Maine Erosion and Sediment Control BMP manual for additional information.

3.0 EROSION AND SEDIMENTATION CONTROL PLAN

3.1 The Erosion and Sedimentation Control Plan is included within the plan set.

4.0 DETAILS AND SPECIFICATIONS

4.1 Erosion Control Details and Specifications are included in the plan set.

5.0 STABILIZATION PLAN FOR WINTER CONSTRUCTION

Winter Construction consists of earthwork disturbance between the dates of November 1 and April 15. If a construction site is not stabilized with pavement, a road gravel base, 75% mature vegetation cover or riprap by November 15, then the site shall be protected with over-winter stabilization. Any area not stabilized with pavement, vegetation, mulching, erosion control mix, erosion control mats, riprap, or gravel base on a road shall be considered open.

The contractor shall limit the work area to areas that work will occur in during the subsequent 15 days and so that it can be mulched one day prior to a snow event. The contractor shall stabilize work areas prior to opening additional work areas to minimize areas without erosion control measures.

The following measures shall be implemented during winter construction periods:

5.1 Sediment Barriers

During frozen conditions, sediment barriers may consist of erosion control mix berms or any other recognized sediment barriers as frozen soil prevents the proper installation of hay bales or silt fences.

5.2 Mulching

All areas shall be considered denuded until seeded and mulched. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square feet or 3 tons/acre (twice the normal accepted rate of 75-lbs./1,000 s.f. or 1.5 tons/acre) and shall be properly anchored. Erosion control mix must be applied with a minimum 4-inch thickness. Mulch shall not be spread on top of snow. The snow shall be removed down to a one-inch depth or less prior to application. After each day of final grading, the area shall be properly stabilized with anchored hay or straw or erosion control matting. An area shall be considered to have been stabilized when exposed surfaces have been either mulched or adequately anchored so that ground surface is not visible through the mulch. Between the dates of November 1 and April 15, all mulch shall be anchored by either mulch netting, tracking or wood cellulose fiber. The cover will be considered sufficient when the ground surface is not visible through the mulch. After November 1st, mulch and anchoring of all exposed soil shall occur at the end of each final grading workday.

5.3 Soil Stockpiling

Stockpiles of soil or subsoil shall be mulched for over winter protection with hay or straw at twice the normal rate or with a four-inch layer of erosion control mix. This shall be done within 24 hours of stocking and re-established prior to any rainfall or snowfall.

5.4 Seeding

Between the dates of October 15th and April 1st, loam or seed shall not be required. During periods of above freezing temperatures finished areas shall be fine graded and either protected with mulch or temporarily seeded and mulched until the final treatment can be applied. If the date is after November 1st and if the exposed area has not been loamed, final grading with a uniform surface, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched.

Dormant seeding may be placed prior to the placement of mulch or erosion control blankets. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5 lbs./1,000 s.f. All areas seeded during the winter shall be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75% catch) shall be revegetated by replacing loam, seed and mulch. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

5.5 Over winter stabilization of disturbed soils

By September 15th, all disturbed soils on areas having a slope less than 15% shall be seeded and mulched. If the disturbed areas are not stabilized by this date, then one of the following actions shall be taken to stabilize the soil for late fall and winter:

- Stabilize the soil with temporary vegetation – By October 1st, seed the disturbed soil with winter rye at a seeding rate of 3lbs per 1,000 s.f., lightly mulch the seeded soil with hay or straw at 75 lbs per 1,000 s.f., and anchor the mulch with plastic netting. Monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed soil before November 1st, then mulch the area for over-winter protection.

- Stabilize the soil with sod – Stabilize the disturbed soil with properly installed sod by October 1st. Proper installation includes pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

- Stabilize the soil with mulch – By November 15th, mulch the disturbed soil by spreading hay or straw at a rate of at least 150 lbs per 1,000 s.f. on the area so that no soil is visible through the mulch. Immediately after applying the mulch, anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

5.6 Over winter stabilization of disturbed slopes

All stone-covered slopes shall be constructed and stabilized by November 15th. All slopes to be vegetated shall be seeded and mulched by September 1st. A slope is considered a grade greater than 15%. If a slope to be vegetated is not stabilized by September 1st, then one of the following action shall be taken to stabilize the slope for late fall and winter:

- Stabilize the soil with temporary vegetation and erosion control mats – By October 1st the disturbed slope shall be seeded with winter rye at a seeding rate of 3 lbs per 1,000 s.f. and then install erosion control mats or anchored mulch over the seeding. If the rye fails to grow at least three inches or fails to cover at least 75% of the slope by November 1st, then the contractor shall cover the slope with a layer of erosion control mix or with stone riprap.

- Stabilize the soil with sod – The disturbed slope shall be stabilized with properly installed sod by October 1st. Proper installation includes the contractor pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The contractor shall not use late-season sod installation to stabilize slopes having a grade greater than 3H:1V or having groundwater seeps on the slope face.

- Stabilize the soil with erosion control mix – Erosion control mix shall be properly installed by November 15th. The contractor shall not use erosion control mix to stabilize slopes having grades greater than 2H:1V or having groundwater seeps on the slope face.

- Stabilize the soil with stone riprap – Place a layer of stone riprap on the slope by November 15th. A registered professional engineer shall be hired to determine the stone size needed for stability on the slope and to design a filter layer for underneath the riprap.

6.0 INSPECTION AND MAINTENANCE

A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct periodic visual inspections of installed erosion control measures. The frequency of inspection shall occur at least once every two weeks, as well as after a "storm event". A "storm event" shall consist 0.5 inches of rain within a 24-hour period. The following Erosion and Sediment Control - Best Management Practices (BMP's) shall inspected in the manner as described.

6.1 Sediment Barriers

Hay bale barriers and filter berms shall be inspected and repaired for the following if there are any signs of erosion or sedimentation below them. If there are signs of undercutting at the center or the edges of the barrier, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary

check dam. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly. Sediment deposits should be removed when deposits reach approximately one-half the height of the barrier. Filter berms should 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.

6.2 Stabilized Stone Construction Entrances

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 and redistributed on site in a stable manner. The entrance should then be reconstructed. The contractor shall sweep or wash pavement at exits, which have experienced mud-tracking on to the pavement or traveled way. When washing is required, it shall be done on an area stabilized with aggregate, which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches, or waterways.

6.3 Mulched Areas

All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied. Nets must be inspected after rain events for dislocation or failure. If washouts or breakage occur, re-install the nets as necessary after repairing damage to the slope. Where mulch is used in conjunction with ornamental plantings, inspect periodically throughout the year to determine if mulch is maintaining coverage of the soil surface. Repair as needed.

6.4 Dust Control

When temporary dust control measures are used, repetitive treatment shall be applied as needed to accomplish control.

6.5 Stormwater Appurtenances

All underdrains, storm drains, and catch basins need to be operating effectively and free of debris.

6.6 Erosion and Sedimentation Control Inspections:

Acorn Engineering has personnel qualified to conduct Erosion and Sedimentation Control Inspections. For further information, contact:

Contact: Peter Heil, PE
Telephone: (207) 775-2655

Qualifications:

- Maine Professional Engineering License #15318
- Maine DEP - Certified in Maintenance & Inspection of Stormwater BMP's Cert
- Maine DEP – Certified Third-Party Inspector
- Certified Professional in Erosion and Sediment Control (CPESC) Cert. #7071

The Contractor has sole responsibility for complying with the Erosion and Sedimentation Report/Plan, including control of fugitive dust. The Contractor shall be responsible for any monetary penalties resulting from failure to comply with these standards.

7.0 IMPLEMENTATION SCHEDULE

The following implementation sequence is intended to maximize the effectiveness of the above-described erosion control measures. Contractors should avoid overexposing disturbed areas and limit the amount of stabilization area.

1. Install a stabilized construction entrance in all locations where construction traffic will enter and exit the site.
2. Install perimeter erosion control berm with hay bale reinforcement
3. Install all other erosion control devices as necessary throughout the remainder of this schedule.
4. Commence earthwork operations, associated with the roadway construction.
5. Commence installation of any utility work.
6. Continue earthwork and grading to subgrade as necessary for construction.
7. Complete installation of utilities.
8. Complete remaining earthwork operations.
9. Install sub-base and base gravels in paved areas.
10. Install paving, curbing and brickwork.
11. Loam, lime, fertilize, seed and mulch disturbed areas and complete all landscaping.
12. Once the site is stabilized, 90% catch of grass has been obtained, or mulching of landscape areas is complete, remove all temporary erosion control measures.
13. Touch up areas without a vigorous catch of grass with loam and seed.
14. Complete site signage and striping.

The above implementation sequence should be generally followed by the site contractor. However, the contractor may construct several items simultaneously. The contractor shall submit to the owner a schedule of the completion of the work. If the contractor is to commence the construction of more than one item above, they shall limit the amount of exposed areas to those areas in which work is expected to be undertaken during the following 30 days.

The contractor shall re-vegetate disturbed areas as rapidly as possible. All areas shall be permanently stabilized within 7 days of final grading or before a storm event. The contractor shall incorporate planned inlets and drainage systems as early as possible into the construction phase.

8.0 CONCLUSION

The above erosion control narrative is intended to minimize the development impact by implementing temporary and permanent erosion control measures. The contractor shall also refer to the Maine Erosion and Sediment Control BMP manual for additional information.

9.0 ATTACHMENTS

- Temporary Seeding Plan
- Permanent Seeding Plan
- Housekeeping Plan
- Soil Report Prepared by USDA Web Soil Survey
- ASTM Phase I Environmental Site Assessment Prepared by Ransom Consulting, LLC

TEMPORARY SEEDING PLAN

Site Preparation

The seeded areas shall be feasibly graded out to provide the use of equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. If necessary, the site may require additional temporary erosion control measures outlined in the Erosion Control report.

Seedbed Preparation

Fertilizer shall be applied to the site at a rate of 13.8 pounds per 1,000 square feet. The composition of the fertilizer shall be 10-10-10 (N-P2O5-K2O) or equivalent.

Limestone shall be applied to the site at a rate of 138 pounds per 1,000 square feet.

Seeding

The composition and amount of temporary seed applied to a site shall be determined by the following table:

Seed	Pounds / 1,000 S.F.	Recommended Seeding Dates
Winter Rye	2.57	Aug-15 to Oct-1
Oats	1.84	Apr-1 to Jul-1 Aug-15 to Sep-15
Annual Ryegrass	0.92	Apr-1 to Jul-1
Sudangrass	0.92	May-15 to Aug-15
Perennial	0.92	Aug-15 to Sep-15

Mulching

Mulch shall be applied at a rate of 70 lbs – 90 lbs per 1,000 square feet. The mulch shall be installed at a minimum depth of 4 inches. The seeded area shall be mulched immediately after seed is applied. Mulching during the winter season shall be double the normal amount.

Conclusion

Please refer to the Maine Erosion and Sediment Control BMP manual for additional information pertaining to temporary seeding and mulching.

PERMANENT SEEDING PLAN

Site Preparation

The seeded areas shall be feasibly graded out to provide the use of equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. If necessary, the site may require additional temporary erosion control measures outlined in the Erosion Control report.

Seedbed Preparation

Fertilizer shall be applied to the site at a rate of 13.8 pounds per 1,000 square feet. The composition of the fertilizer shall be 10-10-10 (N-P2O5-K2O) or equivalent.

Limestone shall be applied to the site at a rate of 138 pounds per 1,000 square feet.

Seeding

The composition and amount of permanent seed applied to a site shall be determined by the following table:

Seed	Pounds / 1,000 S.F.
Kentucky Bluegrass	0.46
Creeping Red Fescue	0.46
Perennial Ryegrass	0.11
Total	1.03

Mulching

Mulch shall be applied at a rate of 70 lbs – 90 lbs per 1,000 square feet. The mulch shall be installed at a minimum depth of 4 inches. The seeded area shall be mulched immediately after seed is applied. Mulching during the winter season shall be double the normal amount.

Recommendations

Permanent seeding is recommended to be completed in the spring. Later summer seeding is allowed if completed prior to September 1st. If seeding cannot be accomplished during the periods recommended for permanent seeding, then the contractor shall perform temporary seeding per the temporary seeding plan.

Conclusion

Please refer to the Maine Erosion and Sediment Control BMP manual for additional information pertaining to permanent seeding and mulching.

HOUSEKEEPING PLAN

The following housekeeping plan has is developed in accordance with Maine DEP Chapter 500 Stormwater Management standards. For additional information, reference Appendix C of Chapter 500.

1. **Spill prevention.** Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.

NOTE: Any spill or release of toxic or hazardous substances must be reported to the Department. For oil spills, call 1-800-482-0777 which is available 24 hours a day. For spills of toxic or hazardous material, call 1-800-452-4664 which is available 24 hours a day. For more information, visit the Department's website at : http://www.maine.gov/dep/spills/emergspillresp/

2. **Groundwater protection.** During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, 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 infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

   See Chapter 500 Appendix D for license by rule standards for infiltration of stormwater.

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

3. **Fugitive sediment and dust.** Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

NOTE: Dewatering a stream without a permit from the Department may violate state water quality standards and the *Natural Resources Protection Act*.

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

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

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

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

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

(a) Discharges from firefighting activity;

(b) Fire hydrant flushings;

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

(d) Dust control runoff in accordance with permit conditions and Section 3, above;

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

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

(g) Uncontaminated air conditioning or compressor condensate;

(h) Uncontaminated groundwater or spring water;

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

(j) Uncontaminated excavation dewatering (see requirements in Section 5, above);

(k) Potable water sources including waterline flushings; and

(l) Landscape irrigation.

7. Unauthorized non-stormwater discharges. The Department's approval under Chapter 500 does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with Section 6, above. Specifically, the Department's approval does not authorize discharges of the following:

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

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

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

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

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

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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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
References.....14

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

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

9

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 22, Sep 5, 2023

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

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	0.6	100.0%
Totals for Area of Interest		**0.6**	**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

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT DRAFT EXECUTIVE SUMMARY
PEPPERELL MILL CAMPUS
BIDDEFORD, YORK COUNTY, MAINE

Prepared for:

Presidium RE
74 Neptune Drive
Brunswick, Maine 04011

Prepared by:

Ransom Consulting, LLC
400 Commercial Street, Suite 404
Portland, Maine 04101
207-772-2891

Project 081.06097.500
September 27, 2021

EXECUTIVE SUMMARY

The following report presents the findings of a Phase I Environmental Site Assessment (ESA) performed by Ransom Consulting, LLC (Ransom) for Presidium RE (Presidium; the "*User*" [1]) at the Pepperell Mill Campus, located in the City of Biddeford, York County, Maine (hereinafter referred to as the "Property", "Properties", or "Site"). The Site is identified by the City of Biddeford Assessor's Office as Lots 6, 10, 10-1, 11, and 12 of Tax Map 71, which corresponds to 2, 6, 32 to 40, and 100 Main Street; 1 to 15 and 12 York Street; 10 West Point Lane; and 44 to 50 Laconia Street. Please see Figure 1 for a Site Location map.

This Phase I ESA was conducted in general accordance with the requirements provided by the ASTM International Designation: E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2013* (ASTM E 1527-13), United States Environmental Protection Agency (U.S. EPA) All Appropriate Inquiry (AAI), 40 CFR Part 312, and Ransom's Scope of Work with Ransom's Scope of Work with Presidium dated September 9, 2021 (executed on September 12, 2021) to evaluate environmental conditions for evidence of recognized environmental conditions (RECs) in connection with the Site. The purpose of this Phase I ESA was to document the environmental history of the Site, evaluate the likelihood that a release of hazardous substances and/or petroleum products (HSPP) has occurred or has the potential to impact the Site, and provide Ransom's professional opinion regarding evidence of recognized environmental conditions (RECs) in connection with the Site

The Site is currently improved with 17 mill buildings that were formerly used for WestPoint Stevens Mill and North Dam Mill operations, which make up the entirety of the Pepperell Mill Campus today. The current buildings associated with the former WestPoint Stevens Mill are buildings 9, 10, 11, 12, 13, 13-Wing, 19, 20, 30, 34, 36, 37 ("Boiler House" and/or "Steam Plant") and 37-B; and the current buildings associated with the former North Dam Mill are buildings 15, 17, 18, and 35. Building #16 was demolished circa 2016. The Site buildings are identified on the appended Site Plan (Figure 2). Paved driveway and parking areas are located throughout the Site. Limited grass/landscaped areas are located along mill building perimeters and Site boundaries. In addition, the Biddeford Riverwalk is located along the northern and eastern portions of the Site, adjacent to the Saco River; and an underground canal system is present beneath the Site.

The Site was operated as a mill complex between the mid-1800's and 2009. Former mill entities included the Laconia Manufacturing Co., WestPoint Stevens Mill, and North Dam Mill. The Site was originally developed as textile mills, with construction commencing in the 1840s. The mills began production of woven cloth using automatic/machine operated looms; however, when production of those materials was shifted to southern states, the mill transitioned into making non-woven products (Vellux material products, similar to polar fleece)[2]. The current Site buildings are primarily used for commercial and/or light industrial purposes, including, but not limited to, restaurants, fitness studios, salons, law offices,

[1] ASTM International Designation: E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2013* (ASTM E 1527-13) defines the *User* as the party seeking to use Practice E1527 to complete an *environmental site assessment* of the *property.* A *User* may include, without limitation, a potential purchaser of *property*, a potential tenant of *property*, an *owner* of *property*, a lender, or a *property* manager. The *User* has specific obligations for completing a successful application of this practice outlined in Section 6 of ASTM E1527-13. For this project, the User is specifically identified in Section 1.0 and User Reliance is defined in Section 1.6.

[2] https://mereda.org/2014/04/08/a-closer-look-at-the-pepperell-mill-in-biddeford/

breweries, food and beverage production facilities, woodworking facilities, an antique/classic auto storage and service garage (Building 37B), art studios, counseling centers, and commercial offices. In addition, apartment units are located on the upper floors of Buildings 15, 17, and 18. Buildings 19, 20, and 37 are currently unoccupied. Building 11 is currently being renovated and is occupied by Site contractors.

As part of Ransom's assessment of the Site, EDR conducted an environmental database search. Ransom also reviewed Maine Department of Environmental Protection (MEDEP) online databases. The Site was identified on the State Hazardous Waste Site (SHWS), RCRA Very Small Quantity Generator (VSQG), Aboveground Storage Tank (AST), Facility Index Systems (FINDS), Environmental Compliance History Online (ECHO), Manifest, Institutional/Engineering Controls, Leaking AST, Spills, All Sites, VCP, Underground Storage Tank (UST), and Brownfields databases. These database listings are associated with former mill operations, releases, storage tanks, environmental investigations, and remedial actions conducted at the Site. RECs, spills, and other environmental conditions identified in connection with the Site have been evaluated through multiple environmental investigations and remediations conducted by Ransom and others between 2002 and 2021. The environmental database listings identified at the Site during this assessment are not anticipated to represent additional environmental conditions that have not already been properly investigated during the prior environmental assessments.

Over 40 MEDEP spill reports have been filed for the Site between 1986 and 2006. Historic releases documented in these reports that warranted further investigation have been evaluated by Ransom and others during the course of multiple assessments and investigations. Ransom performed a Site-wide Phase II Subsurface investigation in 2014 under the MEDEP's Brownfields Assessment Program, which addressed environmental data gaps and environmental conditions associated with these spills (among other issues). At that time, the extent of contamination was determined, and a remediation strategy was developed through the MEDEP Voluntary Response Action Program (VRAP). No additional spill reports have been filed in connection with the Site since 2014.

As indicated above, extensive environmental assessments and investigations have been completed for the Stie by Ransom and others between 2002 and 2021. These assessments included Phase I and Phase II ESAs, Limited Subsurface Investigations (LSIs), underground storage tank (UST) closures, data gap reviews, Analyses of Brownfield Cleanup Alternatives (ABCAs) and Remedial Action Plans (RAPs), Resource Conservation and Recovery Act (RCRA) assessment and closure; and Hazardous Material Inventories (HMIs), among others. The previous environmental investigations/ assessments are further summarized in the following report. Impacted soils and hazardous building materials throughout portions of the Site and certain buildings have also been cleaned up though remedial and/or abatement actions, construction of cover systems to protect Site occupants from direct contact with contaminated surficial soils (i.e., engineering controls), asbestos abatement, encapsulation and/or removal of lead-based paint, removal and disposal of universal wastes and hazardous wastes, UST removals, and activity use restrictions (i.e., institutional controls). Abatement of hazardous building materials throughout the Site is currently ongoing and is being conducted in a phased approach concurrent with building redevelopment/renovations.

The portion of the Site which was formerly occupied by the North Dam Mill (Building 15, 17, 18 and 35) was entered into the MEDEP VRAP and received a "No Action Assurance" letter in 2009 and a "Certificate of Completion" in 2014. A Post-Closure Cover System Maintenance and Soil Management Plan was prepared by Ransom in 2015, and a revised VRAP Closure memo was issued by the MEDEP in 2015 for the North Dam mill. A Declaration of Environmental Covenant (DEC) was prepared for the

North Dam Mill property in 2015; however, to the best of our knowledge, that draft document was never approved or recorded at the Registry of Deeds.

The portion of the Site which was formerly occupied by the WestPoint Stevens Mill was entered into the MEDEP VRAP and received a "No Action Assurance" letter in 2014. A Post-Closure Cover System Maintenance and Soil Management Plan was prepared by Ransom in 2018. A VRAP Closure Report was prepared by Ransom in September of 2018 to document remedial actions which were performed in Building 13-1; this document was reviewed and approved by the MEDEP, but because this was an interim closure associated with the overall WestPoint Stevens mill complex, no Certificate of Completion was issued. Buildings #37 (the former Boiler House) and #37-B were remediated using federal Brownfields Cleanup grants, and a Brownfield and VRAP Closure Report was prepared. Through the Brownfields program, Building #37 and #37B received a VRAP Certificate of Completion. At this time, remaining portions of the former WestPoint Stevens Mill have not received closure through the MEDEP VRAP.

On September 16 2021, Ransom conducted a reconnaissance of the Site. No evidence (fill or vent pipes, access ways) indicating the presence of active USTs or abandoned USTs was observed which had not been previously identified during prior assessments at the Site. Ransom observed one 550-gallon diesel fuel AST within concrete secondary containment at the western exterior of Building 17. This AST is used for fueling maintenance and construction equipment at the Site. Additionally, one approximately 100-gallon used cooking oil AST was observed in the northern portion of the parking lot adjacent to Building 10. No holes or evidence of corrosion were observed on the sides of the 550-gallon diesel or 100-gallon used cooking oil ASTs. No HSPP was observed in remaining exterior areas of the Site. It should be noted that based on Ransom's experience on the Site, it is known that existing pavement and grassy/landscaped areas on-Site are acting as temporary or permanent soil cover systems to prevent human exposure to underlying contaminated soils. Ransom observed that the pavement in the vicinity of Building 11 and pavement in the parking lot west of Building 10 were damaged/cracking in a manner that allowed underlying contaminated soils to be exposed.

Ransom observed hundreds of small volume/consumptive use containers (capacities of 10 gallons or less) of adhesives, paints, paint products, petroleum products, and various other maintenance and cleaning products stored on shelving and concrete floor areas throughout the Site buildings. Ransom did not observe significant staining and/or evidence of a release to the environment in connection with these containers; however, minor HSPP staining was observed on concrete walls and slabs throughout the basements of the Site buildings. Slabs and flooring within the Site buildings where staining was observed appeared to be in good condition with no cracks or floor drains that would represent a preferential pathway for HSPP releases to the environment. Ransom observed a universal waste storage area in the southwestern portion of the Building 13 basement. Used fluorescent light bulbs, ballasts, and fire extinguishers were consolidated in this area for disposal by off-Site contractors. Universal waste (primarily fluorescent light bulbs and ballasts) was observed in smaller quantities throughout the basements of Buildings 12, 13, 19, and 36.

Ransom has completed a Phase I ESA in conformance with the scope and limitations of ASTM E 1527-13 for the property located at 2, 6, 32 to 40, and 100 Main Street; 1 to 15 and 12 York Street; 10 West Point Lane; and 44 to 50 Laconia Street in the City of Biddeford, York County, Maine. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. Based on the information obtained during this Phase I ESA, this assessment has revealed no evidence of RECs in connection with the Site.

However, the following Controlled RECS (*CRECs)* were identified:

1. Surficial soils, subsurface soils, and sediment on-Site have been documented to contain polycyclic aromatic hydrocarbons (PAHs), metals, and/or petroleum compounds at concentrations above the applicable MEDEP Remedial Action Guidelines (RAGs) for Residential, Outdoor Commercial Worker, and/or Excavation/Construction Worker exposure scenarios. These impacted soils are located beneath MEDEP-approved cover systems (pavement, building slab/foundations, walkways/Riverwalk, and landscaped areas). Ransom has prepared Post-Closure Cover System Maintenance and Soil Management Plans for the entire Site to document maintenance/inspection procedures for the existing cover systems, and to provide information for future Site contractors/redevelopers who may disturb these areas during future development work including utility repairs and upgrades. *It should be noted that pavement cover systems on-Site in the vicinity of Building 11 and in the parking lot west of Building 10 are currently damaged/cracking in a manner that is allowing Site occupants to potentially be exposed to underlying contaminated soils*.

2. The tunnel area/canals located between Building 15 and Building 17 contains soil and sediments with concentrations of PAH, arsenic, cadmium, and lead exceeding the applicable MEDEP RAGs. The MEDEP VRAP approved a remedial strategy for this area which includes access restrictions and limited occupancy.

3. Two abandoned-in-place 50,000-gallon No. 6 oil USTs are present in the vicinity of Building 37. Petroleum and metal-impacted soils were documented surrounding these USTs at concentrations above the applicable MEDEP RAGs. One 7,500-gallon solvent UST is located east of Building 11 that was installed in 1968 and abandoned-in-place in 1985. Both of these areas are covered by a pavement cover system and have been included in VRAP documentation.

4. Although outside the scope of ASTM, historic documents have identified the presence of hazardous building materials in on-Site buildings, including asbestos, lead-based paint, and hazardous/universal wastes. These materials represent an exposure risk to Site occupants, if they are disturbed during future renovation and/or demolition activities; remediation/abatement of hazardous building materials is ongoing and concurrent with the phased Site redevelopment.

Based on the information obtained during this assessment and our conclusions presented above, Ransom recommends the following:

1. The WestPoint Stevens Mill No Action Assurance Letter, dated February of 2014, contained five recommendations/conditions, as follows. Some of the recommendations have already been completed (preparation of and ABCA/RAP and preparation of a Post-Closure Cover System Maintenance and Soil Management Plan); however, some of the recommendations are still outstanding. Ransom recommends that these conditions be followed/implemented during all phases of future on-going Site redevelopment.

    - A DEC be prepared and recorded which restricts installation of groundwater extraction wells, requires that soil excavation be performed in accordance with a Post-Closure Cover System Maintenance and Soil Management Plan, and restricts the use of Building 13 to industrial and/or commercial purposes.

- Hazardous waste in all on-Site building be quantified/investigated and managed in accordance with applicable regulations.

- Prior to renovation and/or demolition, that hazardous waste in on-Site buildings be abated/removed and managed in accordance with applicable regulations.

2. The North Dam Mill Certificate of Closure (as amended by the August 28, 2015 VRAP Participation Update Letter prepared by the MEDEP), contained a list of uncompleted remedial actions. The MEDEP stated that once those remedial actions were completed (as well as the conditions outlined in the original No Action Assurance Letter), a final Certificate of Completion could be issued. The recommendations/requirements that are still outstanding are listed below. Ransom recommends that these conditions be followed/implemented during all phases on on-Site redevelopment.

    - Develop institutional controls (i.e. deed restrictions or a DEC) that restrict access to the Dye Pit area, Tunnel Areas, and Sub-Basement Areas, that prohibit excavation of soils and sediment without MEDEP approval, and that prohibit the extraction of groundwater without MEDEP approval.

    - Construct a soil cover system over the "paved gravel mound area' between Building 17 and the former Building 16.

    - Removal of unused transformers. (*It should be noted that representatives of the current owner have indicated that most, if not all, of the defunct transformers have been removed from Site and properly disposed; however, they indicated that "there may be a few left in hard to reach places." The VRAP Closure Report for Building 13-1 contains documentation and a bill of lading for off-site disposal of fifteen site-wide pole-mounted transformers; it is unclear if this represents the entirety of the transformers on-Site, or if additional transformers remain on-Site which need to be removed from Site. Ransom recommends that any transformers which remain on-Site be removed and properly disposed).*

    - Conduct lead paint and asbestos abatement as necessary to facilitate Site redevelopment in an ongoing/phased approach concurrent with Site construction/redevelopment.

3. Any cracking, potholes, or otherwise damaged pavement within the Site-wide MEDEP approved cover systems should be repaired by the Site owner(s). Damaged pavement areas observed during our reconnaissance included, but were not limited to, the parking lot west of building 10 and parking/driveway areas surrounding Building 11. The Site Owner should continue inspections and maintenance of existing cover systems in accordance with Ransom's MEDEP-approved Post-Closure Cover System Maintenance and Soil Management Plan.

4. Any future on-Site disturbance of soils must be completed in accordance with Ransom's MEDEP-approved Post-Closure Cover System Maintenance and Soil Management Plan, including the proper management, waste characterization analysis and off-Site disposal of impacted soils as necessary.

5. If residential use of Building 13 is proposed, additional soil vapor and/or indoor air sampling may be necessary. At this time and for the purposes of this report, the ultimate use of Building 13 is not anticipated to be residential.

6. A "Conditional" Hazardous Waste Generator Closure Certificate was prepared for the Site in 2016. This document has two recommendations that are preventing full closure of the Site's Hazardous Waste Generator status. These recommendations are as follows. Ransom recommends that once these recommendations are complete, that the Owner contact the MEDEP to obtain full generator closure status.

    - The contaminated sediments present in the underground canal system must be addressed vis the MEDEP VRAP (as outlined above, via a DEC restricting access). VRAP documentation should be submitted to the MEDEP hazardous waste unit for review and approval.

    - The 2016 Hazardous Waste Generator Closure Report prepared by Hoffman Engineering, Inc. identified "hoods and other apparatus" on the first floor of Building 10, as well as vats, piping, and concrete containment areas in the manufacturing areas of Building 10. The MEDEP recommended that these items be removed from Site and properly disposed. (*Based on information provided by the current Site owner, these items have been removed from Site; however, no disposal documentation could be obtained*.)

7. Certain ASTM non-scope considerations were identified in connection with the Site that represent potential business environmental risk, including the presence of hazardous building materials including ACM, lead-based paint, and hazardous/universal wastes in certain on-Site buildings (a summary of remediation status for each on-Site building is included in the report text). As previously noted, abatement and mitigation of hazardous building materials is ongoing and concurrent with the phased Site redevelopment. Any remaining materials will need to be properly abated and/or remediated if they are disturbed during future Site redevelopment or demolition activities.

Once the recommendations and remedial actions outlined above have been completed, Ransom recommends preparation of a VRAP Closure Report that documents the final remedial activities completed at the Site for submission and approval by the MEDEP. Once that document has been reviewed by the MEDEP, a Certificate of Completion can be issued for the entire Pepperell Campus and the RCRA Closure status can be closed.

This summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in decisions made or actions taken based on this information.

Section 6: Parking Overview

The project proposes to redevelop the existing buildings into (64) residential units, with some likely utility infrastructure upgrades. One (1) parking space is required for each residential unit with an additional 5% increase in parking spaces to allow for visitors. 68 parking spaces are required as part of this project.

No additional parking spaces will be constructed, and traffic patterns are anticipated to remain unchanged as part of the proposed redevelopment project therefore a TDM plan will not be provided as part of this submission.

Buildings 19 and 20 currently control 7 Parking spaces within the Pepperell Mill Campus. As part of the project's building improvements, including the construction of a new ramp, stair and dumpster location, 5 parking spaces will be lost. Therefore, two (2) parking spaces remain on the Pepperell Campus to serve Building 19 and 20. 66 spaces will be provided within the parking garage located at 15 Pearl Street. See the attached letter from Premium Parking confirming the garage will have adequate parking capacity for the proposed redevelopment.

March 28, 2024

Maine Realty Advisors
2 Main Street- Buildings 19 & 20
Biddeford, Maine, 04005

Parking at P4301- 15 Pearl Street Garage

To Whom It May Concern,

This official notice is confirming Premium Parking location of P4301- 15 Pearl Street Garage to be used for up to approximately 100 parking spaces for residents of these buildings. This parking location has adequate capacity to accommodate these needs.

Respectfully,

Tony Rock
Account Manager
Premium Parking

PEPPERELL MILL CAMPUS
PARKING MANAGEMENT PLAN

BLUE ZONE (BLDG 13, 13(W), 9 & 10):
DAY TIME (8:00 AM TO 5:00 PM)
PERMITTED PARKING FOR TENANTS
NIGHT TIME (5:00 PM TO 8:00 AM)
FIRST COME, FIRST SERVE OPEN PARKING
FOR COMMERCIAL TENANTS AND PATRONS

PINK ZONE: TEMPORARY PARKING (EITHER 30 MIN, 60 MIN, OR 2 HR)

YELLOW ZONE (BLDG 15 & 35): DAY TIME (8:00 AM TO 5:00 PM) FIRST COME, FIRST SERVE OPEN PARKING FOR TENANTS AND PATRONS
NIGHT TIME (5:00 PM TO 8:00 AM)
PERMITTED PARKING FOR RESIDENTS

GREEN ZONE (BLDG 17 & 18):
DAY TIME (8:00 AM TO 5:00 PM) FIRST COME, FIRST SERVE OPEN PARKING FOR TENANTS AND PATRONS
NIGHT TIME (5:00 PM TO 8:00 AM)
PERMITTED PARKING FOR RESIDENTS

RED ZONE (BLDG 9):
DAY TIME (8:00 AM TO 5:00 PM) STATE OF MAINE
NIGHT TIME (5:00 PM TO 8:00AM)
AVAILABLE FOR TENANTS AND PATRONS

TO BE SOLD

CONTROLLED BY VERY GOOD CONSTRUCTION & DEVELOPMENT LLC

PARKING TABLE

IDENTIFIER	PARKING COUNT INCLUDING ACCESSIBLE PARKING
POD A	115
POD B	105
POD C	19
POD D	56
POD E	175
POD F	21
BLDG 30	11
TOTAL	502

POD E: 171 SPACES, AND 4 ACCESSIBLE

POD C: 18 SPACES AND 1 ACCESSIBLE

APPROXIMATE LOCATION OF EXIST CANAL

BLDG 30: 10 SPACES AND 1 ACCESSIBLE

POD D: 54 SPACES AND 2 ACCESSIBLE

POD B: 104 SPACES AND 1 ACCESSIBLE

POD A: 113 SPACES AND 2 ACCESSIBLE

POD F: 19 SPACES AND 2 EXISTING ACCESSIBLE

TWO-WAY TRAFFIC – ONE AT A TIME

Easement for 7 Parking Spaces for 19 and 20

1 inch = 60 ft.

Rev.	Date	Revision
–	–	–

Issued For	Date	By
–	–	–

Design: MYR | Draft: – | Date: MAY 2023
Checked: AMP | Scale: 1"=60' | Job No.: –
File Name: 3842.03–Parking Management Plan.dwg

This plan shall not be modified without written permission from Gorrill–Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

GORRILL PALMER
Relationships. Responsiveness. Results.
www.gorrillpalmer.com
207.772.2515
300 Southborough Drive -Suite 200
South Portland, ME 04106

Drawing Name: Parking Management Plan
Project: Pepperell Mill
Laconia Street, Biddeford, Maine
Client: Pepperell Mill Progression, LLC AND Pepperell Mill Development, LLC
2 Main Street, Ste. 17–301E, Biddeford, ME 04005

Drawing No. 1

U:\3842.03 – Pepperell Mill Development LLC\Z – CAD\DWG\3842.03–Parking Management Plan.dwg – 5/3/2023 12:25 PM

Section 7: Utilities Summary

The project proposes to utilize existing infrastructure in the area and provides utility upgrades for various utility lines. Summaries of each utility are as follows:

Water:

The existing building is served by a 12" water service from the existing 12" water main (1896) within Main Street that connects to the southern face of building 19. A new 4" domestic line is proposed to connect into the existing 12" service through a parent child connection. The existing 12" service is anticipated to remain as a fire suppression service.

Sanitary Sewer:

The existing building is served by a 12" PVC sewer service from the sewer manhole located on the northeast corner of building 20. It is proposed to install a new back flow preventer internally and the existing service will remain serve the redevelopment.

Stormwater:

The redeveloped building will install new roof drains and direct them to a new 12" storm drain that includes a new catch basin. The catch basin will ultimately connect to the existing storm drain network within Main Street.

Electric/ Cable/Telephone:

The existing site is served by a building mounted transformer on the north face of building 19. The existing transformer is proposed to be removed and replaced with a new pad mount transformer that will be located north of Building 19 within the Pepperell Campus. It is our understanding primary conduit will extend from within the Pepperell Campus and secondary conduit will extend from the transformer to the redeveloped building. New Telecommunication services are also anticipated to serve the building and are currently being coordinated with utility providers.

Gas:

The existing building is served by a gas line located on the northern face of building 19 and will be retired in coordination with Unitil. The project proposes a new gas service from the existing 6" coated steel gas main located on the easterly side of the property and will connect to the east face of building 20.

In addition to the summaries above, Ability to serve letters have been sent out to the respective utility companies on April 11, 2024, and September 20. Responses not received thus far will be provided upon receipt and submitted to the Planning Department within the subsequent application.

GORRILL PALMER

300 Southborough Drive, Suite 200
South Portland, ME 04106
207.772.2515

April 11, 2024

Marcus Knipp
Maine Water Company
93 Industrial Park Rd
Saco, Maine 04072

Subject: Proposed Residential Facility
Pepperell Mill – Buildings 19 & 20
6 & 32-40 Main Street, Biddeford, ME, 04005
Ability to Serve Request

Dear Marcus,

On behalf of **Maine Realty Advisors** we would like to verify Maine Water Company's ability to provide water service for a proposed residential facility located in Buildings 19 and 20 of the Pepperell Mill at 6 Main Street and 32-40 Main Street in Biddeford, ME.

The project site includes Buildings 19 and 20 of the Pepperrell Mill, identified as Parcel IDs 71-10-1, 71-10-4, and 71-10-7 on the City of Biddeford's Assessor's Map. Buildings 19 and 20 are part of the Pepperell Mill campus located in the Main Street Revitalization District 3 (MSRD3). Both buildings have three levels (including the basement) with a combined gross floor area of 87,700 square feet. The applicant is proposing to convert the building into 64 residential dwelling units across the three stories. An overall existing conditions plan with the site location highlighted has been provided with this letter.

EXISTING AND PROPOSED SERVICE

Based on archive as-built utility plans for Main Street, there appears to be a water service to Building 19 from the existing 12" main in Main St. The size of this service is currently unknown. If possible, the development would seek to utilize this service for domestic and/or fire suppression for both Building 19 and 20. A proposed fixture count has been provided with this letter. As part of this Ability to Serve, the applicant is also seeking information on any service upgrades that would be necessary to serve this project. The as-built plan has been attached to this letter for reference.

ANTICIPATED FLOWS

The anticipated water usage of the storage facility is 9,420 GPD, which is based on the 2023 Maine Subsurface Wastewater Disposal Rules. For multifamily residential, Section 5.E.2. of MSWDR specifies 120 GPD per dwelling unit for one-bedroom units and 90 GPD per bedroom for multiple bedrooms units. Of the 64 units, 15 are proposed as studio apartments. As MSWDR does not differentiate between studio and one-bedroom units, they are both assumed to generate 120 GPD. Based on the publication, *Water Supply and Pollution Control, Third Edition,* by Clark, Viessman and Hammer, Chapter 4, Section 5; the peak daily use can be considered to be about 180% of the average daily use. Based on this information, the estimated project water usage is as follows:

Flow Type	Design Flow (GPD)	Peak Daily Design Flow (GPD)
Building 19		
Studio & 1-Bedroom Unit (19 units @ 120 gpd)	2,280	4,104
2-Bedroom Unit (23 units @ 180 gpd)	4,140	7,452
Subtotal	*6,420*	*11,556*
Building 20		
Studio & 1-Bedroom Unit (16 units @ 120 gpd)	1,920	3,456
2-Bedroom Unit (6 units @ 180 gpd)	1,080	1,944
Subtotal	*3,000*	*5,400*
TOTAL	**9,420**	**16,956**

CLOSURE

As required by the City of Biddeford, we are writing to request a letter indicating the ability of the Maine Water Company's ability to serve this project. An overall existing conditions plan and a Main St as-built utility plan is attached for your reference.

Specifically, our office is interested in a letter from you indicating the following:

- The ability of Maine Water Company's facilities to serve the project.
- Any system maps available for the area.
- Any other factors which may affect the water service to this site.
- Any connection service or impact fees.

We are in the process of submitting a Site Plan Application to the City of Biddeford and would appreciate your confirmation of site conditions in a timely manner. If you have any questions on the information submitted, please contact our office.

Regards,

GORRILL PALMER

Matt Rabasco, PE
Project Engineer
Phone: (207) 772-2515x296
mrabasco@gorrillpalmer.com

Attachments:

Overall Existing Conditions Plan
Main Street As-Built Utility Plan
Fixture Count

U:\3842.52_Pepperell Mill_Buildings 19 & 20\H Utilities\Ability to Serve\abs_water_04-02-2024.docx

May 1, 2024

ATTN: Matt Rabasco, PE
Gorrill Palmer
300 Southborough Dr, Suite 200
South Portland, ME 04106

Re: Ability to Serve Determination – 6 & 32-40 Main St, Biddeford

Greetings,

The Maine Water Company (MWC) has received your request on the behalf of your client, Maine Realty Advisors, for an Ability to Serve Determination for a proposed multi-family residential development to be located at 6 & 32-40 Main St, Biddeford, Maine. The request specifies a plan to convert Buildings 19 and 20 of the Pepperrell Mill campus into 64 residential dwelling units. The combined gross floor area is 87,700 SF for the project. The expected domestic service demand is 9,420 gallons per day (GPD) with a peak daily usage of 16,956 GPD. The fire service demand information is not yet available. The static pressure in the area is approximately **50 psi**. Based on the criteria provided by the developer's engineer, the expected increase in water usage is within the water system's available capacity. The Biddeford Saco Division of MWC does have sufficient capacity in the area from the existing 1896 12-inch cast iron water main in the Main Street Right-of-Way to serve this project. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- Due to the private ownership of the existing waterworks infrastructure, capacity relative to the proposal must be verified at the expense of the developer to ensure the existing water line is sized appropriately for the additional usage.
- MWC has the understanding fire service demand is unknown at this time, are not to be included in this request, or accounted for in this Ability to Serve Determination.
- 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.
- The developer is required to pay for the cost of any modification, renewal of impacted service lines, and retirement of unused or discontinued services to MWC standards of best practice.
- Additional plan approval, paperwork, and fees associated with this project will require proper coordination with MWC. MWC requires upfront payment for inspection and paperwork to be fully completed before any construction on waterworks materials.
- Service lines must comply with MWC Cross Connection Control Program.
- Allow up to 30 days for the MWC utility review process once final plans are ready to be completed before any construction on waterworks materials will be approved.

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

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

Sincerely,
The Maine Water Company

Patrick Gere, PE
Project Engineer

The Maine Water Company
93 Industrial Park Road
Saco, ME 04072

T: 1.800.287.1643
www.mainewater.com

GORRILL PALMER

300 Southborough Drive, Suite 200
South Portland, ME 04106
207.772.2515

April 11, 2024

Craig Chekan
City of Biddeford – Engineering Department
205 Main Street
Biddeford, Maine 04005

Subject: Proposed Residential Facility
Pepperell Mill - Buildings 19 & 20
6 & 32-40 Main Street, Biddeford, ME, 04005
Ability to Serve Request

Dear Mr. Chekan,

On behalf of **Maine Realty Advisors,** we would like to verify the City of Biddeford's ability to provide wastewater treatment capacity for a proposed residential facility located in Buildings 19 and 20 of the Pepperell Mill at 6 Main Street and 32-40 Main Street in Biddeford, ME.

The project site includes Buildings 19 and 20 of the Pepperrell Mill, identified as Parcel IDs 71-10-1, 71-10-4, and 71-10-7 on the City of Biddeford's Assessor's Map. Buildings 19 and 20 are part of the Pepperell Mill campus located in the Main Street Revitalization District 3 (MSRD3). Both buildings have three levels (including the basement) with a combined gross floor area of 87,700 square feet. The applicant is proposing to convert the building into 64 residential dwelling units across the three stories. An overall existing conditions plan with the site location highlighted has been provided with this letter.

EXISTING AND PROPOSED SERVICE

The presence or location of sanitary sewer service to Building 19 or 20 is currently unknown. Based on plans and other information provided to us by the City Engineering Department, there is an existing 72" RCP sewer main originating at the intersection of Main Street and Alfred Street that continues down to Water Street. A smaller branch of the main appears to serve a portion of the Pepperell Mill complex. There is an existing manhole on the eastern side of Building 20 next to the site driveway. We understand that Main St is currently under moratorium, and therefore would propose a connection to the specified manhole or its tributary pipes to avoid disturbance within the public R.O.W. Please refer to the Existing Conditions Plan and the Main St as-built plan attached to this letter for reference.

ANTICIPATED FLOWS

The anticipated water usage of the storage facility is 9,420 GPD, which is based on the 2023 Maine Subsurface Wastewater Disposal Rules. For multifamily residential, Section 5.E.2. of MSWDR specifies 120 GPD per dwelling unit for one-bedroom units and 90 GPD per bedroom for multiple bedrooms units. Of the 64 units, 15 are proposed as studio apartments. As MSWDR does not differentiate between studio and one-bedroom units, they are both assumed to generate 120 GPD. Based on the publication, *Water Supply and Pollution Control, Third Edition,* by Clark, Viessman and Hammer, Chapter 4, Section 5; the peak daily use can be

considered to be about 180% of the average daily use. Based on this information, the estimated project water usage is as follows:

Flow Type	Design Flow (GPD)	Peak Daily Design Flow (GPD)
Building 19		
Studio & 1-Bedroom Unit (19 units @ 120 gpd)	2,280	4,104
2-Bedroom Unit (23 units @ 180 gpd)	4,140	7,452
Subtotal	6,420	11,556
Building 20		
Studio & 1-Bedroom Unit (16 units @ 120 gpd)	1,920	3,456
2-Bedroom Unit (6 units @ 180 gpd)	1,080	1,944
Subtotal	3,000	5,400
TOTAL	**9,420**	**16,956**

CLOSURE

As required by the City of Biddeford Site Plan Review process, we are writing to request a letter indicating the City of Biddeford's ability to serve this project.

Specifically, our office is interested in a letter from you indicating the following:

- Confirmation of the City of Biddeford's facilities to serve the project.
- Any other factors which may affect the sewer service to this site.
- Any connection service or impact fees.

We are in the process of submitting a Site Plan Application to the City of Biddeford and would appreciate your confirmation of site conditions in a timely manner. If you have any questions on the information submitted, please contact our office.

GORRILL PALMER

Matt Rabasco, PE
Project Engineer
Phone: (207) 772-2515x296
mrabasco@gorrillpalmer.com

Attachments:

Existing Conditions Plan
Main Street As-Built Utility Plan

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
64 Unit Apartment Building
Pepperell Mill Campus, Bldgs. 19 and 20
Lower Main Street

Matt Rabasco, PE
Gorrill Palmer
300 Southborough Drive
Suite 200
South Portland, Me 04106

June 12, 2024

Brief description of project: **Proposed 64 Unit Apartment Project in Building 19 and 20, Pepperell Mill Campus on Lower Main Street, Biddeford, Maine-** Currently Estimated new flow: **9260 gpd**.

Determination

The applicant is proposing a 64 unit apartment Building Project in Building 19 and 20, Pepperell Mill Campus on Lower Main Street. Based on emails received from Gorrill Palmer, Inc., it is currently projected that the proposed use development will discharge 9260 gallons per day of flow to 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. However, it should be noted, based on studies being performed by the City's engineering consultant, there may be sewer and pump station capacity issues in many of the sewershed areas that must be addressed in order to allow any additional flow into the collection and conveyance system. Sewer capacity issues may require certain upgrades be undertaken to increase sewer system capacity. 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

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.

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.

As a condition of approval, you will be required to remove any roof drains or Catch basins that are connected to the combined sewer system.

Any food preparation activities will need to be discussed with the Fats, Oils and Grease (FOG) coordinator to determine if a permit may be required.

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
Craig Chekan, City Engineer
Roby Fecteau, Code Enforcement
David Galbraith, City Planner
Alex Buechner, Wastewater Superintendent

ACORN ENGINEERING, INC.

Unitil Service Corp.
Attn: Mr. Scott Carpenter
376 Riverside Industrial Parkway
Portland, Maine 04103

September 20, 2024

Subject: Redevelopment of Pepperell Mill – Buildings 19 and 20
Re: Ability to Serve Request

Mr. Carpenter:

On behalf of 1921 Pepperell, LLC, we are pleased to submit the following request for Unitil's ability to serve the project. The parcels are mapped as Map: 71, Block: 10-1, 10-4, 10-7 and located in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3), General Development (G-1) Shoreland Overlay Zoning Districts. The project proposes to redevelop the existing buildings into (64) residential units, with some likely utility infrastructure upgrades. The existing campus is primarily already built out with parking areas, and limited site improvements are anticipated as part of the redevelopment.

It is our understanding there is an existing gas service located on the northern face of building 19. We are not sure if the existing service is able to remain in use or if a new service will need to be installed as part of this project. Please see the Utility Plan for additional information.

On behalf of the client, we are requesting the following information:

1. Any additional information, such as utility mapping within Main Street location of existing service connections.
2. Any proposed infrastructure improvements by Unitil within the project vicinity.
3. Unitil's ability to serve the project.

I have attached a Bounday & Topographic Survey prepared by Owen Haskell dated August 30, 2024, and a proposed preliminary Utility Plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Zachary Stevens

Zachary Stevens PE
Project Engineer
Acorn Engineering, Inc.

September 23, 2024

Acorn Engineering, Inc.
PO Box 3372
Portland, Maine 04104

Attn: Zachary Stevens, PE

Subject/Description of project: Pepperell Mill Campus (Building 19 & 20) Ability to Serve Request

Re: Natural Gas Ability to Serve Response

Dear Zachary,

Thank you for your interest in using natural gas for the above referenced project.

This is to confirm that Unitil has natural gas in the vicinity to the proposed Pepperell Mill Campus (Building 19 & 20) redevelopment. I have asked our locators to mark out any existing gas services that may service the buildings currently. My GIS department has already sent you a map showing gas mains in the area.

Once the gas load is available please send that along and we can size any new gas mains, services and/or meter(s) that will be needed.

If you have any further questions or require additional information, please contact me at 207-541-2543 or email at carpenters@unitil.com.

Sincerely,

Scott Carpenter

Scott Carpenter
Senior Business Development Representative
207-541-2543

ACORN ENGINEERING, INC.

Consolidated Communications
Attn: Mr. Patrick Morrison
5 Davis Farm Road
Portland, Maine 04101

September 20, 2024

Subject: Redevelopment of Pepperell Mill – Buildings 19 and 20
Re: Ability to Serve Request

Mr. Morrison:

On behalf of 1921 Pepperell, LLC, we are pleased to submit the following request for Consolidated Communications' ability to serve the project. The parcels are mapped as Map: 71, Block: 10-1, 10-4, 10-7 and located in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3), General Development (G-1) Shoreland Overlay Zoning Districts. The project proposes to redevelop the existing buildings into (64) residential units, with some likely utility infrastructure upgrades. The existing campus is primarily already built out with parking areas, and limited site improvements are anticipated as part of the redevelopment.

We are unaware if any telecom services currently serve the building. Assuming not, a proposed underground telecom conduit from an existing utility pole located on the eastern side of building 20 will serve the development. Please see the Utility Plan for additional information.

On behalf of the client, we are requesting the following information:

1. Any easements for services currently crossing the proposed development.
2. Any additional information, such as utility mapping within Main Street, abutting properties, and/or existing service connections.
3. Any proposed infrastructure improvements by Consolidated within the project vicinity.
4. Consolidated's ability to serve the project.

I have attached a Bounday & Topographic Survey prepared by Owen Haskell dated August 30, 2024, and a proposed preliminary Utility Plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Zachary Stevens

Zachary Stevens PE
Project Engineer
Acorn Engineering, Inc.

ACORN ENGINEERING, INC.

Spectrum Cable
Attn: Mr. Steven Holmes
444 Perry Road
Bangor, Maine 04401

September 20, 2024

Subject: Redevelopment of Pepperell Mill – Buildings 19 and 20
Re: Ability to Serve Request

Mr. Holmes:

On behalf of 1921 Pepperell, LLC, we are pleased to submit the following request for Spectrum Cable's ability to serve the project. The parcels are mapped as Map: 71, Block: 10-1, 10-4, 10-7 and located in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3), General Development (G-1) Shoreland Overlay Zoning Districts. The project proposes to redevelop the existing buildings into (64) residential units, with some likely utility infrastructure upgrades. The existing campus is primarily already built out with parking areas, and limited site improvements are anticipated as part of the redevelopment.

We are unaware if any telecom services currently serve the building. Assuming not, a proposed underground telecom conduit from an existing utility pole located on the eastern side of building 20 will serve the development. Please see the Utility Plan for additional information.

On behalf of the client, we are requesting the following information:

1. Any easements for services currently crossing the proposed development.
2. Any additional information, such as utility mapping within Main Street, abutting properties, and/or existing service connections.
3. Any proposed infrastructure improvements by Spectrum within the project vicinity.
4. Spectrum's ability to serve the project.

I have attached a Bounday & Topographic Survey prepared by Owen Haskell dated August 30, 2024, and a proposed preliminary Utility Plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Zachary Stevens

Zachary Stevens PE
Project Engineer
Acorn Engineering, Inc.

Section 8: Public Safety Letter of Approvals

Please refer to the attached response letters from the City of Biddeford Fire and Police Departments.

CITY OF BIDDEFORD
REGIONAL COMMUNICATIONS CENTER
Division of Biddeford Police Department

39 Alfred Street, Biddeford, ME 04005

March 07, 2024

Joshua Cushman
Maine Realty Advisors

Dear **Mr. Cushman**,

The address shown below is the physical E-911 emergency response address for your residence.

Property Address: Pepperell Mill Bldg. #19 **14 Main St. Biddeford, ME 04005**

Identifying Your Property / Building

For Police, Fire, and Medical purposes, it is very important that you place your street number on your house or building in a location visible from the street or driveway. The height of each number in your address should be a minimum of **4 inches.** The color of the numbers should contrast with the color of building. We strongly recommend the numbers be made of reflective materials to enhance nighttime viewing.

In addition, if your house or building is located further than 75 feet back from the road or otherwise not visible from the road, your street number(s) is required to be placed at the beginning of your driveway/private way. Acceptable methods for display include the use of your mailbox, placement of a plaque on a post, etc.

If you have any questions or concerns, I may be reached at (207) 282-5127 or dylan.martin@biddefordmaine.org. Thank you in advance for your cooperation.

Regards,

Dylan D. Martin
RCC Supervisor / E-911 Addressing Officer
Biddeford Regional Communications Center
Division of; Biddeford Police Department

CITY OF BIDDEFORD
REGIONAL COMMUNICATIONS CENTER
Division of Biddeford Police Department

39 Alfred Street, Biddeford, ME 04005

March 07, 2024

Joshua Cushman
Maine Realty Advisors

Dear **Mr. Cushman**,

The address shown below is the physical E-911 emergency response address for your residence.

Property Address: Pepperell Mill Bldg. #20 **6 Main St. Biddeford, ME 04005**

Identifying Your Property / Building

For Police, Fire, and Medical purposes, it is very important that you place your street number on your house or building in a location visible from the street or driveway. The height of each number in your address should be a minimum of **4 inches.** The color of the numbers should contrast with the color of building. We strongly recommend the numbers be made of reflective materials to enhance nighttime viewing.

In addition, if your house or building is located further than 75 feet back from the road or otherwise not visible from the road, your street number(s) is required to be placed at the beginning of your driveway/private way. Acceptable methods for display include the use of your mailbox, placement of a plaque on a post, etc.

If you have any questions or concerns, I may be reached at (207) 282-5127 or dylan.martin@biddefordmaine.org. Thank you in advance for your cooperation.

Regards,

Dylan D. Martin
RCC Supervisor / E-911 Addressing Officer
Biddeford Regional Communications Center
Division of; Biddeford Police Department

Subject: FW: notice to serve Fire Dept
Date: Thursday, March 28, 2024 at 12:09:47 PM Eastern Daylight Time
From: Marieke Thormann
To: Robyn Smith-Payne
Attachments: image001.png, image002.jpg, image001.png

FYI for site plan application for Pep Mill

Marieke Thormann, PE | *VP of Development*

Fathom Companies
C | 207-317-2818
O | 207-808-8787
mthormann@fathomcompanies.com
80 Exchange Street | Suite 400
Portland, ME 04101

On 3/28/24, 8:50 AM, "Josh Cushman" <jcushman@mainerealtyadvisors.com> wrote:

---------- Forwarded message ---------
From: **Dexter, Edward** <Edward.Dexter@biddefordmaine.org>
Date: Tue, Mar 5, 2024 at 10:30 AM
Subject: notice to serve
To: jcushman@mainerealtyadvisors.com <jcushman@mainerealtyadvisors.com>

Good Morning Mr. Cushman:

This email is to indicate that the Biddeford Fire Department can serve your property in the city. If you have any questions or need further information please feel free to reach out.

Sincerely,
Ed Dexter

Edward B. Dexter
Assistant Chief

Biddeford Fire Department
152 Alfred St.
Biddeford, ME. 04005

(207) 571-1686 Office
(207) 571-1687 Fax

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail or phone and delete this message and its attachments, if any.

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

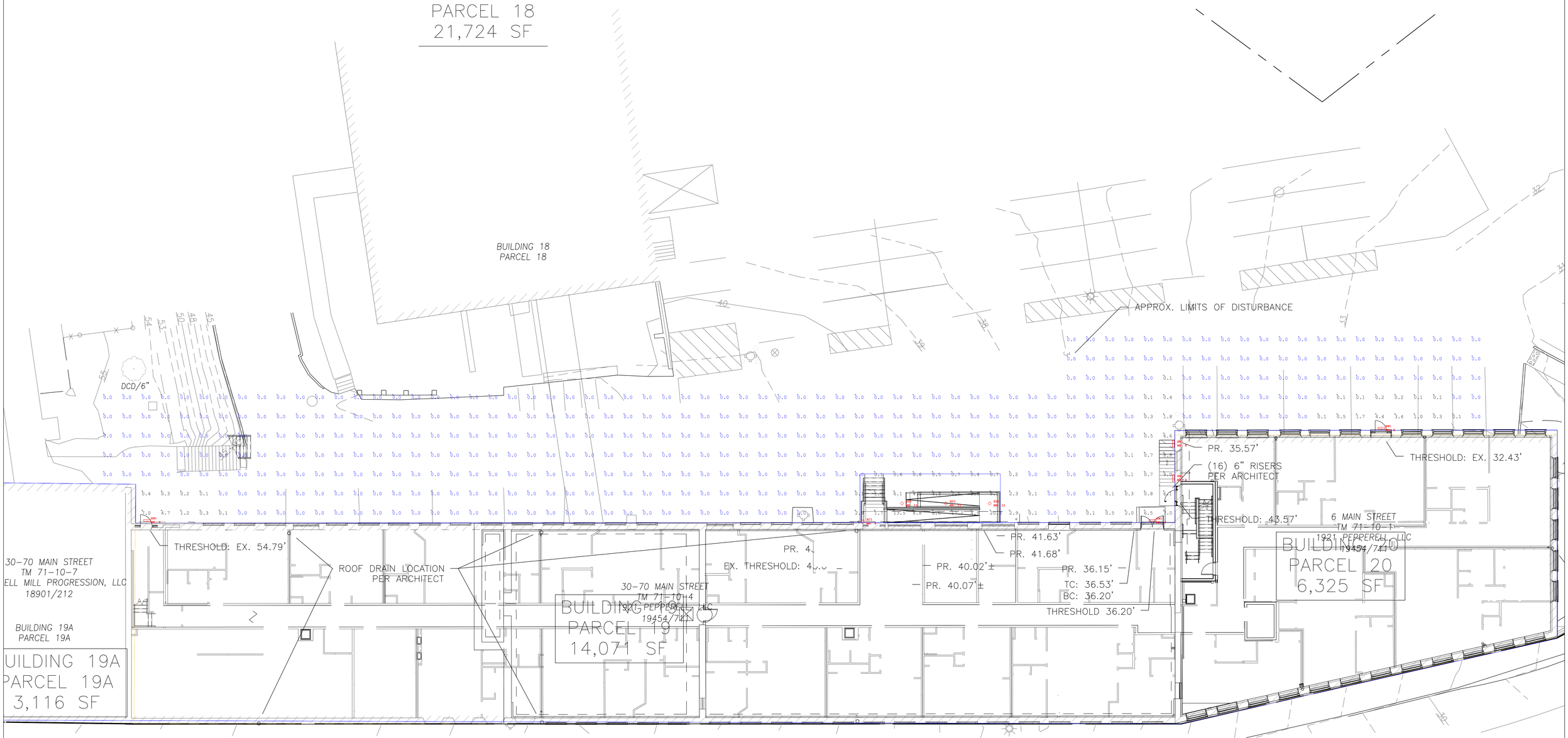
This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize

the sender and know the content is safe.

Section 9: Lighting

Photometric plans and associated cut sheets have been prepared by Illuminate on October 7, 2024, and can be found attached.



Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
1	XC1	10.5	SINGLE	0.900	66655_BEGA_IES
3	XD1	14	SINGLE	0.900	24243K3_BEGA_IES
5	XW1	11	SINGLE	0.900	24218_BEGA_IES

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.41	20.3	0.0	N.A.	N.A.

Project:
Pepperell Mill - Site

Contact:
Steve Johnson
Applications Specialist
(603) 490-2446
sjohnson@illuminatene.com

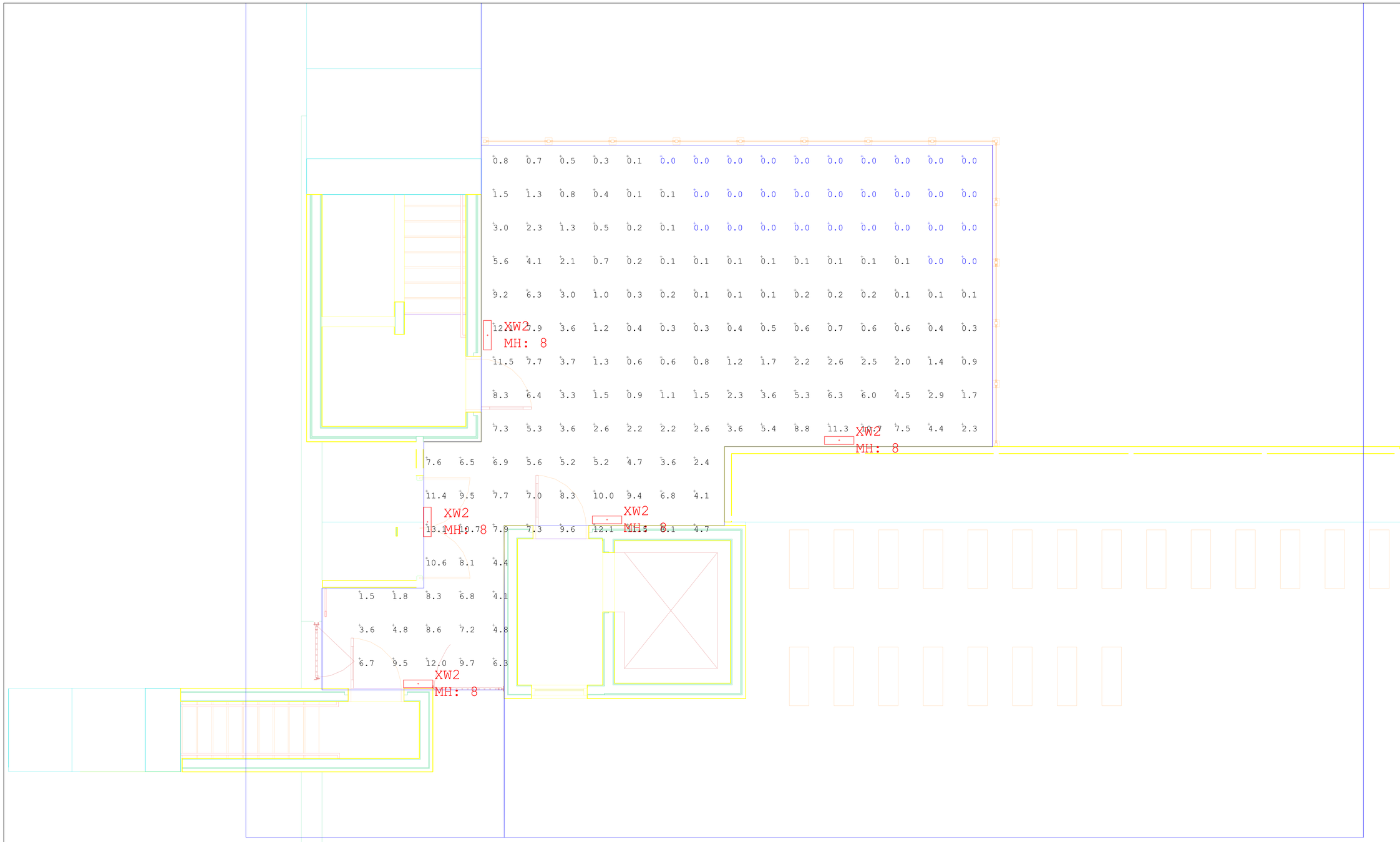
Detail: Photometric Calculation
Date: 10/07/2024
Revision:----
Scale: 1" = 10'-0"
Drawn By: SHJ

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500
333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

L-1

Sheet 1 of 1



Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
5	XW2	11	SINGLE	0.900	24218_BEGA_IES

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Roof Deck	Fc	3.22	13.1	0.0	N.A.	N.A.

Project:
Pepperell Mill - Site

Contact:
Steve Johnson
Applications Specialist
(603) 490-2446
sjohnson@illuminatene.com

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Detail: Photometric Calculation
Date: 10/07/2024
Revision:----
Scale: 1" = 2'-0"
Drawn By: SHJ

Drawing Number:

L-1

Sheet 1 of 1

Type:
BEGA Product:
Project:
Modified:

Application
Wall luminaires with directed narrow beam light distribution on one side that can be oriented upward or downward. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Mechanically captive stainless steel fasteners
High temperature silicone gasket
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 4.4 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	7.9 W
System wattage	10.5 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	652 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
○ 3500K (K35)
○ 3000K (K3)
○ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
○ Bronze (BRZ)
○ Silver (SLV)
○ White (WHT)
○ RAL:
○ CUS:

Available options

☐ AMB	Amber LED
☐ CUS	Custom finish
☐ FSC	Fusing
☐ MGU	Marine grade undercoat
☐ RAL	RAL finish

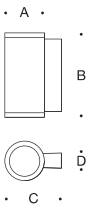
Available accessories

☐ B79547	Surface mounted wiring box

See individual accessory spec sheet for details.

Included (available for pre-shipment)

☐ B19537	Narrow opening wiring box



Wall luminaire · Narrow beam upward or downward

	LED	□	A	B	C	D
B66655	7.9 W	20°	4 3/8	9	6 3/8	1 5/8

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2024
Updated 09/11/24

Type:
BEGA Product:
Project:
Modified:

Application
Wall luminaire with symmetric light distribution designed for general illumination of pathways, plazas and building entrances.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Silicone applied robotically to casting, plasma treated for increased adhesion
Galvanized zinc-plated mounting bracket
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 4.0 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	8.9 W
System wattage	11.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	989 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
○ 3500K (K35)
○ 3000K (K3)
○ 2700K (K27)

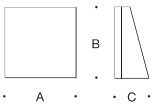
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
○ Bronze (BRZ)
○ Silver (SLV)
○ White (WHT)
○ RAL:
○ CUS:

Available options

☐ CUS	Custom finish
☐ FSC	Fusing
☐ MGU	Marine grade undercoat
☐ RAL	RAL finish



Wall luminaire · Symmetric

		LED	A	B	C
B24218	ADA	8.9 W	8	8	$3^{3}/_{4}$

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2024
Updated 08/20/24

Type:
BEGA Product:
Project:
Modified:

Application
Wall luminaire with symmetric light distribution designed for general illumination of pathways, plazas and building entrances.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Silicone applied robotically to casting, plasma treated for increased adhesion
Galvanized zinc-plated mounting bracket
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 4.0 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	8.9 W
System wattage	11.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	989 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
○ 3500K (K35)
○ 3000K (K3)
○ 2700K (K27)

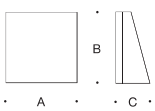
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
○ Bronze (BRZ)
○ Silver (SLV)
○ White (WHT)
○ RAL:
○ CUS:

Available options

☐ CUS	Custom finish
☐ FSC	Fusing
☐ MGU	Marine grade undercoat
☐ RAL	RAL finish



Wall luminaire · Symmetric

		LED	A	B	C
B24218	ADA	8.9 W	8	8	$3^{3}/_{4}$

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2024
Updated 08/20/24

Type:
BEGA Product:
Project:
Modified:

Application
Recessed downlight with a symmetric wide beam distribution. These luminaires are designed for down lighting atriums, canopies, passages, and other interior and exterior locations.

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
Stainless steel screw clamps
High temperature silicone gasket
Aluminum ceiling mounted driver box
Pure anodized aluminum reflector surface
Silicone optic with excellent high temperature and UV stability
BEGA Hybrid Optics®

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 1.8 lbs.

Electrical

Operating voltage	120-277 V AC
Minimum start temperature	-20° C
LED module wattage	12.3 W
System wattage	14.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	1241 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
○ 3500K (K35)
○ 3000K (K3)
○ 2700K (K27)

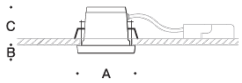
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
○ Bronze (BRZ)
○ Silver (SLV)
○ White (WHT)
○ RAL:
○ CUS:

Available options

☐ CUS	Custom finish
☐ DALI-2	Digital addressable lighting interface
☐ ELV/TRIAC	Electronic low voltage/TRIAC dimming
☐ FRO	Frosted lens
☐ FSC	Fusing
☐ MGU	Marine grade undercoat
☐ RAL	RAL finish



Downlight · Wide beam

	LED	□	A	B	C
B24243	12.3 W	32°	$4^{3}/_{8}$	$0^{5}/_{8}$	$2^{3}/_{4}$

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2024
Updated 08/27/24

Section 10: Solid Waste

The property management company or owner shall be responsible for managing and contracting with a private hauler to remove solid waste. The expectation is that solid waste would be collected as needed by the private hauler. All solid waste containers are anticipated to be located externally and will be screened from view.

Section 11: Waivers

The project does propose the following Waivers.

1.) The project proposes a waive the Stormwater Requirement from the City of Biddeford Land Development Regulations Part III – Article XI – Section 5.B.1 Drainage.
    a. The project does not propose to alter the existing watershed or adversely impact the existing sites runoff conditions (including downstream impacts).

CITY OF BIDDEFORD

Planning and Development Department

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

TO: Chair Patoine and Members of the Biddeford Planning Board

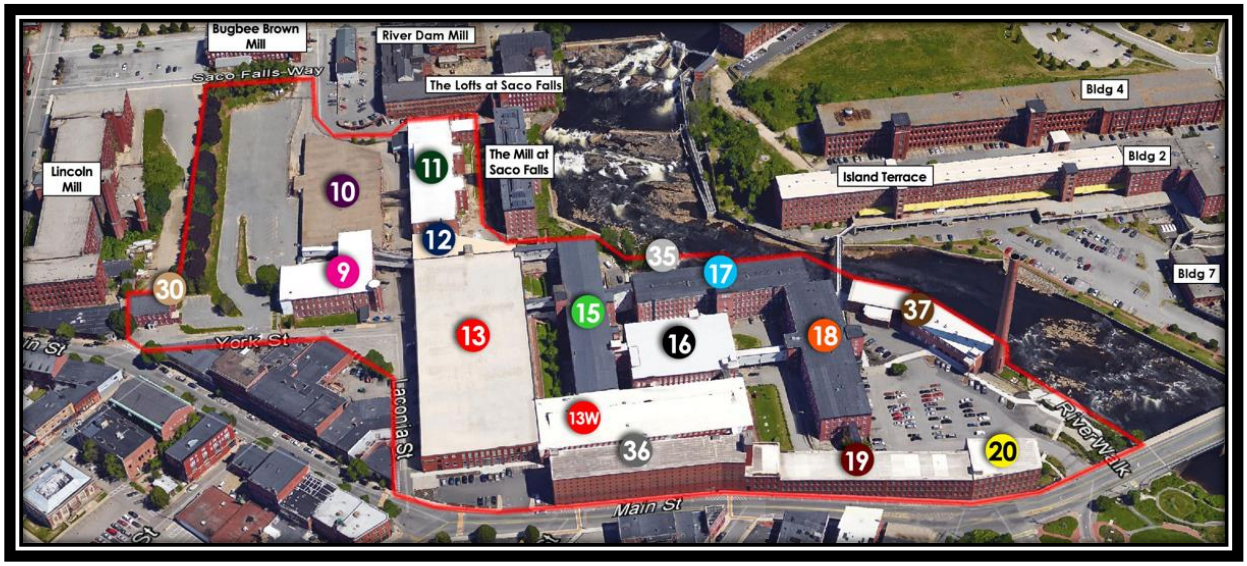
FROM: David C.M. Galbraith, Deputy Director/City Planner

DATE: November 12, 2024

RE: **Case # 2024.66 Pepperill Mill Campus: Approval Extension Request of a Previously approved Minor Modification Extension for an Occupancy Transfer From Building # 17 to Building # 15 located at 2 Main Street, within the Pepperill Mill Campus.**

MEETING DATE: November 20, 2024 at 6:00 PM

I. **PROJECT HISTORY:** In 2009 Building # 17 in the Pepperill Mill Campus, received approval to construct 40 residential units. However, the actual number of residential units constructed in Building 17 was thirty (30). On November 1, 2017 the Planning Board approved the approval of 51 residential units for the top 3 floors of Building #15 in the North Dam complex (PID#71, Lot 11) within the MSRD-3 zoning district. In March 2023 the property owner (Presidium) informed City Staff about the 30 constructed units in Building #17 and requested that nine (9) of the approved, but not constructed units, could be transferred to Building # 15. At that time, Staff determined that as there was no net increase in the actual number of units and as Building # 15 & 17 are adjacent, and connected via a raised pedestrian tunnel (which should be retained / maintained as part of the historical fabric of the campus), and the minor amendment was given a 1-year approval in which to pull building permits (approval expiration date March 8, 2024).



Pepperill Mill Campus Outlined in Red – Bldg. #15 identified in green, Bldg. #17 identified in blue.

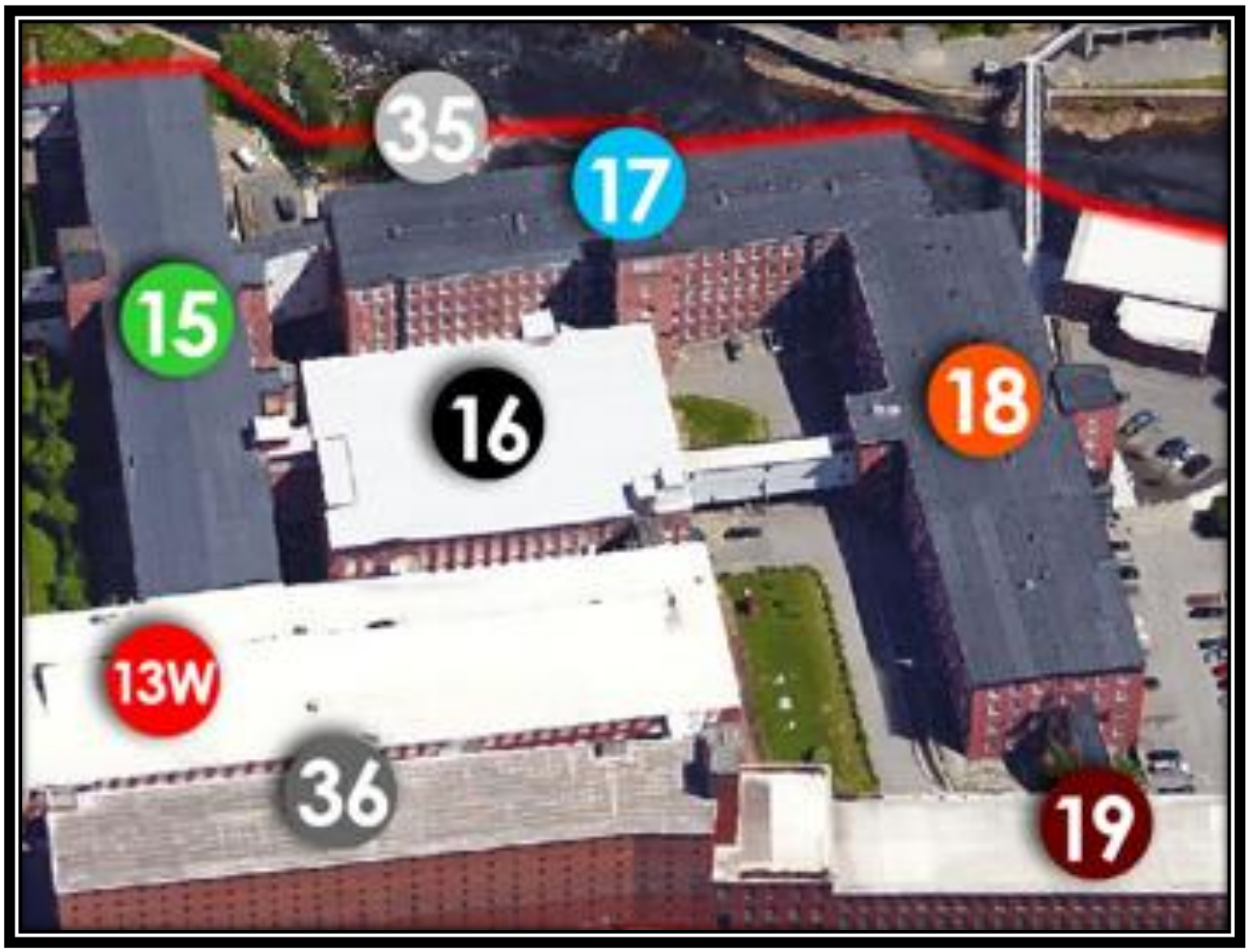
Case # 2024.66 Pepperill Mill Campus: Approval Extension Request of a Previously approved Minor Modification Extension for an Occupancy Transfer From Building # 17 to Building # 15 located at 2 Main Street, within the Pepperill Mill Campus.

Planning Board Memorandum Date: November 20, 2024.

Ms. Higgins initial request (March 8, 2023) stated:

> *"Create 9 additional residential units in Building 15. The proposed conversion consists of the development of 6,880 SF of building 15, floor 1 of the Pepperell Mill at 2 Main Street, Biddeford. The existing space is part of a former mill building that is currently vacant unfinished space. In 2009 Building 17 received approval to construct 40 residential units. The actual number of residential units constructed in Building 17 is 30. Building 17 is adjacent and connected to building 15. The development site is located within the City's MSRD-3 Zoning District and the proposed residential use complies with the permitted uses within the zone. The applicant is proposing to renovate the existing area with no additions to the footprint. The interior building space will be renovated for the proposed apartments".*

Prior to the expiration date, the Applicant / Presidium sought another approval extension to March 8, 2026, but the extension was only granted by the City for 9 months, specifically until January 1, 2025. The approval letter reads in part, *"Please note, permits for the construction of these units needs to commence prior to the specified January 1, 2025, date".*



Pepperill Mill Campus – Building # 15 & # 17 Close-up Perspective

Case # 2024.66 Pepperill Mill Campus: Approval Extension Request of a Previously approved Minor Modification Extension for an Occupancy Transfer From Building # 17 to Building # 15 located at 2 Main Street, within the Pepperill Mill Campus.

Planning Board Memorandum Date: November 20, 2024.

Below is a copy of the re-approval letter sent to Ms. Higgins / Presidium.

RE: Minor Modification Request / Occupancy Transfer From Building # 17 to Building # 15.

Ms. Higgins, I am writing in regards to your request for an extension to the Minor Modification approval I granted on March 8, 2023 regarding swapping approved residential units from Building #17 to Building #15. Your original request stated:

> *"Create 9 additional residential units in Building 15. The proposed conversion consists of the development of 6,880 SF of building 15, floor 1 of the Pepperell Mill at 2 Main Street, Biddeford. The existing space is part of a former mill building that is currently vacant unfinished space. In 2009 Building 17 received approval to construct 40 residential units. The actual number of residential units constructed in Building 17 is 30. Building 17 is adjacent and connected to building 15. The development site is located within the City's MSRD-3 Zoning District and the proposed residential use complies with the permitted uses within the zone. The applicant is proposing to renovate the existing area with no additions to the footprint. The interior building space will be renovated for the proposed apartments".*

The Planning Board reviewed and approved the construction of the 40 residential units in Building #17, yet only 30 units were actually constructed. As there no net increase in the actual number of units and as Building # 15 & 17 are adjacent, I approved, (March 8, 2023) the Minor Modification request to transfer the construction of nine (9) units from building # 17 to Building # 15. The approval was granted for one-year. This approval was to expire on March 8, 2024. However, prior to the expiration date you requested an approval extension until January 1, 2025. This letter serves as my approval to your extension request. Please note, permits for the construction of these units needs to commence prior to the specified January 1, 2025 date. Please note, construction permits will be required for the proposal, and review and approval of such will need to be granted by the City's Code Office and Fire Department. I will place a copy of this approval letter in the City's property files for future reference.

To date, the 9-units that were to be transferred / constructed on the first floor of Building #15 have not applied for, or received permits approvals from the Code Office as required.

II. REQUESTED ACTION:

The Applicant, Pepperell Mill Progression, LLC (owner of Pepperell Mill campus) are seeking the Planning Board's approval to extend the approval date an additional 2 years / 24 months, from January 1, 2025, to a new proposed extension of January 1, 2027. A copy of the extension request letter to the Planning Board, from Chris Rhodes, Member of Pepperill Mill Progression LLC. (owner of Pepperill Mill Campus), dated November 13, 2024 has been included in the Board's packet. The Applicant's will attend the Planning Board meeting to present their request at the November 20, 2024, meeting.

III. SAMPLE MOTIONS:

Case # 2024.66 Pepperill Mill Campus: Approval Extension Request of a Previously approved Minor Modification Extension for an Occupancy Transfer From Building # 17 to Building # 15 located at 2 Main Street, within the Pepperill Mill Campus.

Planning Board Memorandum Date: November 20, 2024.

A. Motion to Approve: I motion to **APPROVE,** Case # 2024.66, a 24 month/2-year extension request for a previously approved Minor Modification Extension for an occupancy transfer of nine (9) units from building # 17 to building # 15, located at 2 Main Street, within the Pepperill Mill Campus.

B. Motion to Deny: I motion to **DENY,** Case # 2024.66, a 24 month/2-year extension request for a previously approved Minor Modification Extension for an occupancy transfer of nine (9) units from building # 17 to building # 15, located at 2 Main Street, within the Pepperill Mill Campus, for the following reasons:

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

C. Motion to Table: I motion to **TABLE,** Case # 2024.66, a 24 month/2-year extension request for a previously approved Minor Modification Extension for an occupancy transfer of nine (9) units from building # 17 to building # 15, located at 2 Main Street, within the Pepperill Mill Campus, for the following reasons:

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

Biddeford Planning Board

From Chris Rhoades, Member of Pepperell Mill Progression, LLC (owner of Pepperell Mill campus)

November 13, 2024

2 Main Street, Building 15 - 9 Unit Approval Summary

On March 8, 2023, Pepperell Mill Progression, LLC obtained approval to create 9 additional residential units in building 15. The approval granted the transfer of 10 units that were approved but not constructed in building 17 to building 15. The proposed building 15 conversion consists of the development of 6,880 SF of vacant unfinished mill space into 9 apartment units or condos. See attached approval memo titled “Minor Modification Request”.

Pepperell Progression requested an extension for the approval to allow for the necessary time to close on the refinance of the property, which included funds for the construction costs of these 9 units. Approval extension was granted through January 1, 2025. See attached extension memo.

Over the past few weeks, Biddeford passed a moratorium on condo conversions, putting our refinance and strategy for a condo conversion at risk. As part of a settlement agreement between us and the town in order to not be subject to the moratorium, Pepperell Mill Progression, LLC agreed to several tenant protections and an increase in the permit fee from $150/unit to $500/unit in order to contribute funding to the Biddeford Affordable Housing Trust Fund. The Town requested, and we agreed to pay tenant relocation assistance of $1,000 for any tenant that is not given notice to leave, but that decides to moves out anyway over the next three years. In addition, tenants who are given a 180-day notice to vacate will receive reimbursement for their last two months of rent and $2,000 in relocation assistance. And finally, for those tenants who pay rent less than $1,750, we will provide them an extra $1,000 in relocation assistance.

The additional costs requested by the Town provide worthy protections to the tenants and provide valuable funding for the Biddeford Affordable Housing Trust Fund. However, these additional funds total in the hundreds of thousands, and this additional cash outlay prevents us from having the necessary funds needed to start construction on the 9 new units in building 15. Our lender requires that we pay our loan down through condo sale proceeds over the next 24 months. At that time, condo sales will be the funding source for constructing the 9 residential units in building 15. We are requesting a two-year extension of our approval, allowing us to pull building permits until January 1, 2027. We look forward to providing this additional housing for the Biddeford community.

Thank you for your consideration.

Sincerely,

Chris Rhoades

CITY OF BIDDEFORD

Planning and Development Department

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

PLANNING BOARD – Minor Modification Notification Request

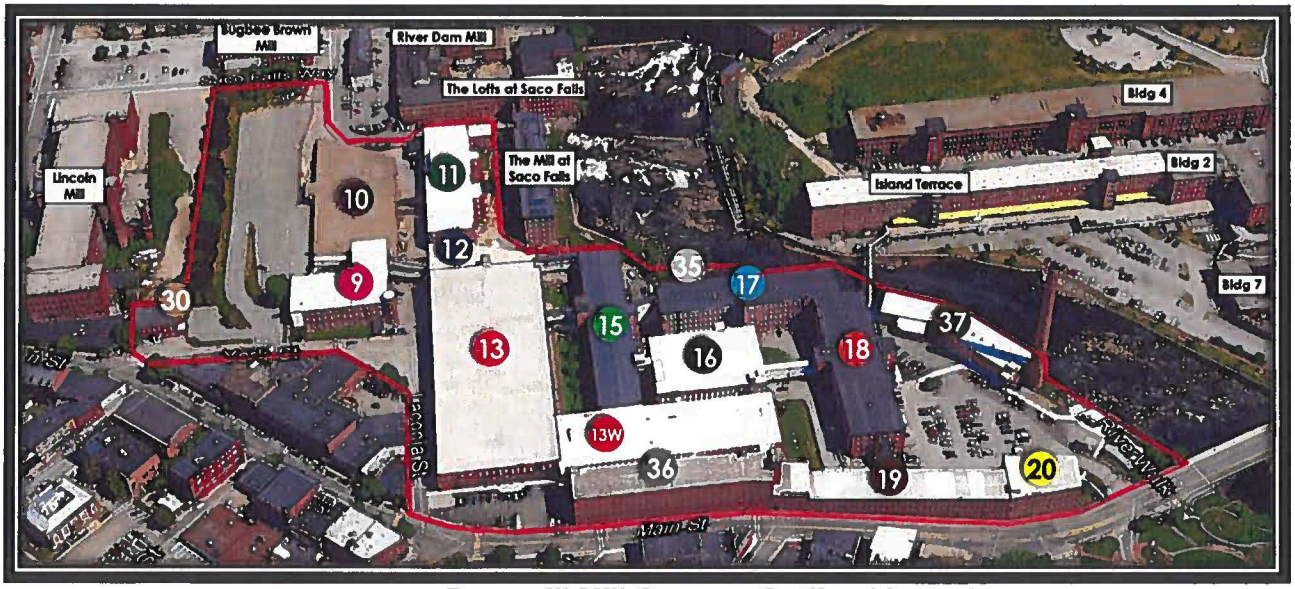
TO: Chair Patoine and Members of the Biddeford Planning Board

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

DATE: March 8, 2023

RE: Pepperill Mill - Minor Modification Request / Occupancy Transfer From Building # 17 to Building # 15 / Planning Board Notification of Approval.

The City Planning Office received a Minor Modification request from Ms. Megan Higgins regarding swapping approved residential units from Building #17 to Building #15.



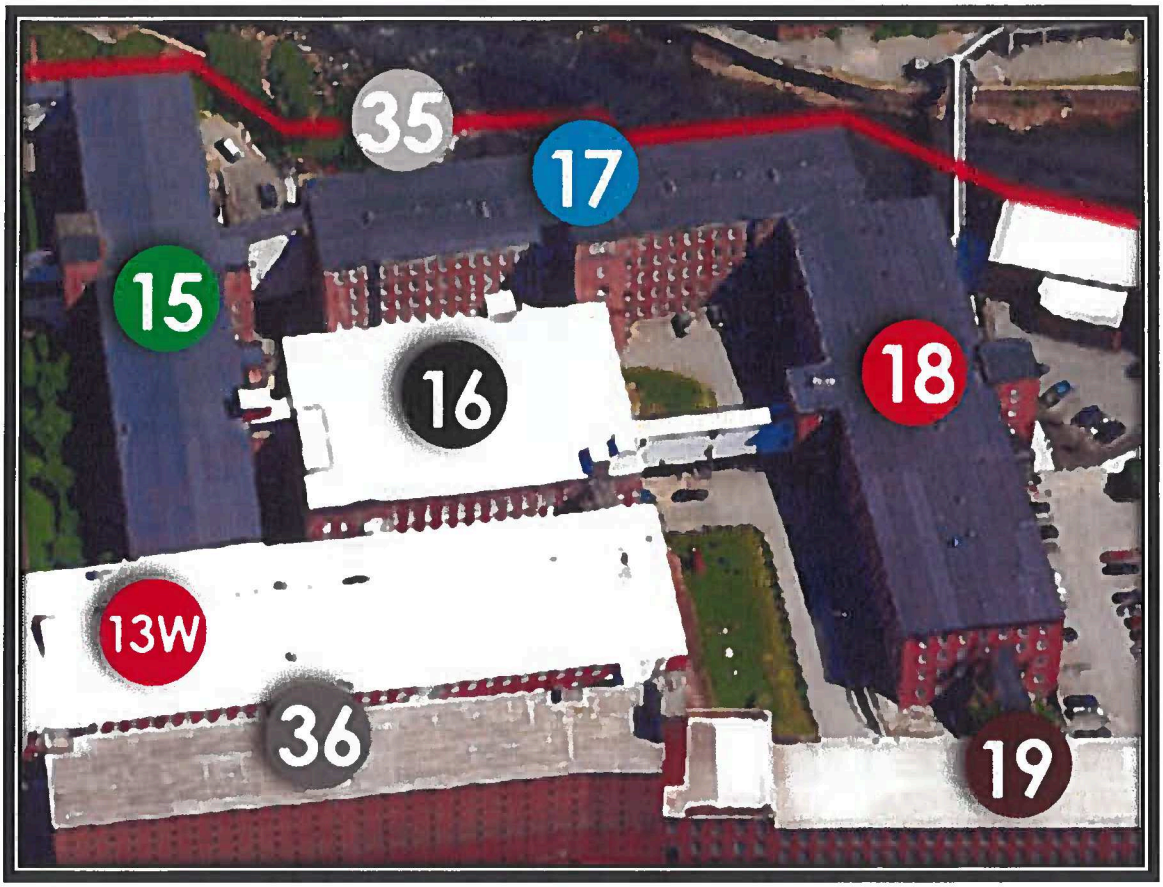
Pepperill Mill Campus Outlined in Red

Ms. Higgins request stated:

> *"Create 9 additional residential units in Building 15. The proposed conversion consists of the development of 6,880 SF of building 15, floor 1 of the Pepperell Mill at 2 Main Street, Biddeford. The existing space is part of a former mill building that is currently vacant unfinished space. In 2009 Building 17 received approval to construct 40 residential units. The actual number of residential units constructed in Building 17 is 30. Building 17 is adjacent and connected to building 15. The development site is located within the City's MSRD-3 Zoning District and the proposed residential use complies with the permitted uses within the zone. The applicant is proposing to renovate the existing area with no additions to the footprint. The interior building space will be renovated for the proposed apartments".*

Pepperill Mill - Minor Modification Request / Occupancy Transfer From Building # 17 to Building # 15 / Planning Board Notification of Approval.

Planning Board Memorandum Date: March 8, 2023.



Pepperill Mill Campus – Building # 15 & # 17 Close-up Perspective

When evaluating the request I noted that the Planning Board reviewed and approved the construction of the 40 residential units in Building #17, yet only 30 units were actually constructed. I also noted that there would not be any net increase in the actual number of units being constructed from what the Board previously approved, *and* as Building # 15 & 17 are adjacent, **I approved the Minor Modification request to transfer nine (9) units from building # 17 to Building # 15.** Ms. Higgins was made aware that construction permits will be required for the proposal, and review and approval of such will need to be granted by the City's Code Office and Fire Department. I have placed a copy of this approval letter in the City's property files for future reference.

Attached you will find a copy of Ms. Higgins Occupancy Transfer Request letter and a copy of the Minor Modification Request Approval letter sent to Ms. Higgins.

Sincerely,

David C.M. Galbraith
Deputy Director/City Planner

CITY OF BIDDEFORD

Planning and Development Department

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

Ms. Megan Higgins
2 Main Street, Suite 17-301-E
Biddeford, Maine 04005

Via Email: mhiggins@presidiumre.com

March 8, 2023

RE: Minor Modification Request / Occupancy Transfer From Building # 17 to Building # 15.

Ms. Higgins, I am writing in regards to your letter (no date, attached) sent to me via email on January 26, 2023, regarding swapping approved residential units from Building #17 to Building #15. Your request stated:

> *"Create 9 additional residential units in Building 15. The proposed conversion consists of the development of 6,880 SF of building 15, floor 1 of the Pepperell Mill at 2 Main Street, Biddeford. The existing space is part of a former mill building that is currently vacant unfinished space. In 2009 Building 17 received approval to construct 40 residential units. The actual number of residential units constructed in Building 17 is 30. Building 17 is adjacent and connected to building 15. The development site is located within the City's MSRD-3 Zoning District and the proposed residential use complies with the permitted uses within the zone. The applicant is proposing to renovate the existing area with no additions to the footprint. The interior building space will be renovated for the proposed apartments".*

The Planning Board reviewed and approved the construction of the 40 residential units in Building #17, yet only 30 units were actually constructed. As there will be not be any net increase in the actual number of units and as Building # 15 & 17 are adjacent, I am approving your Minor Modification request to transfer nine (9) units from building # 17 to Building # 15. Please note, construction permits will be required for the proposal, and review and approval of such will need to be granted by the City's Code Office and Fire Department. I will place a copy of this approval letter in the City's property files for future reference.

Sincerely,

David C.M. Galbraith
Deputy Director/City Planner

EC: Chris Rhoades: crhoades@presidiumre.com

PEPPERELL MILL

Mr. David Galbraith, Interim City Planner
City of Biddeford
205 Main Street
Biddeford, ME 04005
Subject: Building #15 - Convert Vacant Space into Nine Residential Units - Pepperell Mill
2 Main Street
Assessor's Map 71/Lot 11
Site Plan Application

Dear Mr. Gilbreath:

On behalf of Pepperell Mill Progression LLC, I am requesting staff committee review for approval to create 9 additional residential units in Building 15. The proposed conversion consists of the development of 6,880 SF of building 15, floor 1 of the Pepperell Mill at 2 Main Street, Biddeford. The existing space is part of a former mill building that is currently vacant unfinished space. In 2009 Building 17 received approval to construct 40 residential units. The actual number of residential units constructed in Building 17 is 30. Building 17 is adjacent and connected to building 15.

The development site is located within the City's MSRD-3 Zoning District and the proposed residential use complies with the permitted uses within the zone.
The applicant is proposing to renovate the existing area with no additions to the footprint. The interior building space will be renovated for the proposed apartments.

The 2 Main Street Parking Lots consist of 7 areas totaling 212 parking spaces shown in the attached map. The requirement for the existing 154 multifamily units is satisfied by approx. 104 parking spaces from waivers received.

Thank you for your consideration.

Sincerely,
Megan Higgins

CITY OF BIDDEFORD

Planning and Development Department

Hannah Bonine
Assistant City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115
Hannah.Bonine@biddefordmaine.org

June 23, 2022

TO: Megan Higgins - Pepperell Mill Progression, LLC

FROM: Hannah Bonine, Assistant City Planner

RE: 2009.15 Administrative Amendment for North Dam Mill, Building 17, 2 Main Street (Tax Map 17, Lot 11)

Megan,

Based on review of your recent application, I am approving your request for 2 additional residential units to be constructed in Building 17 (Tax Map 71, Lot 11). The original approval, dated October 9, 2009, allows for 40 residential units to be constructed within Building 17. To date, only 28 units were completed. As such, the request for 2 units at this time, bringing the total number of residential units to 30, will not be extending beyond the original scope.

The proposal for the conversion of vacant space on the ground floor of Building 17 to residential units is consistent with the underlying MSRD-3 zone. There is no new construction proposed outside of the existing building, and there is no site work needed to accommodate parking demand from the additional residential units.

Any further amendments to the previously approved subdivision must be approved by the Planning and Development department.

Please contact the Code Enforcement Office to acquire any necessary permits. This determination is valid for one year following the date of approval.

Best,

Hannah Bonine

Hannah Bonine
Assistant City Planner

Ms. Hannah Bonine, Assistant City Planner

City of Biddeford

205 Main Street

Biddeford, ME 04005

Subject: Building #17 - Covert Vacant Space Into Two Residential Units - Pepperell Mill

2 Main Street

Assessor's Map 71/Lot 11

Site Plan Application

Dear Ms. Bonine:

On behalf of Pepperell Mill Progression LLC, I am requesting staff committee review for approval to create 2 additional residential units in Building 17. The proposed conversion consists of the development of 1,985 SF of building 17, floor 1 of the Pepperell Mill at 2 Main Street, Biddeford. The existing space is part of a former mill building that is currently vacant unfinished space. In 2009 Building 17 received approval to construct 40 residential units. The actual number of residential units constructed in Building 17 is 28.

The development site is located within the City's MSRD-3 Zoning District and the proposed residential use complies with the permitted uses within the zone.

The applicant is proposing to renovate the existing area with no additions to the footprint. The interior building space will be renovated for the proposed apartments.

The 2 Main Street Parking Lots consist of 7 areas totaling 212 parking spaces shown in the attached map. The requirement for the existing150 multi family units is satisfied by approx. 101 parking spaces.

Thank you for your consideration.

Sincerely,

Megan Higgins

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115
Greg.Tansley@biddefordmaine.org

PLANNING BOARD REPORT (AMENDED)

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

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

DATE: November 1, 2017

RE: **NEW BUSINESS ITEM #D - 2017.42 Site Plan Review/Subdivision** for North Dam Mill, LLC to convert the top three floors of Building #15 into 51 residential apartments located at 2 Main Street (Tax Map 71, lot 11) in the MSRD-3 zone.

MEETING DATE: November 1, 2017

---

1. INTRODUCTION

The applicant is seeking approval to construct 51 residential units in the top 3 floors of Building 15 in the North Dam Mill complex. 85 residential units were previously approved for this building as part of the campus master plan.

Parking:

- The Development Program calls for 69 parking spaces per Ordinance. At a .67 ratio (which is the ratio we are finding is reasonable) this would require an allocation of 47 parking spaces. Although the cover letter indicates a need for only 34 parking spaces, the parking plan (CS101) provides for the necessary 47 spaces at the .67 ratio.
- The applicant has demonstrated a current allocation of the 47 spaces as follows:
  - 31 spaces in the parking lots adjacent to Building 10 (North);
  - 15 spaces in the new parking lot which was formerly Building 16; and
  - 1 accessible parking space immediately adjacent to building 15.

2. PROJECT DATA

	SUBJECT	*DATA/INFORMATION*
1.	Applicant:	North Dam Mill, LLC 2 Main Street, Suite 17-301-E

		Biddeford, ME 04005
2.	Owner of Property:	North Dam Mill, LLC 2 Main Street, Suite 17-301-E Biddeford, ME 04005
3.	Agent:	Scott Joslin North Dam Mill, LLC 2 Main Street, Suite 17-301-E Biddeford, ME 04005
4.	Project Location:	Building #15, North Dam Mill
5.	Project Tax Map #/Lot #:	71/11
6.	Existing Zoning:	MSRD-3
7.	Overlay Zoning:	None
8.	Existing Use:	Commercial/Vacant
9.	Proposed Use:	51 Residential Units in Floors 3, 4, and 5
10.	Approvals Required:	Site Plan Review/Subdivision
11.	Uses in the Vicinity:	Residential/Industrial/Commercial
12.	Review Standards:	Site Plan Review
13.	Parcel Size:	N/A
14.	Minimum Lot Size Required: Provided:	None N/A
15.	Frontage Required: Provided:	None N/A
16.	Front Setback Required: Provided:	None N/A
17.	Side Setbacks Required: Provided:	None N/A
18.	Rear Setback Requires: Provided:	None N/A
19.	Height Requirements: Provided:	Minimum 2 Stories or 26 feet N/A
20.	Water Supply:	Maine Water Company
21.	Sewerage Disposal:	City of Biddeford
22.	Solid Waste Disposal:	Private Hauler
23.	Fire Protection:	City of Biddeford
24.	Floodplain Status:	Property is not within a NFIP Zone A or V floodzone
25.	Wetland/Surface Water Impacts:	None
26.	Soil Study Provided:	N/A
27.	Ownership of Road:	Main Street is a City Street.
28.	Estimated Site Development Costs:	N/A
29.	Financial Capacity Letter:	N/A
30.	Waivers Needed:	a. Per Chapter 66, Section 66-9 - Full Subdivision Review process to allow Final Approval of Subdivision/Site Plan

		foregoing Conceptual Subdivision Review and Preliminary Subdivision Approval. b. Full Site Plan/Subdivision Review.
31.	Waivers Granted:	a. Per Chapter 66, Section 66-9 - Full Subdivision Review process to allow Final Approval of Subdivision/Site Plan foregoing Conceptual Subdivision Review and Preliminary Subdivision Approval. Note: The Planning Board finds that this waiver is warranted and that public convenience, safety, health and welfare will not be affected adversely; b. Full Site Plan/Subdivision Review. Note: The Planning Board finds that the information provided is sufficient to allow the Board to consider the application as complete for review purposes.
32.	Variances Needed for Approval:	None
33.	Other Permits Obtained:	N/A
34.	Other Non-City Permits Required:	None
35.	Covenants, By-laws, Restrictions Required by the Planning Board/SRC:	None
36.	LDR Attachment A: Fess Paid:	Yes
37.	Planning Board Review History: Planning Board Final Review:	November 1, 2017 Meeting. (Posted in City Hall October 23, 2017; Posted in Journal Tribune October 24, 2017; Mail Notices to all abutters within 250' sent October 23, 2017 – 17 notices sent)

3. EXISTING CONDITIONS

The Building is occupied by vacant. The purpose of this application is to approve 51 Residential Units for Floors 3, 4, and 5.

There are no Site Improvements proposed.

4. PROJECT PROPOSAL

- 51 residential units comprising of 33 1-Bedroom/Studio apartments and 18 2-Bedroom apartments.

5. PUBLIC COMMENT

For the Final Review, the notice was posted in City Hall on October 23, 2017. It was also posted in the Journal Tribune on October 24, 2017. Mailing notices were also sent out to all abutters within 250' on October 23, 2017 – 17 notices were sent out.

As of the date of this report the following comments have been received:

- No Public Comments have been received.

6. STAFF REVIEW

a. ZONING: N/A

b. REVIEW STANDARDS: N/A

c. WAIVERS:

i. Per Chapter 66, Section 66-9 - Full Subdivision Review process to allow Final Approval of Subdivision/Site Plan foregoing Conceptual Subdivision Review and Preliminary Subdivision Approval.

Waiver Note - The following is the standard by which such a waiver may be granted:

(a) A waiver or variation in the strict application of this chapter may be permitted when, in the opinion of the Board, any consideration warrants such variation, provided that public convenience, safety, health and welfare will not be affected adversely; and the Board shall record the reasons for such variation in the minutes of the meeting, and the applicant shall be notified in writing of the Board's decision.

ii. Full Site Plan/Subdivision Review.

Waiver Note: Granting this waiver acknowledges that the information provided is sufficient to allow the Board to consider the application as complete for review purposes.

d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO FINAL APPROVAL:

1. Need one additional ADA space in close proximity to entrance, perhaps at end of diagonal spaces across from loading dock.
2. Submit remaining fees due of $240.00 (Basic Application Fee of $200, Administrative Fee of $40).

7. STAFF RECOMMENDATION

Staff are of the opinion that the waivers are warranted and that the project should be approved based on the Conditions provided in this report.

8. NEXT STEPS/SUGGESTED ACTIONS

- Consider granting final approval of the previously approved Site Plan. Recommended Conditions of Approval are as follows:

1. **Prior to any ground disturbance or issuance of any permits:**
   a. **The applicant must submit a recorded copy of the Notice of Decision to the Planning Department.**
   b. **A Sewer Permit must be completed as well as fees paid. Continued use of floor drains must be approved by the Sewer Department. Roof drains connected to the sewer system must be disconnected as part of this approval.**
2. **Prior to an occupancy Permit the applicant shall provide one (1) additional ADA parking space in close proximity to the entrance, location to be approved of by the City Planner.**
3. **Prior to an occupancy Permit the applicant shall pay the City the required Traffic Maine DOT Traffic Impact Fee unless no longer required by Maine DOT.**
4. **No trash is permitted to be placed at the curb for City pickup. Trash pickup and disposal, for all units associated with this approval or previous approvals, is the responsibility of the applicant.**
5. **Standard Conditions of Approval apply.**
6. **Confirm E-911 addressing with JoAnn Fisk at the Biddeford Police Department.**
7. **If requested by the Planning Department, copies of maintenance logs for the catch basins shall be provided to the City.**
8. **The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc prior to commencing business, unless authority issuing said permit allows for such actions.**

9. SAMPLE MOTIONS

A. *Motion to determine the proposed subdivision is a major subdivision.*

B. *Motion to waive the full Subdivision Review process to allow Final Approval of Subdivision/Site Plan given there is no site disturbance involved and that the Board determines that such variation will not adversely affect public convenience, safety, health and welfare.*

C. *Motion to grant the waiver to Full Subdivision/Site Plan Review upon a determination that the information provided is sufficient to allow the Board to consider the application as complete for review purposes.*

D. *Motion to approve the Final Subdivision and Site Plan for North Dam Mill, LLC for 51-units of housing at 2 Main Street, Building #15 (Tax Map 71, Lot 11) in the MSRD-3 zone and approve the Findings of Fact based on the conditions recommended by Staff in its amended report dated November 1, 2017.*

E. *Motion to deny the Site Plan/Subdivision approval upon the following reasons:*
*a)*_____
*b)*_____

ATTACHMENTS

1. Applicant's October 10, 2017 Submission packet.
2. Draft Findings of Fact and Conclusions of Law.

CITY OF BIDDEFORD

PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115
Greg.Tansley@biddefordmaine.org

NOTICE OF DECISION

November 2, 2017

Scott Joslin
North Dam Mill, LLC
2 Main Street, Suite 17-301-E
Biddeford, ME 04005

Re: 2017.42 Site Plan Review/Subdivision for North Dam Mill, LLC to convert the top three floors of Building #15 into 51 residential apartments located at 2 Main Street (Tax Map 71, lot 11) in the MSRD-3 zone.

Dear Scott:

At their meeting of November 1, 2017 the Biddeford Planning Board reviewed your submission for the approval 51 Residential Units for the top 3 floors of Building 15 in the North Dam Mill complex located at 2 Main Street (Tax Map 71, Lot 11) in the MSRD-3 zone. North Dam Mill, LLC owns the property and you presented the proposal to the Planning Board.

After taking public input the Planning Board determined the project was a major subdivision and approved the following waivers:

1. Full Subdivision Review process to allow Final Approval of Subdivision/Site Plan given there is no site disturbance involved and that the Board determines that such variation will not adversely affect public convenience, safety, health and welfare.
2. Full Subdivision/Site Plan Review upon a determination that the information provided is sufficient to allow the Board to consider the application as complete for review purposes.

Following the approval of the waivers, the Planning Board approved the Site Plan/Subdivision and approved the Findings of Fact conditioned on the following:

1. **Prior to any ground disturbance or issuance of any permits:**
   a. **The applicant must submit a recorded copy of the Notice of Decision to the Planning Department.**
   b. **A Sewer Permit must be completed as well as fees paid. Continued use of floor drains must be approved by the Sewer Department. Roof drains connected to the sewer system must be disconnected as part of this approval.**

2. **Prior to an occupancy Permit the applicant shall provide one (1) additional ADA parking space in close proximity to the entrance, location to be approved of by the City Planner.**
3. **Prior to an occupancy Permit the applicant shall pay the City the required Traffic Maine DOT Traffic Impact Fee unless no longer required by Maine DOT.**
4. **No trash is permitted to be placed at the curb for City pickup. Trash pickup and disposal, for all units associated with this approval or previous approvals, is the responsibility of the applicant.**
5. **Standard Conditions of Approval apply.**
6. **Confirm E-911 addressing with JoAnn Fisk at the Biddeford Police Department.**
7. **If requested by the Planning Department, copies of maintenance logs for the catch basins shall be provided to the City.**
8. **The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc prior to commencing business, unless authority issuing said permit allows for such actions.**

This approval is based on the information presented to the Planning Department and the Planning Board. Any changes to this information without prior approval shall void this approval. No Occupancy Permits shall issued unless all site improvements are completed according to the approved plans and above-mentioned conditions of approval, or a performance guarantee (acceptable to the Planning Department) in the amount of 150% of all acceptable outstanding items is submitted. Acceptable outstanding items shall only include those items not necessary to ensure the public's health, safety, and welfare.

The final approval of the subdivision plan shall be valid for a period of two years. If within that time period, proposed infrastructure improvements, such as roadways, sewer or and water lines, are not completed in such a manner as to serve, or service, 75 percent of the lots/units approved, approval for lots not served or serviced, by the existing in-place improvements shall be voided and no permits shall be issued for such lots not serviced.

The Planning Board Site Plan Review approval shall be valid for one (1) year from the date of said approval. If a building permit has not been issued within one (1) year, then said approval shall become automatically null and void.

Appeals of the Planning Board's decision may be made as per the Biddeford Revised Code of Ordinances.

Please contact us at 284-9115 if you have any questions.

FOR THE BIDDEFORD PLANNING BOARD

Greg D. Tansley, A.I.C.P.
City Planner

Cc: D. Sanford, North Dam Mill, LLC (via e-mail)
T. Milligan, City Engineer (via e-mail)
R. Fecteau, Code Enforcement Officer (via e-mail)
J. Fisk, Deputy Police Chief (via e-mail)
P. Labrecque, Deputy Fire Chief (via e-mail)
File

CITY OF BIDDEFORD

PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115
Greg.Tansley@biddefordmaine.org

Standard Conditions of Approval

Owner/Applicant:	**Scott Joslin** **North Dam Mill, LLC** **2 Main Street, Suite 17-301-E** **Biddeford, ME 04005**
Project Description:	**2017.42 Site Plan Review/Subdivision for North Dam Mill, LLC to convert the top three floors of Building #15 into 51 residential apartments located at 2 Main Street (Tax Map 71, lot 11) in the MSRD-3 zone.**
Project Location:	**2 Main Street in the MSRD-3 zone**
Tax Map / Lot Number:	**Tax Map 71, lot 11**
Project ID:	**2017.42**

1. The material provided for the proposed project has been reviewed only for general conformance to the City technical requirements. The applicant(s) and/or their technical consultant shall be responsible for the actual design details and completeness of their work. It is incumbent upon the applicant(s) to ensure that the project is in conformance and complies with all City Codes, ordinances and regulations as well as with all state regulations, including, but not limited to, space and bulk standards, performance standards, use standards and other zoning type requirements.

2. All work shall be in conformance with the approved plans and submission documents. No deviations from the approved plans are permitted without prior approval from the Planning Board for major changes, and from the City Planner and City Engineer for minor changes. The City Planner shall make the determination of major or minor.

3. If Site Development is required as part of the project, a Letter of Credit or other surety acceptable to the City of Biddeford shall be submitted prior to the issuance of permits or site work being initiated. The financial guarantee shall be established for 150% of the cost of the remaining project improvements. (Items include but are not limited to the following):

a. Landscaping
b. Paving
c. Work within ROW (existing or proposed)
d. Drainage
e. Loam & seed
f. Sediment & erosion control
g. As–builts
h. Monuments

4. Prior to any ground disturbance, the applicant shall establish a construction inspection account equal to: N/A.

5. Prior to any ground disturbance, a pre-construction meeting with the owner/applicant, contractor, and City is required. Contact the Engineering Department to schedule this meeting.

6. Contact the Department of Public Works for driveway location permits, curb cut permits and/or street opening permits prior to the start of construction.

7. If Site Development is required as part of the project, an as-built plan must be provided to the City of Biddeford Engineering Office at the end of the project on mylar and on a disk, in a format, which can be read by the City of Biddeford's Geographic Information System software. If a disk copy cannot be provided, a charge for staff time to enter the plan into the City system will be assessed to the applicant.

8. The applicant shall incorporate appropriate erosion control measures into this project to reduce erosion affects from the work. All disturbed areas must be re-vegetated and/or otherwise stabilized at the appropriate stage of the work per Maine DEP standards in the Best Management Practice (BMP) manual.

9. That the Article VI Performance Standards requirements regarding Dust, Fumes, Vapors & Gases (sect 25), Explosive Materials (sect 28), Glare (sect 37), Noise (sect 48) be followed.

10. The applicant is required to comply with all applicable requirements of Chapter 70 (Utilities) and Chapter 71 (Utilities/Industrial Pretreatment Program).

11. The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc. prior to commencing business.

12. If Site Development is required as part of the project, at the completion of the project the owner/applicant shall request a final inspection. This request shall be directed to the Planning Office. Performance Guarantees and remaining escrow accounts shall not be released until the Planning Office certifies that the project has been completed and is in compliance with the approval and all applicable City Ordinances.

CITY OF BIDDEFORD

Planning and Development Department

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

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

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

DATE: November 13, 2024, 2024

RE: 2023.29 One Diamond Street Development / Site Plan Review for a five (5) story, 209 residential condominium units and Shoreland Zoning Preliminary Plan review for the properties generally located at 1 Diamond Street.

MEETING DATE: November 20, 2024, at 6:00 PM

---

1. INTRODUCTION / PROJECT HISTORY:

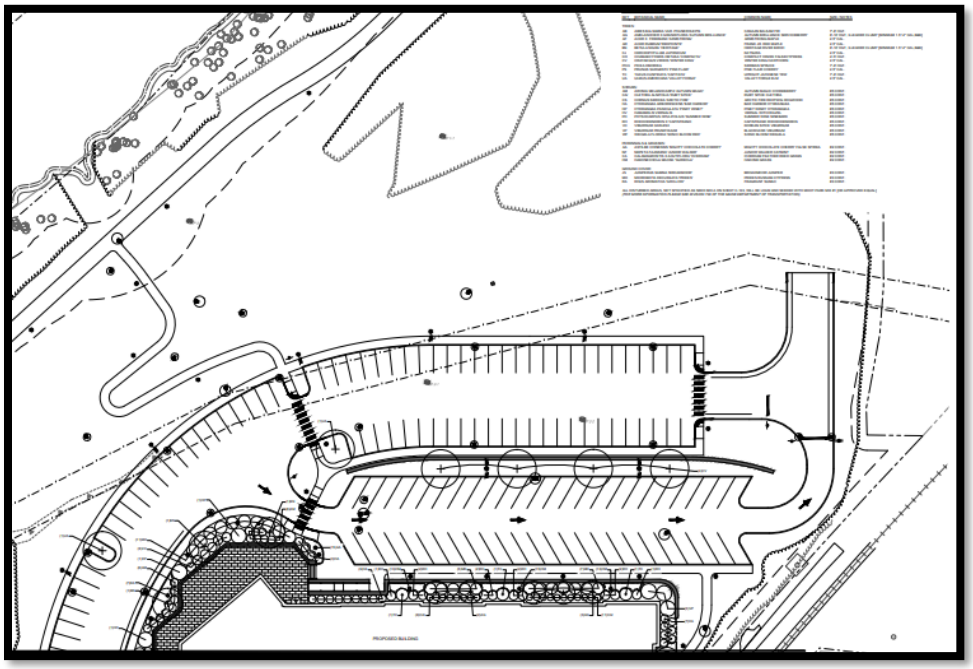
This application was last before the Planning Board on August 21, 2024, where the Applicant (One Diamond Street Development) discussed their scaled back development plans which included the proposal of 209-unit residential condominiums development which would be accessed via Main Street. The updated narrative dated October 16, 2024, from Dan Riley, Project Engineer for the Applicant in part stated:

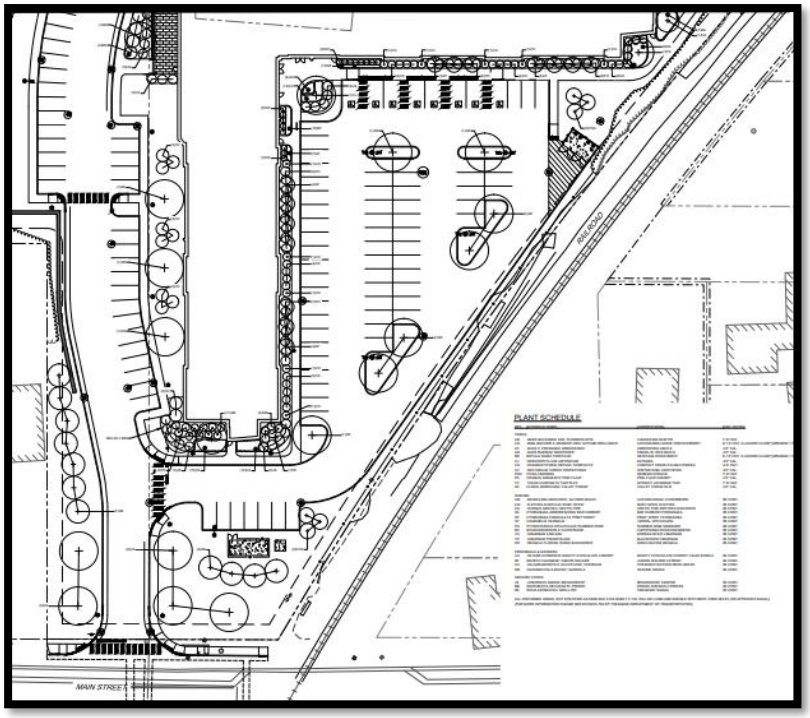
> *"The project was first presented to the Planning Board and received preliminary approval on August 16, 2023, for a 3-phase buildout beginning at Elm Street and progressing through the site toward Main Street. The project was most recently presented to the Planning Board on August 21, 2024, with a revised first phase comprised of a 209-unit condominium building with access from Main Street. During August 21, 2024, hearing, the planning board requested additional information including the status of the Joint Development Agreement (JDA) between the applicant and the City and an updated concept plan for future phases of the project. The Joint Development Agreement approved by the City Council and executed by the City Manager on December 19, 2023, is enclosed. We have also attached a concept plan of the Phase 2 project along with revised Phase 1 plans addressing review comments received to date".*

As the Board may recall, on August 16, 2023, One Diamond received Preliminary Master Plan Review for 477 residential units and approximately 14,125 square feet of mixed-use commercial / Subdivision, Site Plan, and Shoreland Zoning Preliminary Plan review, in three phases for the properties generally located at 1 Diamond Street. This approval was given a 6-month approval, and they were granted a 6-month extension. The approval and extension have since expired, and as such the Applicants are seeking approval of their modified development of 209-unit residential condominium development and have, as requested by the Planning Board, included a "concept plan" for Phase 2 of the development.

Case # 2023.29: One Diamond Street Development / Site Plan Review for a five (5) story, 209 residential condominium units and Shoreland Zoning Preliminary Plan review for the properties generally located at 1 Diamond Street.

Planning Board Hearing date: November 20, 2024.

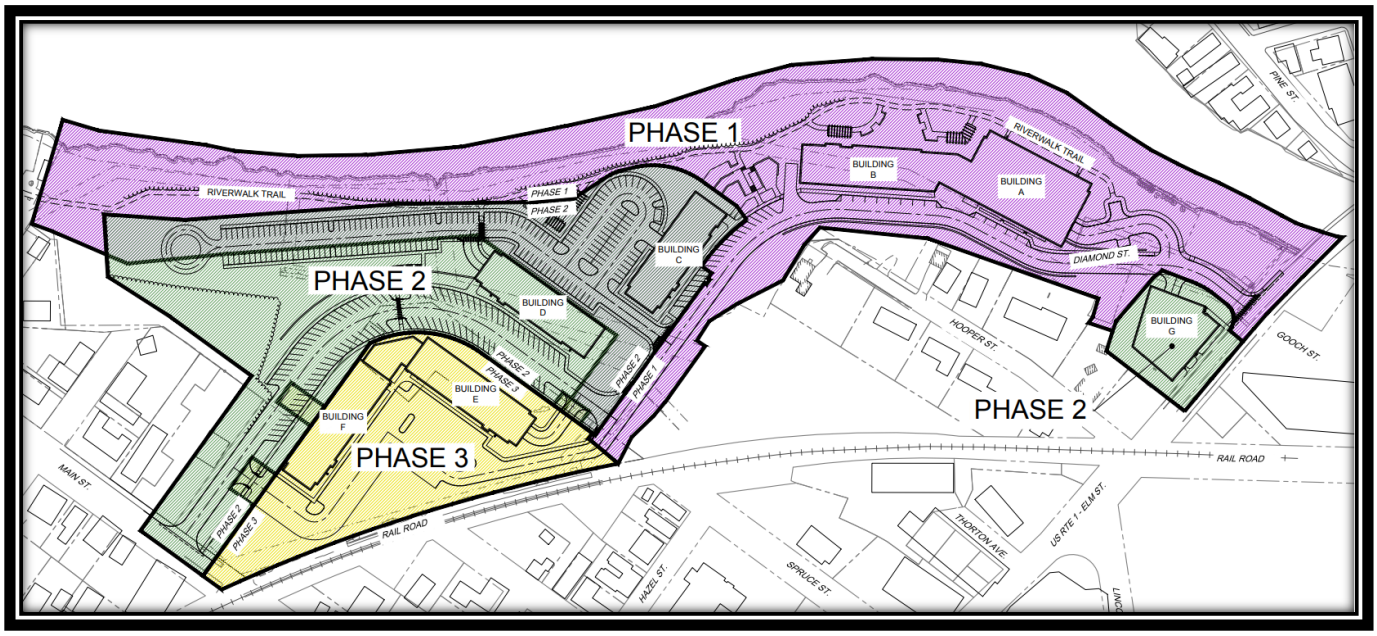




Shown left / up: Revised site / landscape plan of the proposed 209-unit residential condominium development. These plans are in the development application plan Sheets L-101 & Sheet L-102.

Case # 2023.29: One Diamond Street Development / Site Plan Review for a five (5) story, 209 residential condominium units and Shoreland Zoning Preliminary Plan review for the properties generally located at 1 Diamond Street.

Planning Board Hearing date: November 20, 2024.



August 16, 2023 - One Diamond Master Development Phasing Plan

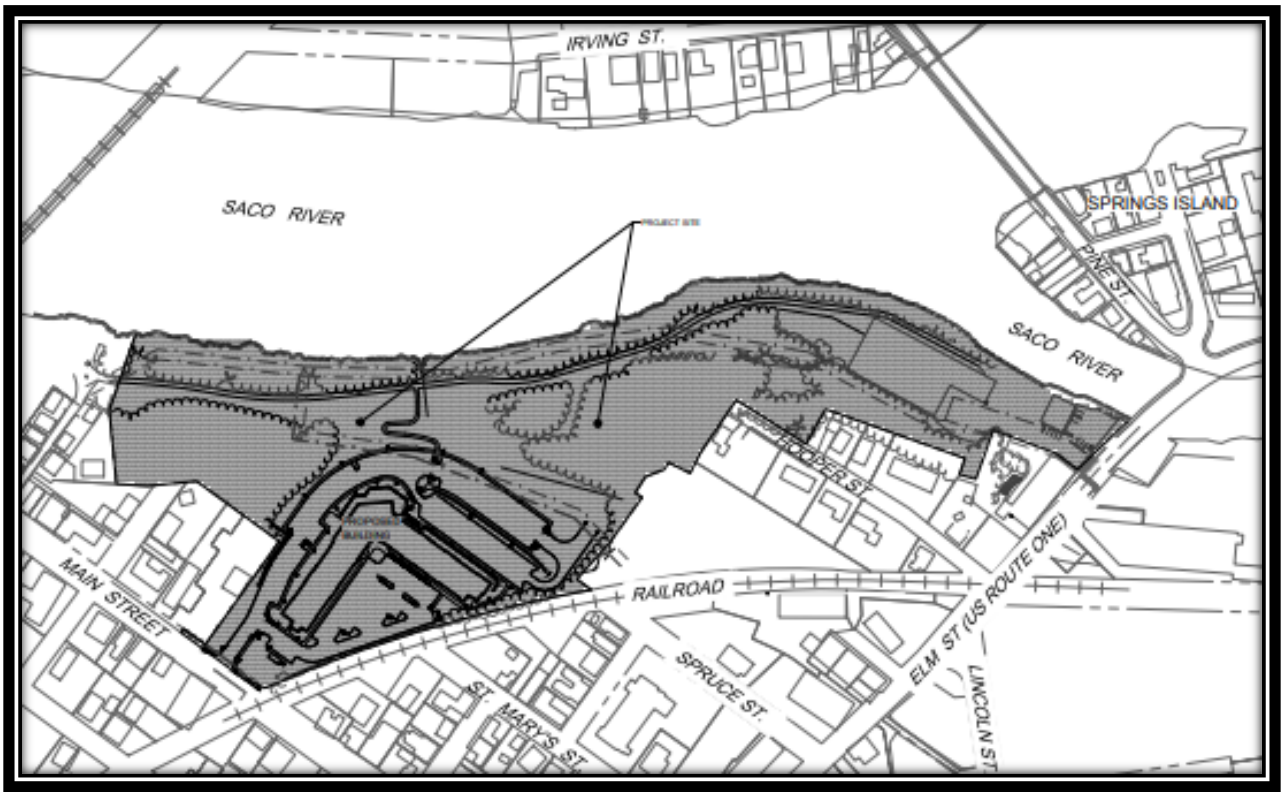
The Project <u>was</u> being proposed in three (3) phases and the Applicant received preliminary approval of Phase I of the development, in concurrence with the Master and Phasing Plan. Phase I consisted of 146 residential units, 3,000 square feet of commercial space, parking for Phase 1, access from Elm Street and Main Street via a private roadway which would connect all three Phases of the development. The original proposal was to develop the 18+ Acre Downtown / Riverfront Property with 7 multi-story structures that would be constructed in three phases which are being designed as a single development as it relates to parking, traffic, utilities, design, etc. It would have featured 477 market rate residential units and approximately 14,125 square feet of mixed use commercial (1 -2 restaurants). The plan also provided 615 parking stalls would be provided, including 421 at-grade and 194 understory parking stalls. Per City ordinance, the project application would be subject to Site Plan Review (Land Development Regulations, Article XI), Shoreland Zoning and Subdivision review and approval (Code of Ordinances, Chapter 66).

<u>Revised Application:</u>

Since the Preliminary Approval of Phase One of the development, the scope of the project has changed and the new proposal is for a single-phase project comprised of a 5-story multifamily residential building with up to 209-unit residential condominium development and a Phase 2 “concept plan”, which would need Planning Board review and approval prior to the commencement of Phase 2.

Case # 2023.29: One Diamond Street Development / Site Plan Review for a five (5) story, 209 residential condominium units and Shoreland Zoning Preliminary Plan review for the properties generally located at 1 Diamond Street.

Planning Board Hearing date: November 20, 2024.



Proposed 5-story multifamily residential building with up to 209 residential condominium units.

The proposed building will include 102 studio, 83 one-bedroom, 24 two-bedroom units, as well has amenity spaces. Building amenities and support spaces will include:
• Entry lobby with seating/waiting area;
• Mail room;
• Fitness Studio;
• Pet wash (two wash stations);
• Work from home spaces; and
• Community room with kitchen area and lounge seating

<u>The proposed site improvements include:</u>

- The construction of a 166,700 SF, 5-story residential building which will include 209-units.
- Demolition and relocation of existing utilities running through the site will be necessary to accommodate site improvements. Two existing buildings near Main Street will be removed;
- A private roadway identified as Diamond Street will be constructed off of Main Street to serve the building with a terminus for a future extension.
- Construction of a public riverwalk trail that will connect Elm Street to the Horrigan Court area. The trail and associated open space will be for public use and has been designed to capitalize on the existing natural beauty of the Saco River;
- A minimum of two acres of passive open space available to the public;

Case # 2023.29: One Diamond Street Development / Site Plan Review for a five (5) story, 209 residential condominium units and Shoreland Zoning Preliminary Plan review for the properties generally located at 1 Diamond Street.

Planning Board Hearing date: November 20, 2024.

- The existing paved area off of Elm Street will be striped and signed to provide Riverwalk parking with an easement for access. Six parking spaces for public use have been provided for the trail (including 1 ADA space);

- A total of 239 surface parking spaces are to be provided (including 8 ADA spaces); A waiver for 5% of the residential parking is requested.

- A portion of an existing public sewer main will be removed and relocated to avoid placing significant fill over the public sewer. A new sewer to main will be constructed to serve the development. The revised plan locates the sewer extension along the riverwalk trail for maintenance access and to allow for future development on the site. The sewer main will be enlarged to provide inline storage as a Combined Sewer Overflow (CSO) control measure. Sebago Technics has worked closely with the City Engineering and Public Works Departments on the sewer main relocation and sizing;

- A larger diameter storm drain pipe will be removed and relocated. To avoid placing significant fill over the storm drain. The storm drain pipe conveys flows from a large offsite drainage area, and discharges directly into Saco River. The outlet at the river will remain at its existing location and condition and will not be modified;

- Stormwater from the proposed development will be detained with an underground pipe storage system and treated with filters prior to discharging. Treated runoff from the proposed development will be discharged to the Saco River through a new storm drain outfall, parallel to the existing storm drain outfall. Providing capacity for the site development without impact the existing City system;

- Water and underground utilities (power, telephone, and cable) will be extended from Main Street for the residential development;

- Power will be provided from Horrigan court for lighting along the Riverwalk; and

- Other site amenities such as landscaping and lighting are proposed.

Proposed 5-story building - 209 residential condominium units as viewed from Main Street

Case # 2023.29: One Diamond Street Development / Site Plan Review for a five (5) story, 209 residential condominium units and Shoreland Zoning Preliminary Plan review for the properties generally located at 1 Diamond Street.

Planning Board Hearing date: November 20, 2024.

Proposed 5-story building - 209 residential condominium units - North Elevation

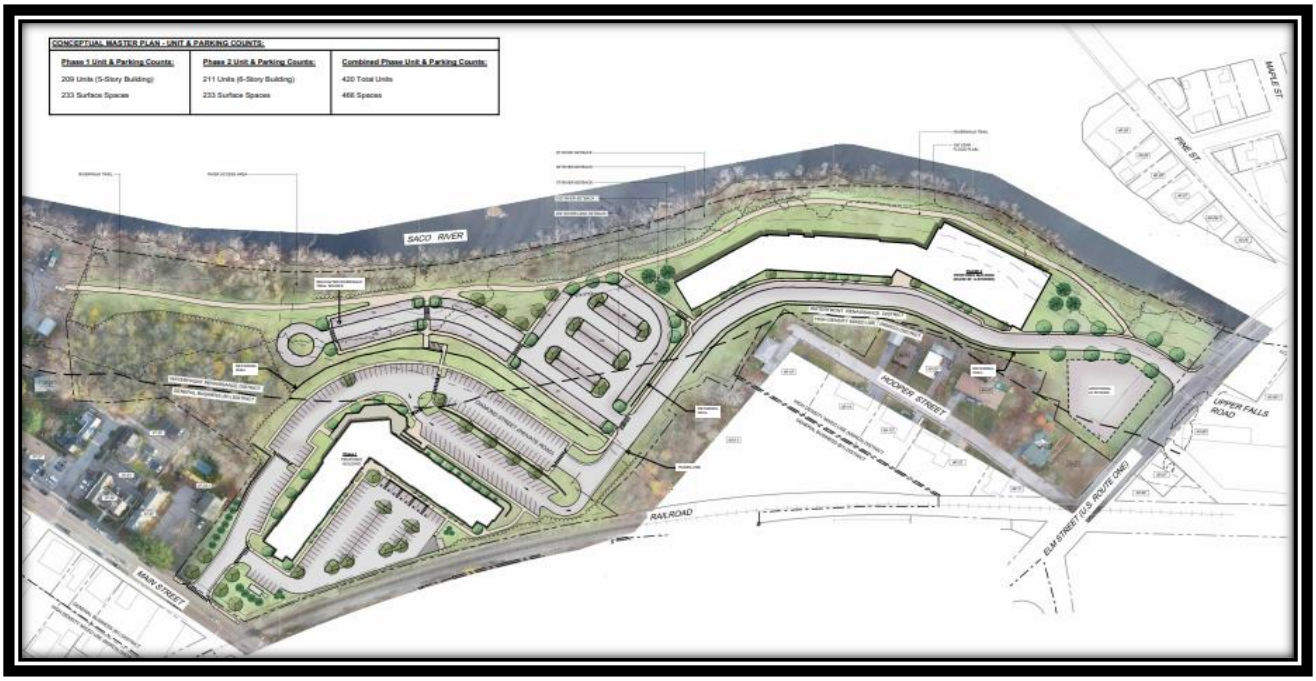
Proposed 5-story building - 209 residential condominium units - North Elevation

As the Board may recall from previous reviews of the development / property, the site includes a small, approximately .51-acre parcel that has been identified as a Brownfield site in need of environmental clean-up. Until recently, the property was owned, according to tax records, by Union Oil Co. of Maine (PID# Map 040 Map 074). The property has been tax delinquent for the past 13+ years, although the City didn't acquire the property due to the known Brownfield's status. The City Council has approved

transferring this property to the Applicant, who has agreed to provide the City full environmental indemnification. This property is now included as part of the current development proposal.

Brownfield's Site – Proposed Clean-up / Remediation within Project Area

This property is approximately .51-acres in area (highlighted in red on the above map) and includes an identified Brownfield's Site, which requires clean-up / remediation. One Diamond Development has offered to purchase the land from the City, post City tax acquiring, with the agreement that One Diamond indemnifies the City from all environmental clean-up measures as a condition of their purchase agreement. Following the site environmental clean-up, One Diamond will utilize the subject property within the expanded development area.



REVISED MASTER DEVELOPMENT PLAN

Case # 2023.29: One Diamond Street Development / Site Plan Review for a five (5) story, 209 residential condominium units and Shoreland Zoning Preliminary Plan review for the properties generally located at 1 Diamond Street.

Planning Board Hearing date: November 20, 2024.

River Walk Master Plan: The Applicant is providing the City a pedestrian access agreement, for the extension of the River Walk the entire length of the subject property. The project design will include 2+ acres of "openspace" as required in the JDA. The Applicant is proposing to continue the same design elements, such as pedestrian scale lighting, design connectivity, public art, scenic overlooks, benches, waste receptacles, bike racks, landscape design, uniform informational and directional signage, etc. as being utilized at the adjacent development, across Elm Street at 10-30 Upper Falls Road. The majority of these improvements are NOT being proposed at this time due to the unknown future development of the remainder of the 18+ acre property. Staff recommend the applicants install the riverwalk pedestrian path along the waterfront as part of this initial phase. This should also include shade trees and some pedestrian amenities, such as trash receptacles and park benches, which should be further supplemented as future phases are proposed.

2. PROJECT DATA/INFORMATION:

1.	Applicant:	One Diamond Development, LLC 2 Livewell Drive, Suite 201 Kennebunk, ME 04043
2.	Owner of Property:	Same as applicant
3.	Agent:	Dan Riley Sebago Technics, Inc. 75 John Roberts Road, Suite 4A South Portland, ME 04106
4.	Surveyor:	Sebago Technics, Inc. 75 John Roberts Road South Portland, ME 04106
5.	Project Location:	1 Diamond Street
6.	Project Tax Map #/Lot #:	Tax Maps 40 & 37, Lots 25-1,25-2,24,25,34,35
7.	Lot Size:	18.27 Acres
8.	Base Zoning:	B1 & GD 1
9.	Overlay Zoning:	WR
10.	Existing Use:	Former Diamond Match Site
11.	Proposed Use:	Mixed Use
12.	Approvals Required:	Preliminary Site Plan Review
13.	Uses in the Vicinity:	Mixed Use
14.	Waivers Needed:	Parking Waiver - A total of 239 surface parking spaces are to be provided (including 8 ADA spaces); A waiver for 5% of the residential parking is requested
18.	Waivers Granted:	N/A
22.	Other Non-City Permits Required:	See Below #3 "Required Agreements / Approvals.
23.	LDR Attachment A: Fees Paid:	Yes
25.	Planning Board Review History: August 21, 2024 – 1st review of modified proposal	

Case # 2023.29: One Diamond Street Development / Site Plan Review for a five (5) story, 209 residential condominium units and Shoreland Zoning Preliminary Plan review for the properties generally located at 1 Diamond Street.

Planning Board Hearing date: November 20, 2024.

3. REQUIRED AGREEMENTS / APPROVALS:

A. Joint Development Agreement (JDA): As outlined above, the Joint Development Agreement (JDA) between the Applicant and the City remains in place but amendments / modifications to the agreement will need to be reviewed and approved by the City Council, followed by Planning Board review of the project, and the conformance with the JDA, with a recommendation back to the City Council from the Planning Board.

B. Planning Board Review: The project will require Site Plan Review / Major Subdivision and Phased Development Plan approval: Per City ordinance, the project application would be subject to Site Plan Review (Land Development Regulations, Article XI) and Subdivision review and approval (Code of Ordinances, Chapter 66). Subdivision applications generally follow a three-tier approval process beginning with a Preliminary Plan review, and followed by a preliminary plan review and approval and a final plan approval. Site Plan and Subdivisions may be reviewed by the Planning Board concurrently (Recommended).

C. Maine DEP Stormwater Permit: The project requires a Maine DEP Stormwater Permit.

D. Maine Site Law Review: The City of Biddeford is classified as having capacity to review projects triggering the Maine Site Location of Development Act (SLODA) in areas of the City designated for priority growth as part of the Comprehensive Plan. The City has the capacity to review authority, permits certain municipalities to review projects triggering site location reviews under their local land use regulations (i.e. site plan, subdivision, shoreland zone, etc.), without formal review by the DEP. Therefore, the project will likely be reviewed under applicable local review standards.

E. Maine Department of Transportation (MDOT) - Traffic Movement Permit (TMP): The amended project, for a single building, may trigger a MDOT traffic movement permit (TMP) review process. The City has a third-party traffic consultant, who may be requested to participate in the TMP process and provide input to the City.

F. Saco River Corridor Commission (SRCC): Due to the project being proposed immediately adjacent to the Saco River the review and approval from the Saco River Corridor Commission (SRCC).

G. Biddeford Conservation Commission (BCC): The project is required to be reviewed by the Biddeford Conservation Commission (BCC), a recommending authority, who will provide comments and recommendations to the Planning Board for their consideration. Although the 18-acre parcel is located in the heart of the City the Applicant has conducted a tree inventory and, as required by Ordinance, have submitted a tree removal and preservation plan which is focusing on preserving the existing vegetation along the river.

4. WAIVER REQUEST:

The Applicants are seeking a Parking Waiver - A total of 239 surface parking spaces are to be provided (including 8 ADA spaces); A waiver for 5% (12 spaces) of the residential parking is requested at this time.

5. STAFF REVIEW:

- APPLICATION COMPLETENESS: The Application before the Planning Board is for “Preliminary Plan Review” although the application is close to being complete, a determination of completeness,

as specified under Section 66-35 (Required Information for Final Plan Submissions), can't be issued at this time.

- ZONING: With respect to applicable dimensional requirements, the project would comply with all applicable requirements, including building height, building setback, frontage, and lot coverage requirements. The proposal will also be in full compliance with the Shoreland Zoning Ordinance requirements.

6. APPLICANT RESPONSE TO STAFF COMMENTS:

As part of the revised application materials, the Applicants have provided response comments to Staff's provided comments, which have been included in the Application narrative.

7. RECOMMENDATION:

The Applicant is seeking preliminary approval of the development, in concurrence with the Master Development Plan. Each subsequent Phase of the development will require Planning Board review and approval. At this time, Staff recommends the Planning Board grant preliminary approval of the development.

8. SAMPLE MOTIONS:

A. Motion to Approve: I motion to **APPROVE** Case # 2023.29: Preliminary Site Plan approval for One Diamond Street Development / Site Plan Review for a five (5) story, 209 residential condominium units and Shoreland Zoning Preliminary Plan review for the properties generally located at 1 Diamond Street., located within Business 1 (B1), High Density/Mixed Use (MSRD-3) and Waterfront Renaissance (WR) Districts.

B. Motion to Deny: I motion to **DENY** Case # 2023.29: Preliminary Site Plan approval for Preliminary Site Plan approval for One Diamond Street Development / Site Plan Review for a five (5) story, 209 residential condominium units and Shoreland Zoning Preliminary Plan review for the properties generally located at 1 Diamond Street. for the following reasons:

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

C. Motion to Table: I motion to **TABLE** Case # 2023.29: One Diamond Street Development / Site Plan Review for a five (5) story, 209 residential condominium units and Shoreland Zoning Preliminary Plan review for the properties generally located at 1 Diamond Street., for the following reasons:

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

CITY OF BIDDEFORD - SITE PLAN APPLICATION DRAWING CHECKLIST

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant for any Site Plan submittal to the Planr
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have ac
3. City to review applicant's submittal and checklist responses. Projects missing submittal information with non
4. Items in **BLACK** are required for 'Preliminary Site Plan' approval & 'Final Site Plan' approval.
5. Items in **BLUE** are only required for 'Final Site Plan' approval.

SUBMITTAL REQUIREMENT	
ITEM NUMBER	**DESCRIPTION**
1	**GENERAL PLAN REQUIREMENTS**
A	Drawing specific legends (linetypes, hatches, etc.)
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)
C	North arrows, standard engineering scale viewports, dated revision blocks
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)
2	**COVER SHEET**
A	Project Name & Property Address
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)
C	Site Location Map
D	Sheet Set List of Drawings
E	Tax Map and Lot ID
F	Zoning & Shoreland Zone Information
G	Existing Use Description
H	Proposed Use Description
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting
J	Name of Drainage Watershed
K	Within the MS4 Urbanized Area (Yes/No)
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)
M	Within the 100-year Flood Zone (Yes/No)
N	Public Road Proposed (Yes/No)
O	Private Road Proposed (Yes/No)
P	Public Sewer Connection (Yes/No); if yes, need to include a proposed sewer flow calculation per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)
Q	Public Storm Drain Connection (Yes/No)
R	Limits of Disturbance in acres
S	Pervious Land Cover square footage, existing and proposed
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed
U	Building Roof square footage, existing and proposed
V	Assigned Planning Board Number
W	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)
3	**EXISTING CONDITIONS PLAN**
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)
B	Survey Benchmark Locations (with XYZ Coordinates annotated)

C	Property & Right-of-Way Lines
D	Boundary line information (bearings, distances, etc.)
E	Property pin and monumentation locations
F	Existing easements with proper ownership identified
G	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)
H	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
I	100-year Flood Zone Limits & Elevation
J	USDA-NRCS Soil Boundaries and Labels
K	Existing contours with adequate contour labelling; minimum 1' contour interval
L	Existing building FFEs annotated
M	Spot elevations for existing building corners, door entrances, accessible parking/walkways, road centerlines, and bottom/top of curbs
N	Existing buildings & structures
O	Existing pavement areas & number of parking spaces
P	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces
Q	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)
R	Existing signage and striping
S	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)
T	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)
U	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)
V	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation
W	Location of any borings, drinking wells, and monitoring wells
4	**SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN**
A	Limits-of-disturbance outlined and acreage annotated
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
C	100-year Flood Zone Limits
D	Callout existing site features to be demolished/removed/replaced
E	Callout existing utilities to be demolished/removed/abandoned-in-place
F	Hatch existing buildings and pavement to be removed
G	Construction Entrance location(s)
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)
I	Stockpile and staging area(s) identified (with proper perimeter control)
J	Inlet protection location(s)
K	Note requiring contractor to implement dust control measures throughout construction
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing
N	If large development is proposed with an extensive underground stormwater conveyance network, show sediment trap/basin location(s) needed for constructability/phasing; provide sizing calculations
5	**SITE PLAN/SUBDIVISION PLAN**
A	Partial Site Plans needed for any viewport scale greater than 1"=20'
B	Existing property and right-of-way lines
C	Proposed subdivision lot lines and labels
D	Required Zoning Setbacks shown with dimensions and annotation
E	Bulk requirement summary table (zoning/parking calculations)
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
G	100-year Flood Zone Limits
H	Proposed building outlines, door entrances and loading docks

I	Proposed building labels
J	Proposed road extents; provide clear annotation if roads will be public or private
K	Proposed parking and accessible parking locations; annotate parking space counts
L	Proposed signage, parking striping, and traffic striping
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)
O	Separate hatching for buildings, sidewalks, pavement, landscaping
P	Proposed landscaping; detailed landscaping design should be on separate plans
Q	Designated snow storage areas
R	Proposed dumpster locations and trash removal access
S	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks
T	Radial dimensions for all curbs, landscaped islands, sidewalks
U	Road centerline stationing shown, labelled every 0+50' with curve data
V	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance
W	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads
X	Planning Board signature block for final recording
6	**GRADING PLAN**
A	Partial Grading Plans needed for any viewport greater than 1"=20'
B	Limits-of-disturbance outlined and acreage annotated
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)
D	Existing contours with adequate contour labelling, screened; minimum 1' contour interval
E	Proposed contours with adequate contour labelling; minimum 1' contour interval
F	Detailed grading for all ditches, swales, outfalls, and riprap
G	All proposed contours tie-into existing contours at limits-of-disturbance outline
H	Existing spot elevations for all asphalt and curb tie-in locations
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
J	100-year Flood Zone Limits
K	Proposed spot elevations for all important roadway geometric points and/or on a 50' maximum interval: low/high points, PC/PT, road centerline, edge-of-asphalt
L	Proposed spot elevations for all curblines (bottom/top-of-curb) and sidewalks
M	Proposed spot elevations for all parking and drive aisle geometry points
N	Proposed spot elevations for all building corners and door-entry locations
O	Proposed retaining wall/loading dock elevations (bottom/top of wall)
P	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points
Q	Proposed % slope arrows for all ADA parking spaces and sidewalks
R	Proposed longitudinal % slope arrows for drainage ditch centerlines
S	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas
T	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)
7	**ROAD PROFILES (if public/private road proposed)**
A	Existing surface; dashed and screened
B	Proposed surface; continuous and bold
C	Corresponding centerline stationing and curve data annotation
D	Road cross-section including proposed surface cross slopes; include multiple sections for various road cross slope conditions proposed (crowned, superelevated)
E	Horizontal and vertical scale bars
F	Clear annotation if proposed road will be public or private
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance

H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads
8	**UTILITY PLAN**
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)
F	Proposed storm culverts, outfalls, and riprap locations and sizes
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope
I	Flow directional arrows for storm & sewer pipes
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)
K	All storm drains must be sized to convey the 25-year storm
L	Sewer force main sizes and invert elevations
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W)
N	Grease trap & oil-water separator locations, sizes, elevations
O	Water, gas, electric, and telecom sizes labelled
9	**UTILITY PROFILES**
A	Utility profiles for **all** gravity storm drains and sewer pipes, including all laterals, catch basins, culverts, and outfalls; profiles preferred to be aligned on the pipe centerline (not superimposed on the road centerline)
B	Existing surface; dashed and screened
C	Proposed surface; continuous and bold
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated
H	Known ledge or groundwater elevations
I	For all storm drains, 25-year HGL must be shown on profiles with starting tailwater condition identified
J	For storm outfalls, include riprap sizing and grading extents
K	Horizontal and vertical scale bars
10	**DETAILS**
A	Road section detail, including pavement & gravel depths
B	Sidewalk, paver, crosswalk, and any other pavement section details
C	Pavement sawcut detail
D	Utility trench/backfill detail
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.
F	Signage, striping, and ADA details
G	E&S notes and details; only show applicable/proposed measures
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)
I	Storm outfall & riprap details

J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes
K	Pump station, grease trap, and oil-water separator details
L	Conduit section details
M	Miscellaneous details (as needed)
11	**LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS**
A	As required by ordinance; at a minimum: locations, counts, and species/models must be identified
B	Landscaping & lighting details
12	**DOCUMENTS/REPORTS/CALCULATIONS**
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction v. Site Punchlist/As-Built Inspections post-construction
B	Predevelopment & Post-development Drainage Area Maps, including: i. Subdrainage areas delineated and labeled ii. Points of Interest/Analysis shown and labeled iii. Hatching for different land cover areas (impervious, pervious, gravel) iv. Time of concentration (Tc) paths & durations v. Four City-standardized stormwater summary tables
C	An approved 'Sewer Ability-to-Serve Letter' from the Engineering Department: i. Applicant to submit proposed sewer flow calculations per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)
D	A Performance Guarantee Cost Estimate utilizing Planning's template
E	For any Site Location of Development (SLODA) project, the applicant's submittal must mimic a formal submittal to DEP. Submit must abide to DEP's SLODA application and include DEP's SLODA Submittal Checklist (Form D)
F	25-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches) via the rational method; starting tailwater conditions/documentation must be clearly identified
G	If any SWM water quality BMP or detention facility is proposed, hydrologic model exports/hydrographs must be submitted for the for the 2, 10, 25, & 100-year storm frequencies
H	Sizing calculations for any SWM water quality BMP or detention facility
I	A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: i. Annual maintenance requirements ii. Annual inspection requirements by a licensed PE; noting that all inspection reports/logs need to be submitted to the Engineering Department by March 1st each following year, identifying what on-going maintenance has occurred and what remedial repairs are needed iii. Signed Property Owner Agreement: including the current property owner's contact information and signature; it must be noted that all stormwater BMP maintenance requirements are linked to the property for perpetuity and transfer to any new ownership
J	Salt Management Plan
K	Sewer pump station sizing calculations
L	Sewer pump station maintenance plan
M	Grease trap sizing calculations
N	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more
O	Summary list & copy of any required DOT/DEP/USACE permits & approvals

ning Department.
dequate reasoning to justify t
n-acceptable reasoning will be

INFORMATION PROVIDED (YES/NO)
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
NO
YES
YES
YES
YES
YES
YES
NO
YES
YES
YES

YES
YES
YES
YES
YES
YES
NO
NO
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
NO
YES
YES
YES
NO
YES
NO
NO
NO
NO
NO
NO
YES
YES
NO
YES
YES
YES
YES
YES

YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
NO
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
NO
NO
YES
YES
YES
YES
NO
YES
YES
YES

YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
NO
YES
YES
NO
NO
NO
YES
NO
NO
NO
NO
NO
NO
NO
NO
NO
NO
YES
NO
YES
YES
YES
YES
YES
YES
YES
YES
YES

YES
NO
NO
YES
YES
YES
YES
YES
YES
NO
YES
YES
YES
YES
YES
NO
NO
NO
NO
NO
YES

:heir absence.
e rejected.

APPLICANT RESPONSE
REASON NOT PROVIDED/COMMENT
Parking, Part III Article I, Section 49 Subpargraphs C.3.(K)(2) and C.3.(K)(4)
Saco River
Saco River
Portions of the Site are located in the Zone A11 and A8
To be assigned

Shown on site plans
Shown on watershed plans
Exisiting parking spaces are not shown, existing pavement is to be redeveloped
Acreage of disturbance referenced in stormwater report
Shown on site and grading plans
To be shown on final plan
To be shown on final plan, requirements outlined in ESC plan notes
To be shown on final plan, details provided
To be shown on final plan
To be shown of final plan
Details are provided, routing and locations are to be determined at the time of construction
This is typically a means and methods requirement for the site contractor, to be determined at the time of construction based on the sequence of work. Requirements will be noted on the final plans
Land lots are not currently proposed. Annotation related to parcels and units will be presented on final plans

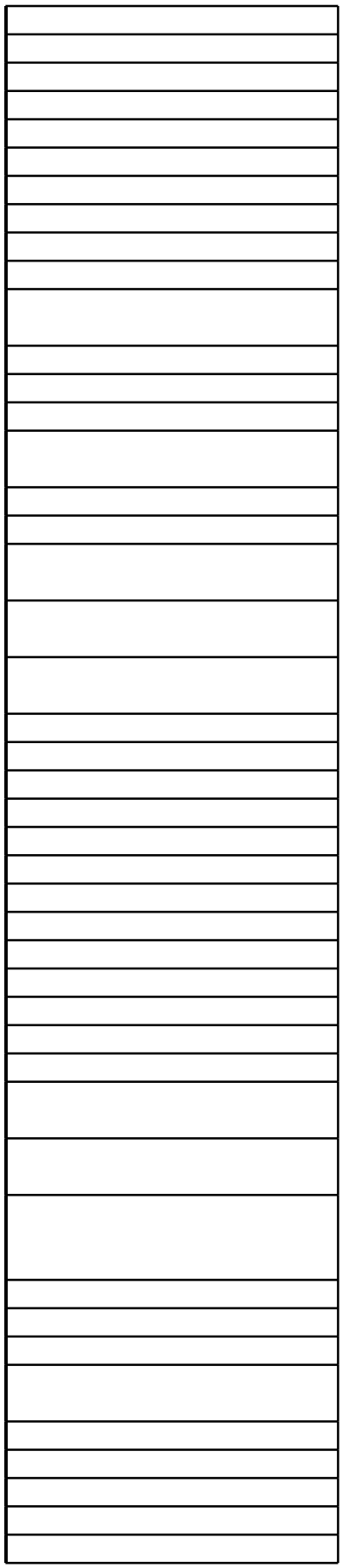
IN NOTES
IN NOTES
Will be presented on final recorded plans
1' contours and spot grades provided
1' contours and spot grades provided
Shown on cover sheet
The road is interconnected with site grading, typical pavement sections and grading plans are provided
On Site Plans
Shown on site plans and profile plans

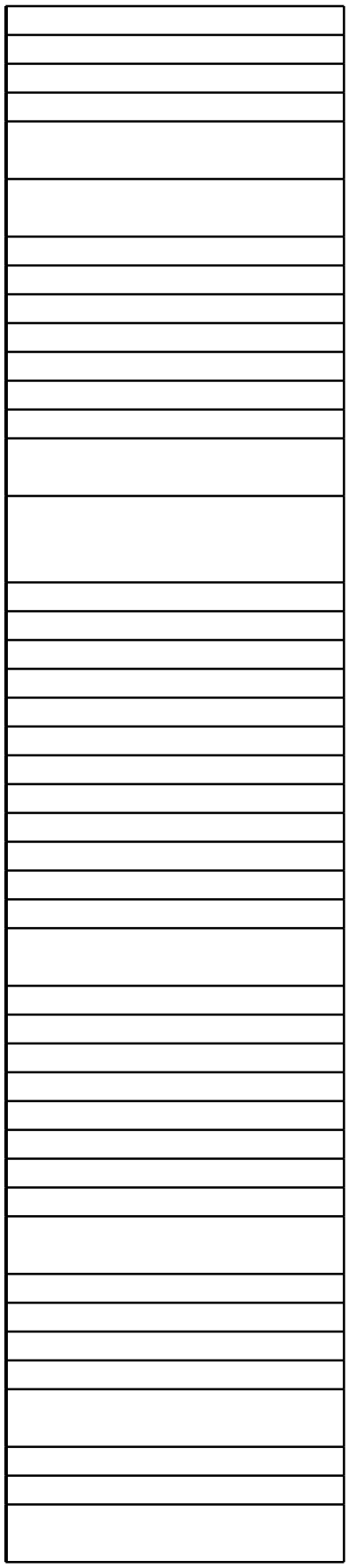
Shown on site plans and profile plans
Upstream and downstream inverts provided for all pipes
NOT APPLICABLE
NOT APPLICABLE
NOT APPLICABLE
Water main sizes determined. Gas and electrical sizes are to be determined by the Owning utility
Will be shown on final plans, pending City and MDEP review
Will be shown on final plans, pending City and MDEP review
Will be shown on final plans, pending City and MDEP review
Will be shown on final plans, pending City and MDEP review
Will be shown on final plans, pending City and MDEP review
Will be shown on final plans, pending City and MDEP review
Will be shown on final plans, pending City and MDEP review
Will be shown on final plans, pending City and MDEP review
Will be shown on final plans, pending City and MDEP review
Shown on grading plans
Retaing wall details areto be determined

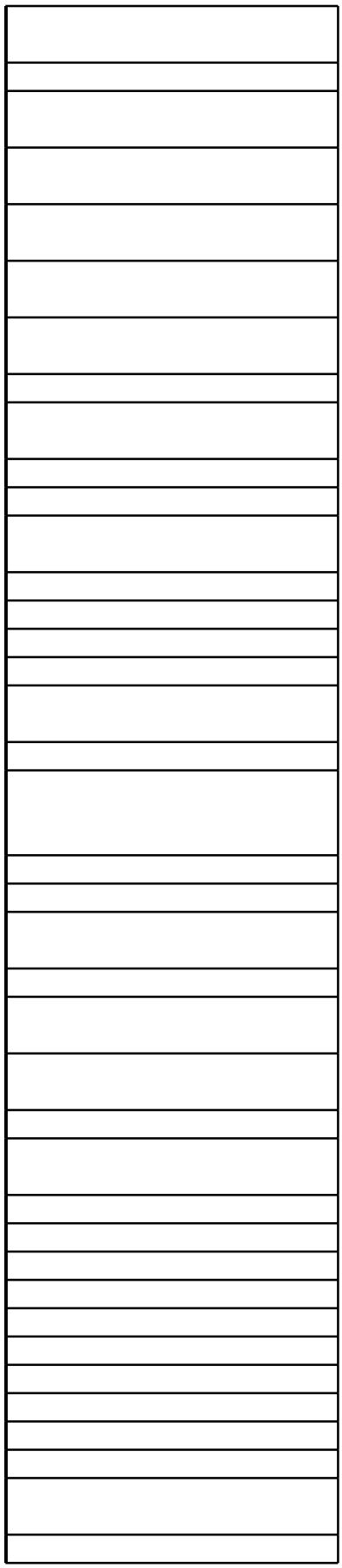
NOT APPLICABLE
NOT APPLICABLE
To be provided with final plan
NOT APPLICABLE
NOT APPLICABLE
NOT APPLICABLE
To be developed
Addressed in application cover letter

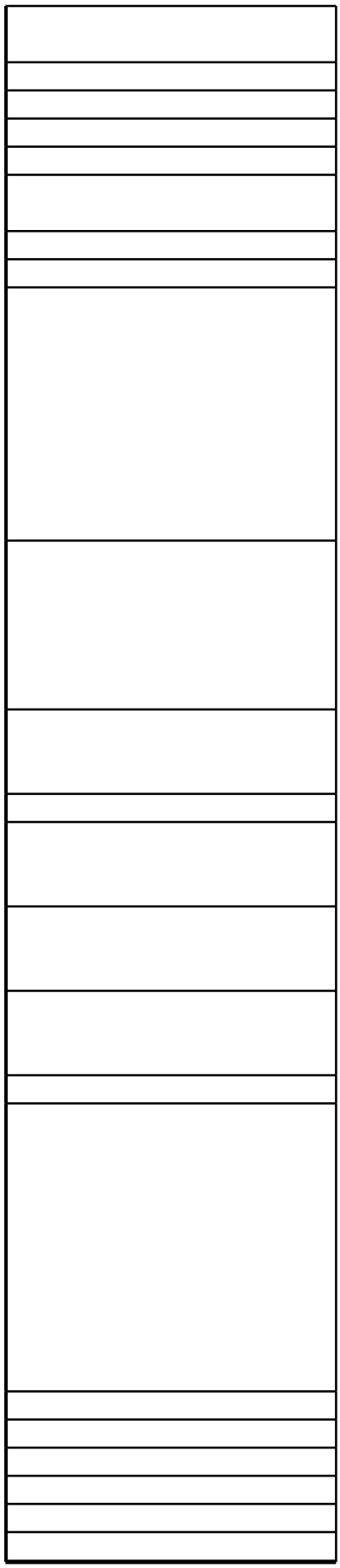
Project Name:
Planning Board # (if available):
Applicant Name/Info:
Submittal #/Type (Prelim/Final):
Submittal Date:

ACCEPTABLE (YES/NO-REVISE & RESUBMIT)



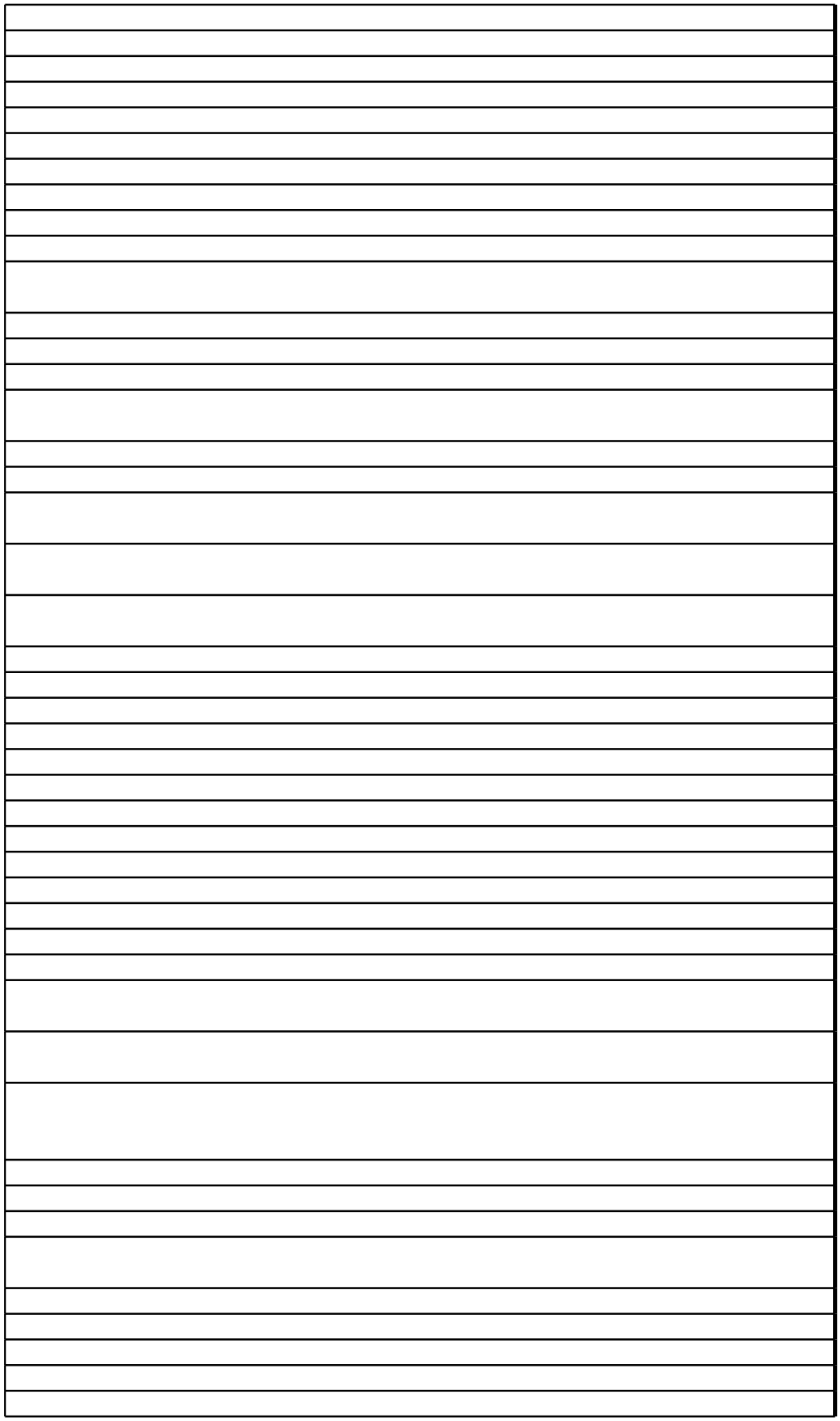


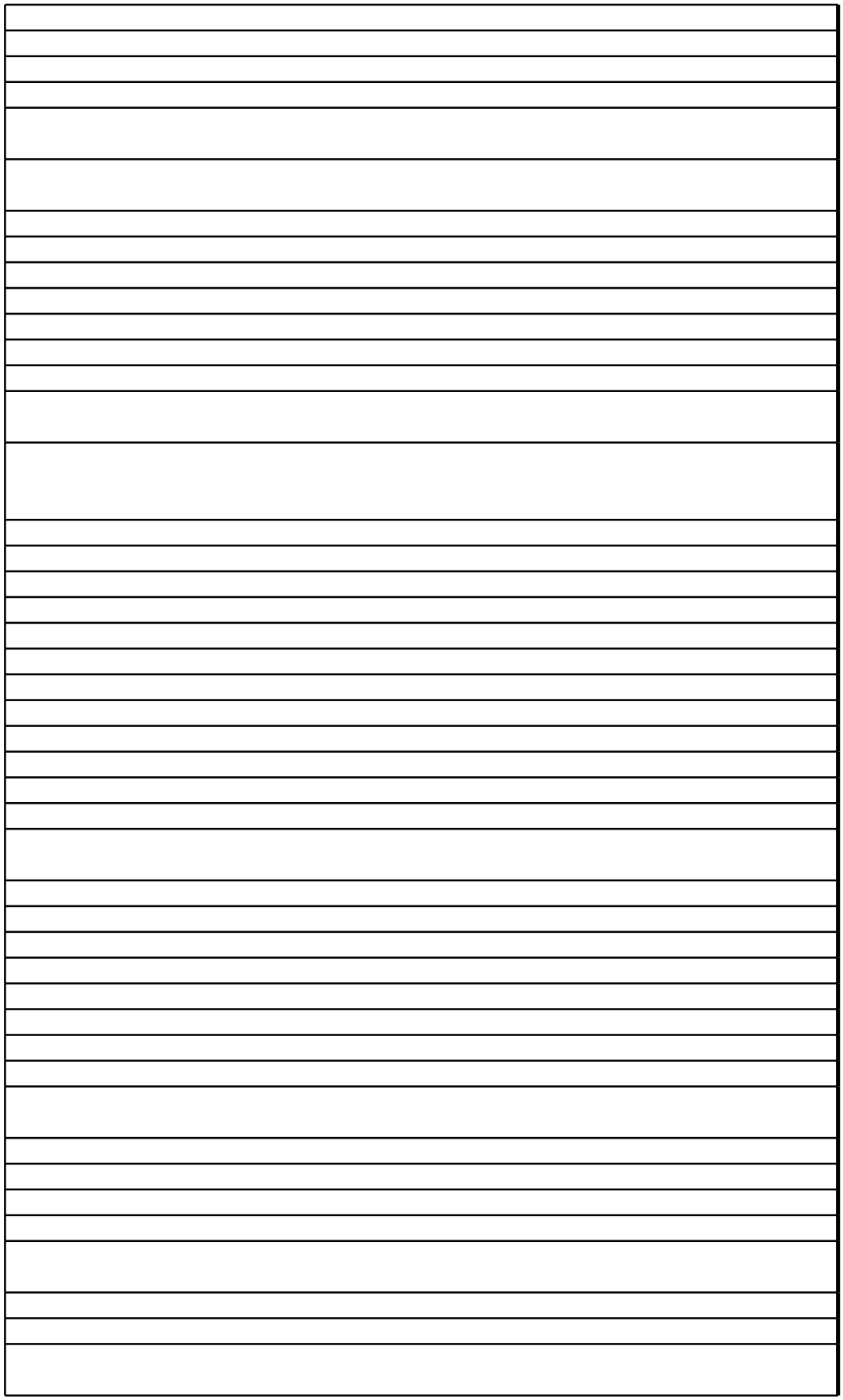


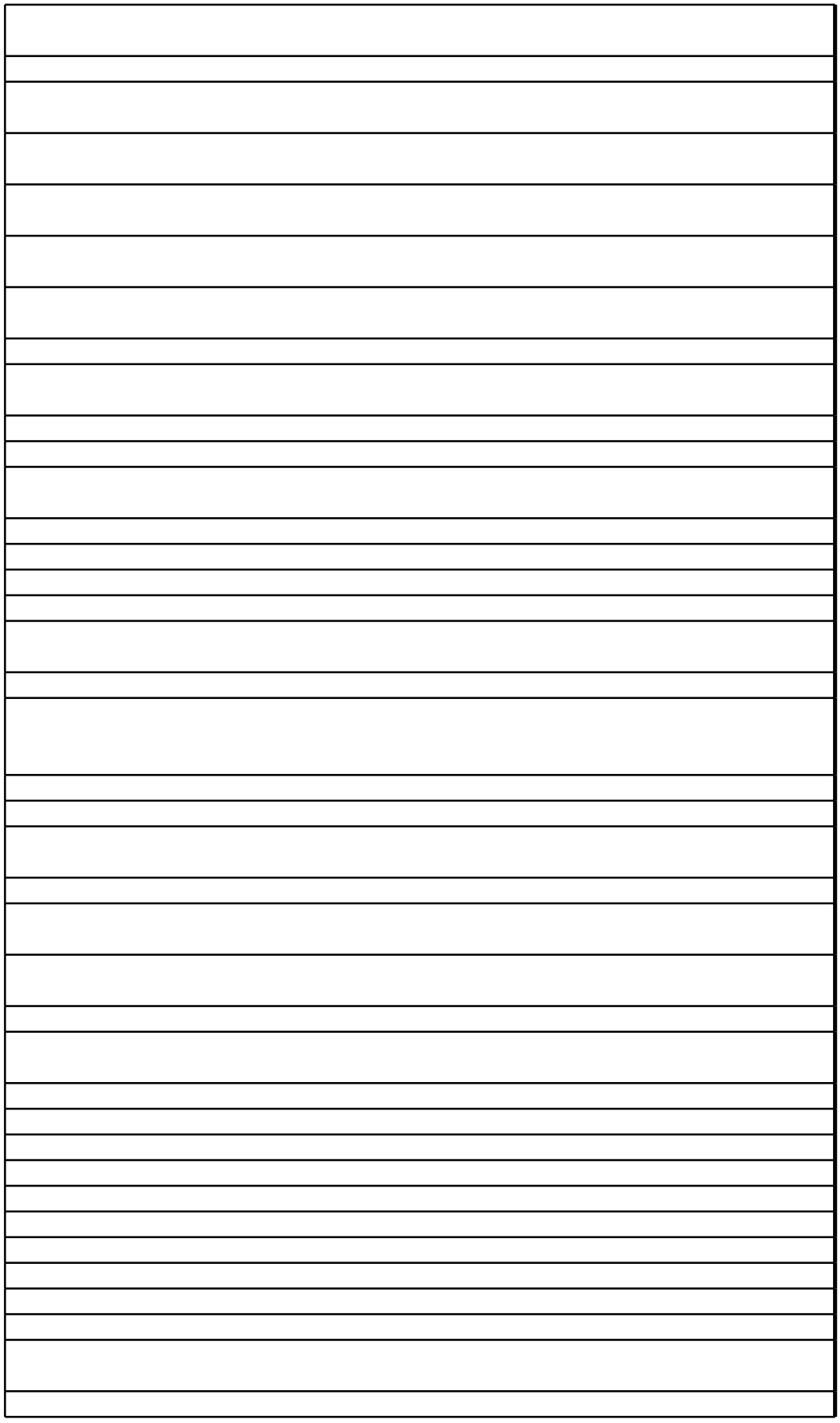


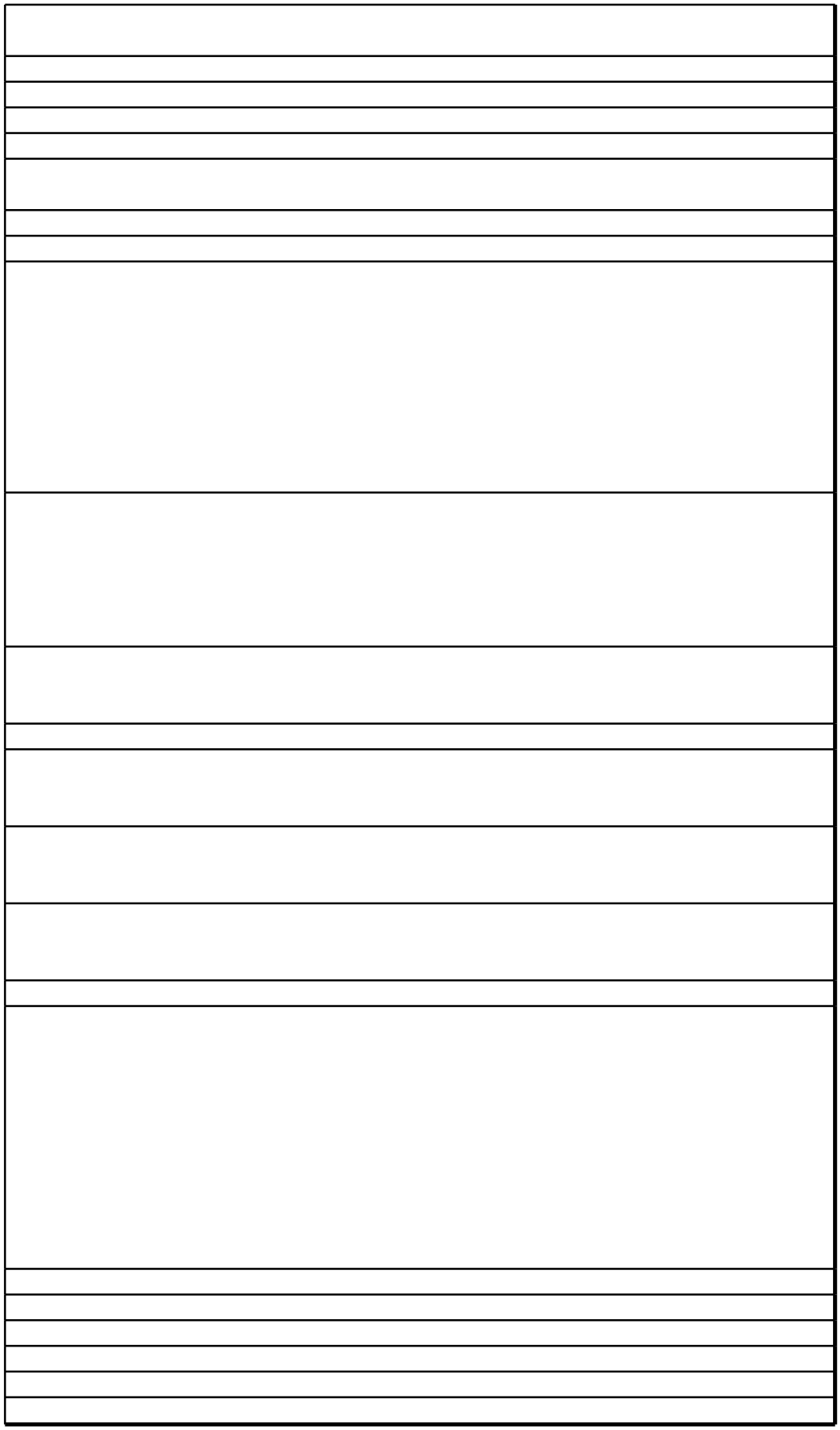
SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT
One Diamond Street Project
One Diamond Development, LLC
Preliminary
14-Jun-23

CITY REVIEW RESPONSE
COMMENT









CITY OF BIDDEFORD - SITE PLAN APPLICATION DRAWING CHECKLIST

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant for any Site Plan submittal to the Planr
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have ac
3. City to review applicant's submittal and checklist responses. Projects missing submittal information with non
4. Items in **BLACK** are required for 'Preliminary Site Plan' approval & 'Final Site Plan' approval.
5. Items in **BLUE** are only required for 'Final Site Plan' approval.

SUBMITTAL REQUIREMENT	
ITEM NUMBER	**DESCRIPTION**
1	**GENERAL PLAN REQUIREMENTS**
A	Drawing specific legends (linetypes, hatches, etc.)
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)
C	North arrows, standard engineering scale viewports, dated revision blocks
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)
2	**COVER SHEET**
A	Project Name & Property Address
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)
C	Site Location Map
D	Sheet Set List of Drawings
E	Tax Map and Lot ID
F	Zoning & Shoreland Zone Information
G	Existing Use Description
H	Proposed Use Description
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting
J	Name of Drainage Watershed
K	Within the MS4 Urbanized Area (Yes/No)
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)
M	Within the 100-year Flood Zone (Yes/No)
N	Public Road Proposed (Yes/No)
O	Private Road Proposed (Yes/No)
P	Public Sewer Connection (Yes/No); if yes, need to include a proposed sewer flow calculation per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)
Q	Public Storm Drain Connection (Yes/No)
R	Limits of Disturbance in acres
S	Pervious Land Cover square footage, existing and proposed
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed
U	Building Roof square footage, existing and proposed
V	Assigned Planning Board Number
W	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)
3	**EXISTING CONDITIONS PLAN**
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)

B	Survey Benchmark Locations (with XYZ Coordinates annotated)
C	Property & Right-of-Way Lines
D	Boundary line information (bearings, distances, etc.)
E	Property pin and monumentation locations
F	Existing easements with proper ownership identified
G	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)
H	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
I	100-year Flood Zone Limits & Elevation
J	USDA-NRCS Soil Boundaries and Labels
K	Existing contours with adequate contour labelling; minimum 1' contour interval
L	Existing building FFEs annotated
M	Spot elevations for existing building corners, door entrances, accessible parking/walkways, road centerlines, and bottom/top of curbs
N	Existing buildings & structures
O	Existing pavement areas & number of parking spaces
P	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces
Q	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)
R	Existing signage and striping
S	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)
T	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)
U	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)
V	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation
W	Location of any borings, drinking wells, and monitoring wells
4	**SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN**
A	Limits-of-disturbance outlined and acreage annotated
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
C	100-year Flood Zone Limits
D	Callout existing site features to be demolished/removed/replaced
E	Callout existing utilities to be demolished/removed/abandoned-in-place
F	Hatch existing buildings and pavement to be removed
G	Construction Entrance location(s)
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)
I	Stockpile and staging area(s) identified (with proper perimeter control)
J	Inlet protection location(s)
K	Note requiring contractor to implement dust control measures throughout construction
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing
N	If large development is proposed with an extensive underground stormwater conveyance network, show sediment trap/basin location(s) needed for constructability/phasing; provide sizing calculations
5	**SITE PLAN/SUBDIVISION PLAN**
A	Partial Site Plans needed for any viewport scale greater than 1"=20'
B	Existing property and right-of-way lines
C	Proposed subdivision lot lines and labels
D	Required Zoning Setbacks shown with dimensions and annotation
E	Bulk requirement summary table (zoning/parking calculations)
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
G	100-year Flood Zone Limits

H	Proposed building outlines, door entrances and loading docks
I	Proposed building labels
J	Proposed road extents; provide clear annotation if roads will be public or private
K	Proposed parking and accessible parking locations; annotate parking space counts
L	Proposed signage, parking striping, and traffic striping
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)
O	Separate hatching for buildings, sidewalks, pavement, landscaping
P	Proposed landscaping; detailed landscaping design should be on separate plans
Q	Designated snow storage areas
R	Proposed dumpster locations and trash removal access
S	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks
T	Radial dimensions for all curbs, landscaped islands, sidewalks
U	Road centerline stationing shown, labelled every 0+50' with curve data
V	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance
W	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads
X	Planning Board signature block for final recording
6	**GRADING PLAN**
A	Partial Grading Plans needed for any viewport greater than 1"=20'
B	Limits-of-disturbance outlined and acreage annotated
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)
D	Existing contours with adequate contour labelling, screened; minimum 1' contour interval
E	Proposed contours with adequate contour labelling; minimum 1' contour interval
F	Detailed grading for all ditches, swales, outfalls, and riprap
G	All proposed contours tie-into existing contours at limits-of-disturbance outline
H	Existing spot elevations for all asphalt and curb tie-in locations
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
J	100-year Flood Zone Limits
K	Proposed spot elevations for all important roadway geometric points and/or on a 50' maximum interval: low/high points, PC/PT, road centerline, edge-of-asphalt
L	Proposed spot elevations for all curblines (bottom/top-of-curb) and sidewalks
M	Proposed spot elevations for all parking and drive aisle geometry points
N	Proposed spot elevations for all building corners and door-entry locations
O	Proposed retaining wall/loading dock elevations (bottom/top of wall)
P	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points
Q	Proposed % slope arrows for all ADA parking spaces and sidewalks
R	Proposed longitudinal % slope arrows for drainage ditch centerlines
S	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas
T	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)
7	**ROAD PROFILES (if public/private road proposed)**
A	Existing surface; dashed and screened
B	Proposed surface; continuous and bold
C	Corresponding centerline stationing and curve data annotation
D	Road cross-section including proposed surface cross slopes; include multiple sections for various road cross slope conditions proposed (crowned, superelevated)
E	Horizontal and vertical scale bars
F	Clear annotation if proposed road will be public or private
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance

H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads
8	**UTILITY PLAN**
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)
F	Proposed storm culverts, outfalls, and riprap locations and sizes
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope
I	Flow directional arrows for storm & sewer pipes
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)
K	All storm drains must be sized to convey the 25-year storm
L	Sewer force main sizes and invert elevations
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W)
N	Grease trap & oil-water separator locations, sizes, elevations
O	Water, gas, electric, and telecom sizes labelled
9	**UTILITY PROFILES**
A	Utility profiles for **all** gravity storm drains and sewer pipes, including all laterals, catch basins, culverts, and outfalls; profiles preferred to be aligned on the pipe centerline (not superimposed on the road centerline)
B	Existing surface; dashed and screened
C	Proposed surface; continuous and bold
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated
H	Known ledge or groundwater elevations
I	For all storm drains, 25-year HGL must be shown on profiles with starting tailwater condition identified
J	For storm outfalls, include riprap sizing and grading extents
K	Horizontal and vertical scale bars
10	**DETAILS**
A	Road section detail, including pavement & gravel depths
B	Sidewalk, paver, crosswalk, and any other pavement section details
C	Pavement sawcut detail
D	Utility trench/backfill detail
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.
F	Signage, striping, and ADA details
G	E&S notes and details; only show applicable/proposed measures
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)

I	Storm outfall & riprap details
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes
K	Pump station, grease trap, and oil-water separator details
L	Conduit section details
M	Miscellaneous details (as needed)
11	**LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS**
A	As required by ordinance; at a minimum: locations, counts, and species/models must be identified
B	Landscaping & lighting details
12	**DOCUMENTS/REPORTS/CALCULATIONS**
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction v. Site Punchlist/As-Built Inspections post-construction
B	Predevelopment & Post-development Drainage Area Maps, including: i. Subdrainage areas delineated and labeled ii. Points of Interest/Analysis shown and labeled iii. Hatching for different land cover areas (impervious, pervious, gravel) iv. Time of concentration (Tc) paths & durations v. Four City-standardized stormwater summary tables
C	An approved 'Sewer Ability-to-Serve Letter' from the Engineering Department: i. Applicant to submit proposed sewer flow calculations per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)
D	A Performance Guarantee Cost Estimate utilizing Planning's template
E	For any Site Location of Development (SLODA) project, the applicant's submittal must mimic a formal submittal to DEP. Submit must abide to DEP's SLODA application and include DEP's SLODA Submittal Checklist (Form D)
F	25-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches) via the rational method; starting tailwater conditions/documentation must be clearly identified
G	If any SWM water quality BMP or detention facility is proposed, hydrologic model exports/hydrographs must be submitted for the for the 2, 10, 25, & 100-year storm frequencies
H	Sizing calculations for any SWM water quality BMP or detention facility
I	A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: i. Annual maintenance requirements ii. Annual inspection requirements by a licensed PE; noting that all inspection reports/logs need to be submitted to the Engineering Department by March 1st each following year, identifying what on-going maintenance has occurred and what remedial repairs are needed iii. Signed Property Owner Agreement: including the current property owner's contact information and signature; it must be noted that all stormwater BMP maintenance requirements are linked to the property for perpetuity and transfer to any new ownership
J	Salt Management Plan
K	Sewer pump station sizing calculations
L	Sewer pump station maintenance plan
M	Grease trap sizing calculations

N	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more
O	Summary list & copy of any required DOT/DEP/USACE permits & approvals

ning Department.
dequate reasoning to justify t
n-acceptable reasoning will be

INFORMATION PROVIDED (YES/NO)
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
NO
YES
YES
NO
YES
YES
YES
YES
YES
YES
YES
YES

YES
YES
YES
YES
YES
YES
YES
NO
NO
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
NO
NO
YES
NO
YES
YES
NO
NO
YES
YES
NO
YES
YES
YES
YES

YES
YES
YES
YES
YES
YES
YES
YES
NO
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
NO
NO
YES
YES
YES
YES
NO
YES
YES
YES

YES
YES
YES
YES
YES
YES
YES
YES
YES
NO
YES
YES
NO
NO
NO
YES
NO
NO
NO
NO
NO
NO
NO
NO
NO
NO
NO
YES
YES
YES
YES
YES
YES
YES
YES

YES
YES
NO
NO
YES
YES
YES
YES
YES
NO
NO
NO
YES
YES
YES
YES
NO
NO
NO

NO
YES

:heir absence.
e rejected.

APPLICANT RESPONSE
REASON NOT PROVIDED/COMMENT
Parking, Part III Article I, Section 49 Subpargraphs C.3.(K)(2) and C.3.(K)(4)
Saco River
Saco River
Portions of the Site are located in the Zone A11 and A8

Shown on site plans
Shown on watershed plans
Exisiting parking spaces are not shown, existing pavement is to be redeveloped
Acreage of disturbance referenced in stormwater report & cover sheet
Shown on site and grading plans
Shown on Grading Plans
Shown on Grading Plans
requirements outlined in ESC plan notes
Shown on Grading Plans, details provided
IN ES&C NOTES
Details are provided, routing and locations are to be determined at the time of construction
This is typically a means and methods requirement for the site contractor, to be determined at the time of construction based on the sequence of work. Requirements will be noted on the final plans
Land lots are not currently proposed.
ON NOTES AND LEGEND SHEET

NOT ON SITE PLANS - ON LANDSCAPE PLANS
IN NOTES
IN NOTES
Acreage noted on cover and in stormwater report
1' contours and spot grades provided
1' contours and spot grades provided
Shown on cover sheet
The road is interconnected with site grading, typical pavement sections and grading plans are provided
On Plan & Profile Plans and Site Plans
Shown on site plans and profile plans

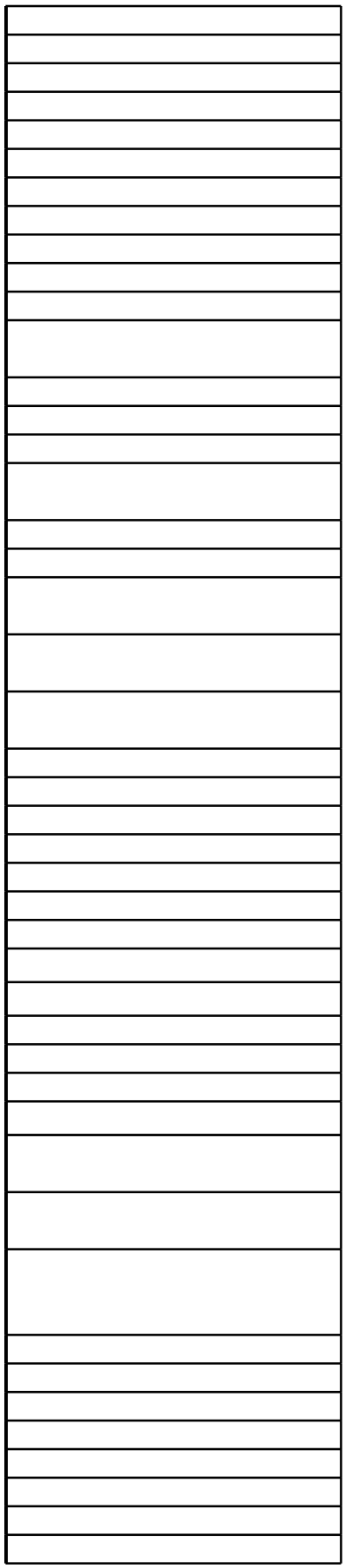
Shown on site plans and profile plans
Riprap shown on grading plans
Upstream and downstream inverts provided for all pipes
NOT APPLICABLE
NOT APPLICABLE
NOT APPLICABLE
Water Main size in coordination with Maine Water. Electrical sizes are to be determined by the Owning utility. Gas not proposed at this time.
Profiles provided for mainline storm drain & sanitary sewer pipes
YES
YES
YES
YES
YES
YES
HGL Calculations of the 25-Year Storm are presented in the Stormwater Management Report, Appendix XXX. We will provide a supplemental report of the stormwater report
YES
YES
Retaing wall details are to be determined

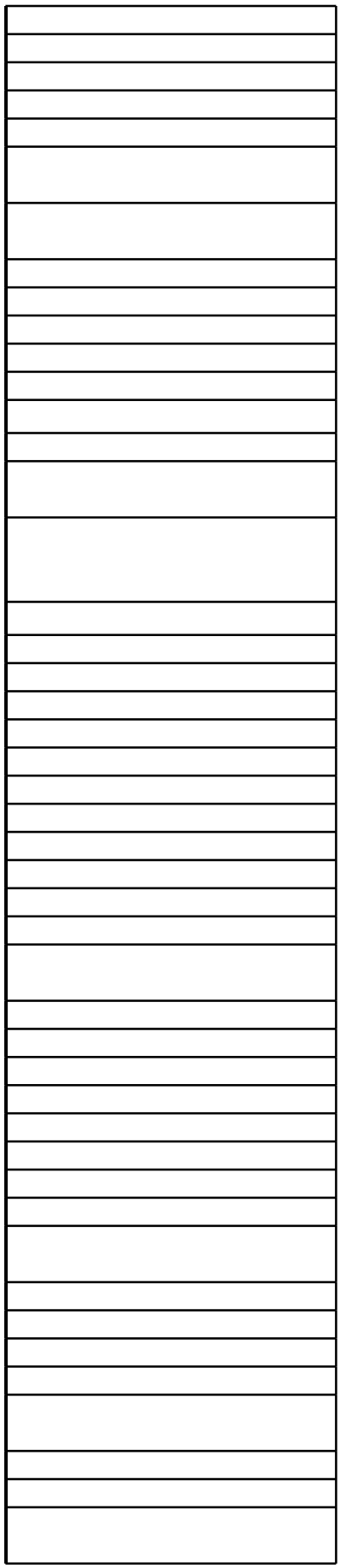
NOT APPLICABLE
NOT APPLICABLE
Hatching shown on site plans
Ability to serve letter in coordination with City of Biddeford
SCHEMATIC PRICING PROVIDED, FOLLOWING UP WITH PERFORMANCE GUARANTEE
To be submitted
50-Year Provided within the Stormwater Report
within Stormwater Report
NOT APPLICABLE
NOT APPLICABLE
NOT APPLICABLE

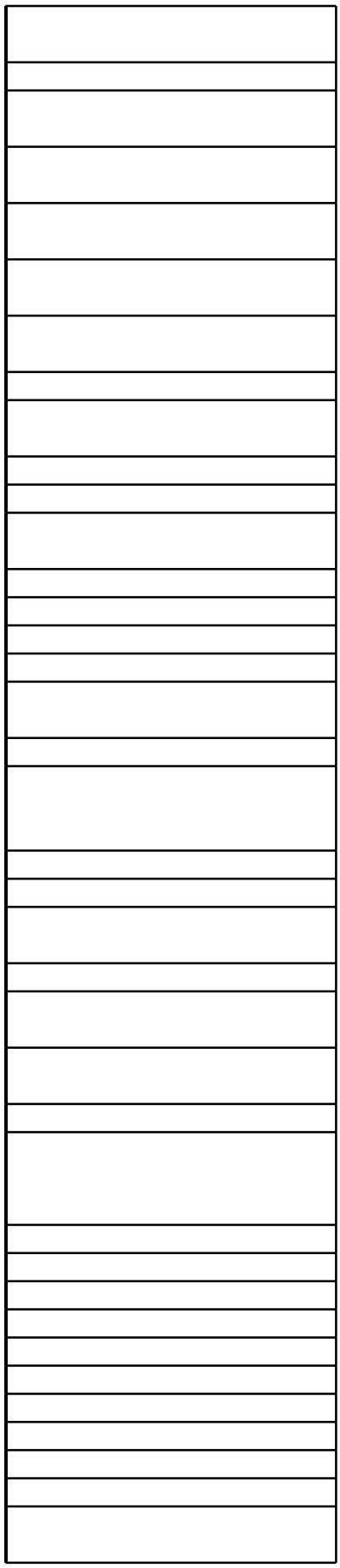
CURRENTLY ONE LOT, NO HOA
Addressed in application cover letter

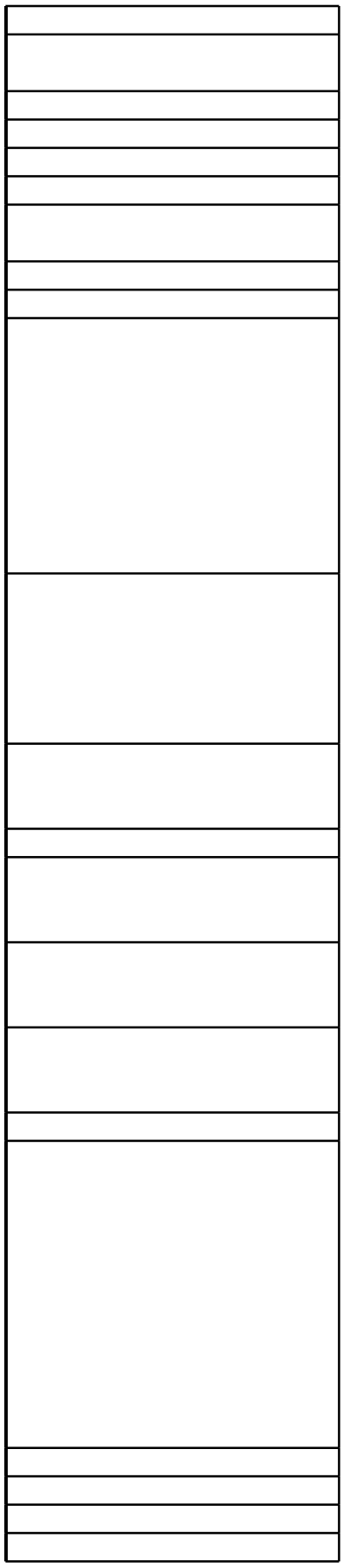
Project Name:
Planning Board # (if available):
Applicant Name/Info:
Submittal #/Type (Prelim/Final):
Submittal Date:

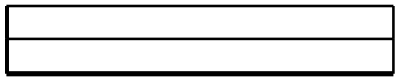
ACCEPTABLE (YES/NO-REVISE & RESUBMIT)





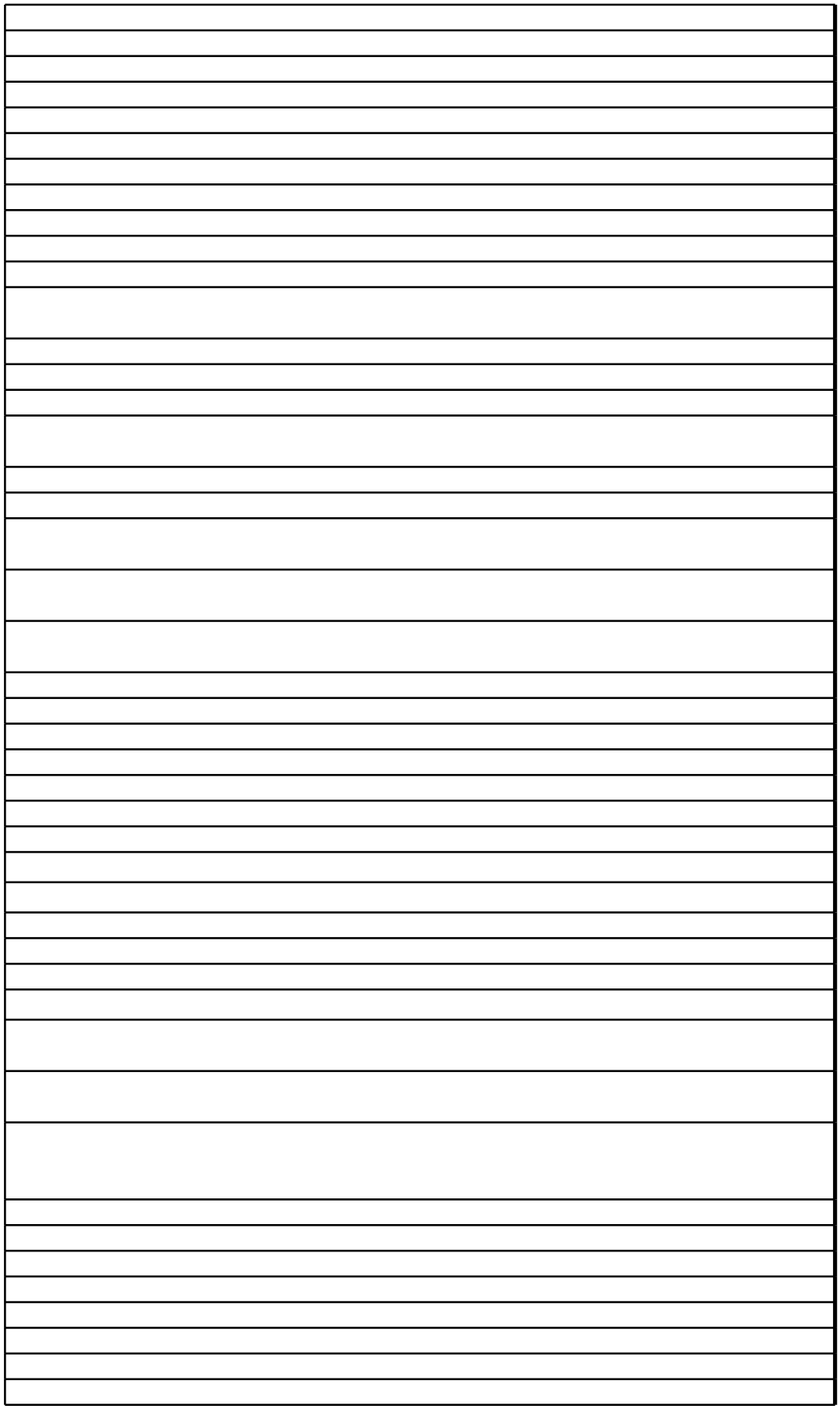


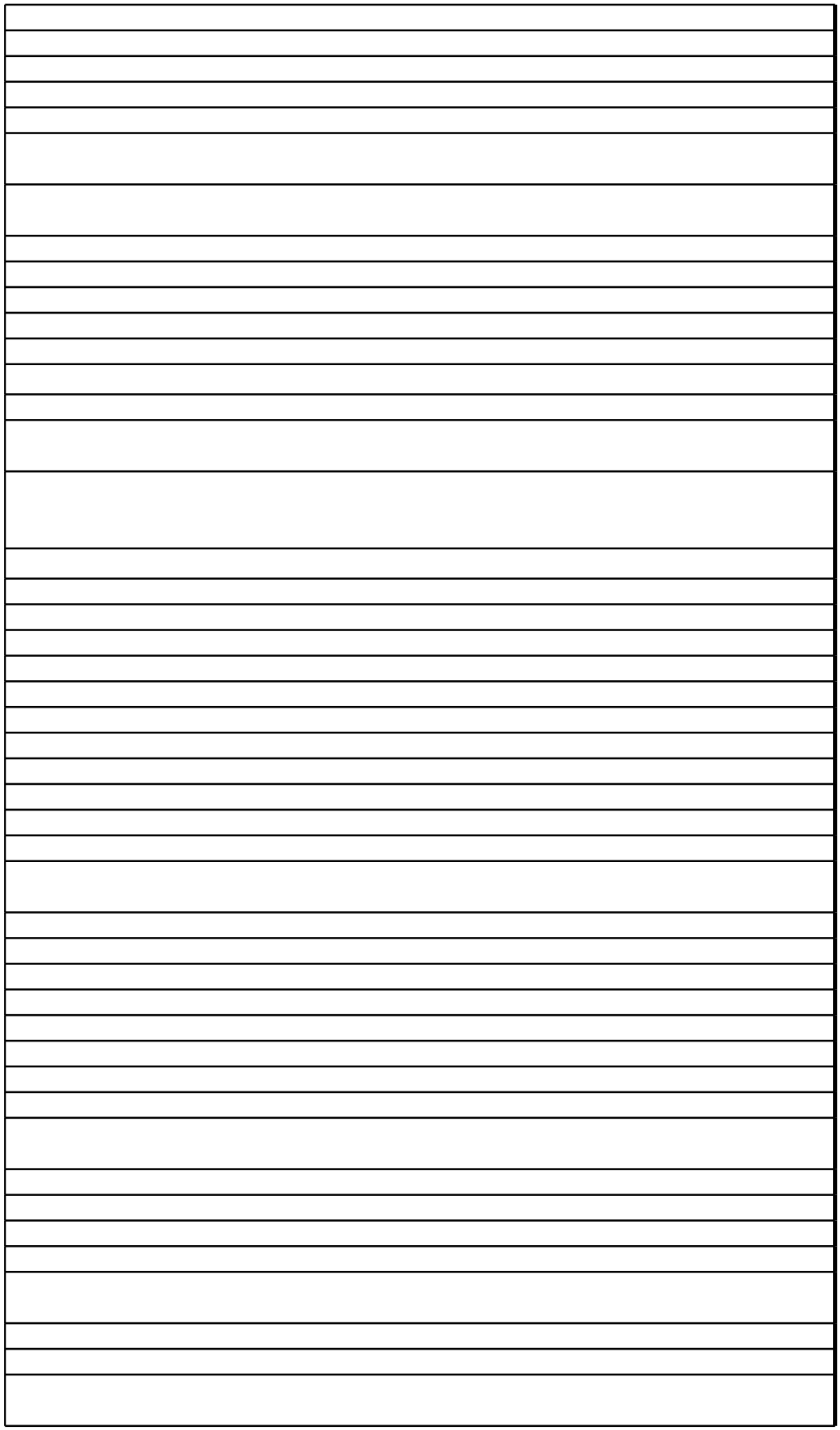


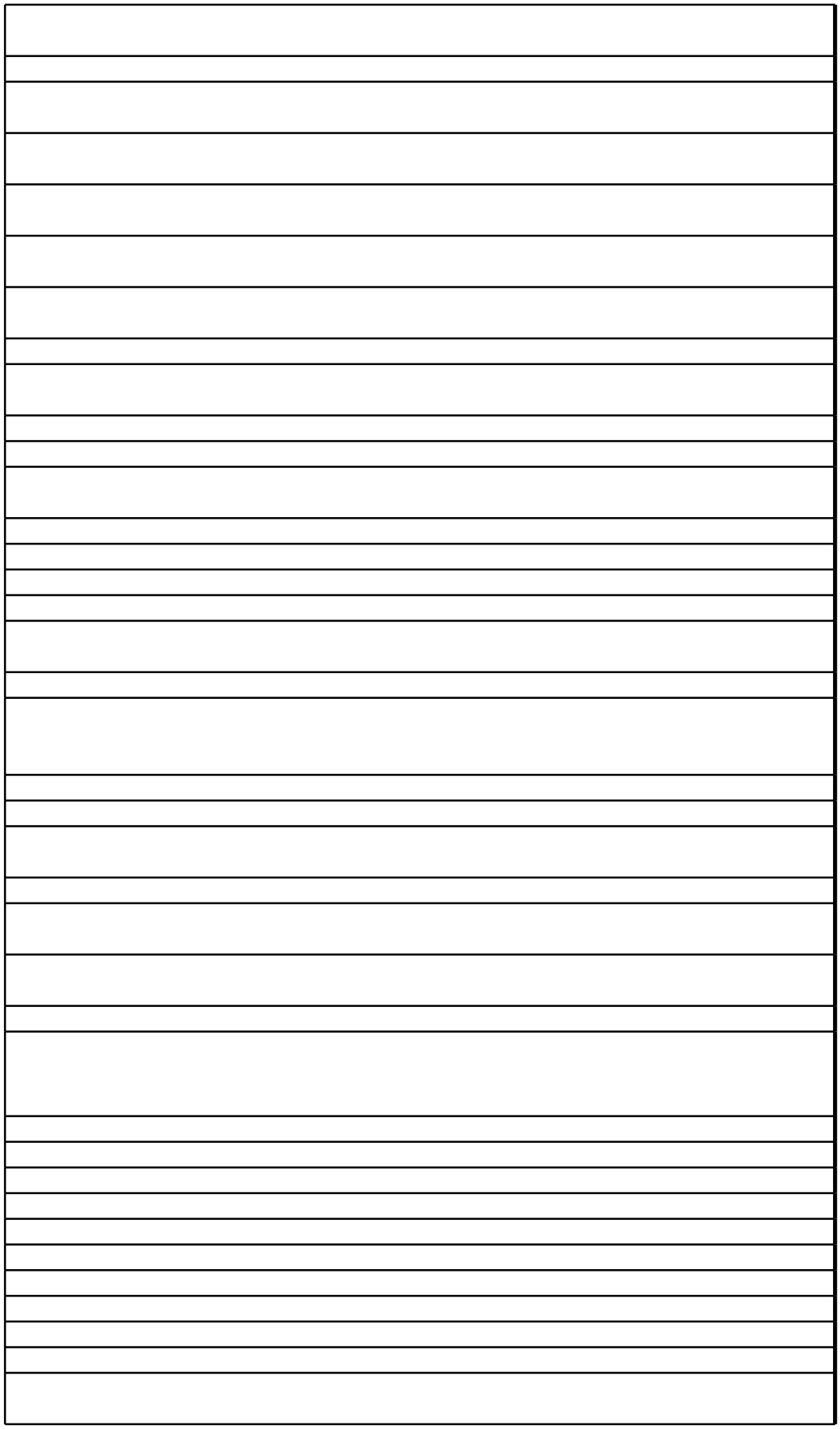


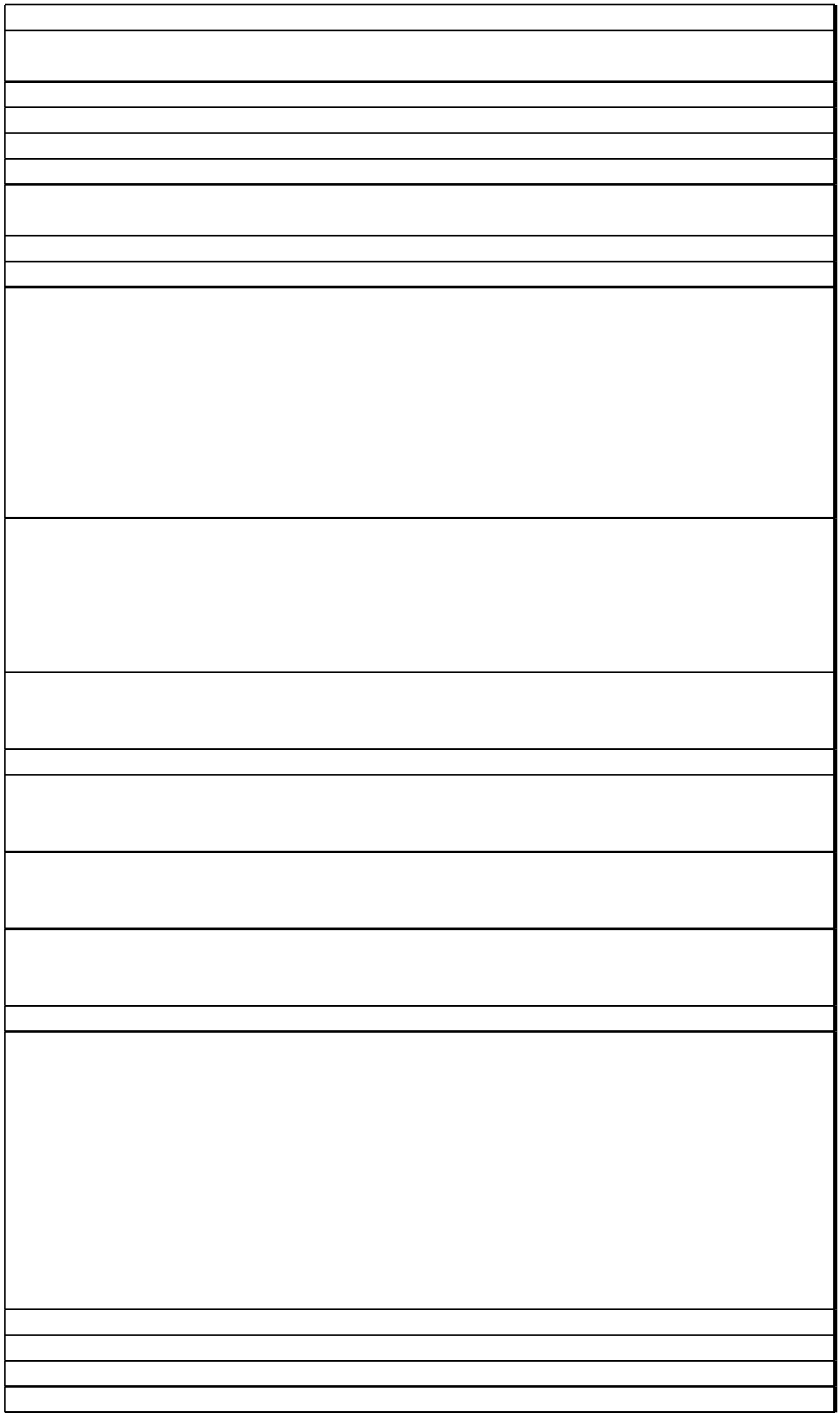
SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT
One Diamond Street Project
2023.29
One Diamond Development, LLC
Preliminary
16-Oct-24

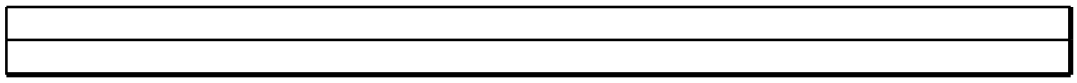
CITY REVIEW RESPONSE
COMMENT











October 16, 2024
18462

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

Site Plan Submission, One Diamond Street Project
One Diamond Street, Tax Map 40/Lots 25-1, 25-2, 24, 25, and 74 and Tax Map 37/Lots 34 and 35
One Diamond Development, LLC.

Dear David:

On behalf of the applicant, One Diamond Development, LLC., we are pleased to submit updated Preliminary Site Plan Application documents for the One Diamond Project. The project was first presented to the Planning Board and received preliminary approval on August 16, 2023 for a 3-phase buildout beginning at Elm Street and progressing through the site toward Main Street. The project was most recently presented to the Planning Board on August 21, 2024, with a revised first phase comprised of a 209-unit condominium building with access from Main Street.

During the August 21, 2024 hearing, the planning board requested additional information including the status of the Joint Development Agreement (JDA) between the applicant and the City and an updated concept plan for future phases of the project.

The Joint Development Agreement approved by the City Council and executed by the City Manager on December 19, 2023, is enclosed. We have also attached a concept plan of the Phase 2 project along with revised Phase 1 plans addressing review comments received to date.

Comment Response

The following items present the staff comments received in italics for reference followed by our response

Comments from Craig Chekan, PE, of the City of Biddeford Public Works Department. Received via email from David Galbraith, City Planner, on August 19, 2024.

1. *C-003 (Page 5)*
    - *Sewer/storm demo notes unclear*

The Demolition Plan has been revised to show existing structures to remain active in Phase 1.

- *C-102 (Page 8)*
    - *16' drive aisle adjacent to the building; Fire should confirm this is acceptable*

We have met with the Biddeford Fire Department in August 2024. Our understanding is that the Fire Chief has reviewed the plans and confirmed that the 16' drive aisle is acceptable, at the location proposed.

2. *C-301 (Page 16)*
    - *Sewer relocation unclear*

Sheet C-303 has been revised to add callouts clarifying that the existing 12" sewer will be redirected at existing manhole ESMH-1265 to the new 60" sewer at proposed manhole SMH-2. Once this connection is made, the existing 12" sewer running westerly along the river from ESMH-1265 to Horrigan Court will be plugged and abandoned in place.

    - *Lighting conduit run is a long dead-end from Horrigan Court; likely a large voltage drop*

Based on the proposed development phases, the lighting for the riverwalk is intended to be installed on an independent circuit metered separately from the buildings. Power is available at both ends of the riverwalk and has been proposed as shown on the plans to minimize potential conflicts with future building phases.

1. *C-303 (Page 17)*
    - *For SWM treatment, would it be 'a cleaner design' to treat CB-15 vs. CB-19?*

We acknowledge that this would result in a cleaner pipe layout, however, the elevation of the site at this location is too low to allow the drainage from this structure to be treated in the below-grade BMP, with the BMP's elevation set above the 50-year flood elevation in the river, as has been requested by theCity.

To address both the stormwater treatment requirements and to keep the BMP invert above the 50-year flood elevation, treatment has been provided for the areas tributary to CB-19 and CB-20 and with CB-15 bypassing.

Please note that for clarity the catch basin structures have been re-numbered on the revised plans. CB-15 has been renumbered to CB-22.

    - *No detail on Storm outfalls (SD-37)*

The revised plan set now includes profiles for utility main-line runs. The stormwater outfall is shown on Seet C-309 the remaining utility profiles are presented on sheets C-306 through C-311.

- N*o utility drawings provided for downstream sewer replacement to Horrigan Court*

Information on this sewer replacement is now presented on revised sheet C-303, with profiles on C-310 and C-311.

- *Unclear how Phase 2 sewer replacement (30"?) will connect to the 60" and how the existing 12" sewer will be connected/phased-in*

Included with this letter is a revised concept layout plan for the Phase 2 project and a conceptual overall utility plan presenting the proposed routing of future phase sewers, with anticipated invert elevations where the future utilities may connect or cross Phase 1 construction.

- *C-503 (Page 26) Pedestrian pavement cross section vs. Riverwalk trail cross-section; callout on C-103 (Page 9) refers to wrong* detail

The revised plans correct the callouts. Please see the updated callouts on C-103 referring to the Riverwalk Trail detail on Sheet C-503.

Additional Revisions

Sheet C-103 has been revised to include proposed striping to identify the bicycle and pedestrian route over Diamond Street from Elm Street to the beginning of the Phase 1 Riverwalk. This striping is proposed to provide a visible connection until the Riverwalk's final connection to Elm Street is completed as part of the Phase 2 project.

Sincerely,

SEBAGO TECHNICS, INC.

Daniel L. Riley, P.E.
Vice President

Cc: One Diamond Development, LLC

AMENDED JOINT DEVELOPMENT AGREEMENT

This Amended Joint Development Agreement (the "Amended Agreement") dated December 19, 2023 is executed by **ONE DIAMOND DEVELOPMENT, LLC ("One Diamond")** and the **CITY OF BIDDEFORD ("City")**. (One Diamond and the City are referred to individually as a "Party" and collectively as the "Parties").

RECITALS

WHEREAS, One Diamond desires to develop a multi-unit, multi-building residential project with incidental commercial uses (the "Project") on property located at 1 Diamond Street, Biddeford, Maine and on adjacent properties as identified on the attached Exhibit A (the "Diamond Properties") and the adjacent Property owned by the City of Biddeford (Map 40, Lot 74) (the "City Property"); and

WHEREAS, the City desires to create additional housing options in the City, including individually owned and rental units; and

WHEREAS, the City seeks to expand its RiverWalk pedestrian trail network and provide access to the RiverWalk through a portion of the Diamond Properties and the City Property as well as provide passive open space for public recreational use on the Properties; and

WHEREAS, the City agrees to convey the City Property to One Diamond as set forth hereinafter; and

WHEREAS, the combined RiverWalk and the passive open space are expected to have a joint development value of $900,000.00 - $1,200,000.00;

NOW, THEREFORE, in consideration of the promises and mutual agreements contained herein and other consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, the Parties agree as follows:

ARTICLE I

COMMITMENTS

1. **One Diamond Commitments**:

   a. One Diamond shall develop a multi-unit, multi-building residential project, with incidental commercial uses, on the Diamond Properties and the City Property. The residential units shall be both ownership and rental units provided that at least 30% of the units shall be held in fee ownership.

b. One Diamond shall construct a pedestrian pathway along the entire shoreline of the Saco River along the Diamond Properties and the City Property that will connect with and become a part of the City's existing RiverWalk (the "RiverWalk Extension"). One Diamond agrees that it will construct the RiverWalk Extension pursuant to plans approved by the City as to location, dimension and design. The specifications, construction components, and details shall be substantially similar to the currently existing RiverWalk. Construction of the RiverWalk Extension shall be completed prior to the first occupancy permit being granted to One Diamond, or One Diamond shall provide a Bond in a form and amount acceptable to the City to ensure the completion of the RiverWalk Extension. After completion of the RiverWalk Extension, One Diamond shall grant an easement to the City for use of the RiverWalk Extension by members of the public. The City shall be responsible for maintenance of the RiverWalk Extension in the same manner as its maintenance of the existing RiverWalk.

c. One Diamond shall develop and maintain in perpetuity a passive open space adjacent to the RiverWalk Extension (the "Open Space"). The Open Space shall be a minimum size of two (2) acres. One Diamond shall grant an easement to the City for the passive recreational use of the Open Space by members of the public. One Diamond also shall provide six (6) free public parking spaces adjacent to or in close proximity to the Open Space and RiverWalk Extension. Design of the Open Space and public parking shall be

in general accordance with the plans submitted by One Diamond to the City. After completion of construction, the Open Space and parking spaces shall be maintained by One Diamond.

d. At the closing of the City's transfer of the City Property to One Diamond (the "Closing"), One Diamond shall place the sum of $1,000,000.00 into an interest bearing escrow account maintained by the City, said sum to be held in escrow as set forth below:

(i) If One Diamond identifies a property acceptable to the City Council within one (1) year after the Closing, and submits, within an additional year, a redevelopment plan acceptable to the City Council to develop the property into a multi-unit residential and/or mixed use building, the City agrees that the $1,000,000.00 plus accrued interest held in escrow will be paid to One Diamond.

(ii) In the event that One Diamond does not identify a property acceptable to the City Council within one (1) year after the Closing, or if One Diamond fails to submit, within an additional year, a redevelopment plan acceptable to the City Council to develop said property into a multi-unit residential and/or mixed use building, One Diamond agrees that the $1,000,000.00 plus accrued interest held in escrow will be paid to the City.

2. **City Commitments**:

a. Upon final approval of the One Diamond Project from the City Planning Board, the State of Maine, and any other necessary regulatory agencies, the City shall convey to One Diamond, by a Municipal Release Deed, the City Property located adjacent to the Diamond Property, identified as Biddeford Tax Map 40, Lot 74. The Parties agree that the City shall retain an easement on the City Property for any necessary stormwater/sewer maintenance and separation projects including, but not limited to, the installation of a combined sewer overflow tank, if required by the Department of Environmental Protection or other State agency, below the two (2) acre Open Space.

b. The City will actively work with One Diamond, and assist as needed, during the permit and construction period.

3. **TIF District**:

The Parties agree that there will be no credit enhancement for the benefit of One Diamond in the development of the Project. However, the Parties further understand that the City will seek approval of a TIF District encompassing the City Property and the Diamond Properties, with the proceeds from the TIF District to be used to advance affordable housing within the City of Biddeford.

ARTICLE II

TIME OF PERFORMANCE

One Diamond shall file site plan and subdivision review applications with the City Planning Board, any other City agencies, and the State of Maine within six (6) months of the date of execution of this Amended Agreement. Failure to timely submit an application shall render this Amended Agreement null and void. Construction of the Project must begin within two (2) years of final Planning Board approval. Construction of the Project shall be substantially completed within five (5) years of the adoption of this Amended Joint Development Agreement.

ARTICLE III

LIMIT OF LIABILITY

Notwithstanding any other provision of this Amended Agreement, in no event shall the Parties or any of their Affiliates, by reason of any of their respective acts or omissions relating to the development, negotiation, design, financing, ownership, construction, operation or maintenance of the Project, or relation to any of their obligations under this Amended Agreement, be liable whether in contract, tort, misrepresentation, warranty, negligence, strict liability, or otherwise for any special, indirect, or consequential damages arising out of or in connection with this Amended Agreement, or the performance, non-performance or breach thereof.

ARTICLE IV

INDEMNIFICATION

Each Party shall indemnify, defend, and hold harmless the other Party and its agents, servants, officers, directors, employees and affiliates from and against any loss, cost, liability, claim, damage, expense (including, without limitation, all out-of-pocket expenses, reasonable attorneys' and paralegal fees, disbursements and costs), penalty or fine incurred in connection with any claim or cause of action arising from or in connection with any claim or cause of action arising from or in connection with the Project or this Amended Agreement to the extent caused by the negligence, misrepresentation, fraud, fault or misconduct of the indemnifying Party or any of its affiliates.

ARTICLE V

MISCELLANEOUS

1. **Representations and Warranties**:

Each Party represents and warrants to the other that:

a. it is duly qualified to do business and is in good standing in the State of Maine;

b. it has full power and authority to execute, deliver and perform its obligations under this Amended Agreement;

c. the execution, delivery and performance of this Amended Agreement has been duly and validly authorized by all necessary action by such Party; and

d. the execution and delivery of this Amended Agreement by such Party and the performance of the terms, covenants and conditions contained herein will not violate the charter, articles of incorporation or by-laws of such Party, or any order of a court or arbitrator, and will not conflict with and will not constitute a material breach of, or default under, the provisions of any material contract by which either Party is bound.

2. **Right to Require Performance**:

The failure of either Party at any time to require performance by the other Party of any provisions hereof shall in no way affect the right of such Party thereafter to enforce same. Nor shall waiver by either Party of any breach of any provisions hereof be taken or held to be a waiver of any succeeding breach of such provisions or as a waiver of any provision itself.

3. **Governing Law**:

This Amended Agreement is and shall constitute a contract under and is to be construed in accordance with the laws of the State of Maine. Any dispute resulting in legal action and not resolved by arbitration, mediation, or such other method as may be mutually agreed to by the Parties shall be adjudicated within the jurisdiction of the State of Maine.

4. **Relationship of Parties**:

a. This Amended Agreement is not intended to supersede the authority granted by law to any regulatory board or agency of the City. Therefore, nothing in this Amended Agreement shall be construed or implied to require the City Planning, Zoning or other regulatory boards or agencies (however designated) to approve the plans for any aspect of the Project or other action required under this Amended Agreement.

b. The Parties acknowledge that the obligations set further herein may be further described in other agreements and or deeds as agreed to by the Parties. The City and One Diamond agree to cooperate in good faith with

regard to each and every aspect required for the completion of all construction and operations contemplated by this Amended Agreement. The Parties recognize, however, that the land use regulatory agencies of the City must perform their responsibilities in accordance with the law governing that performance and consequently are not obligated in any way by this Amended Agreement. The City and One Diamond further agree to negotiate in good faith and to enter such other and further agreements as may be necessary to implement any aspect of design, engineering, construction or facility operation contemplated under this Amended Agreement.

c. This Amended Agreement shall not be interpreted or construed to independently create an association, joint venture, or partnership between the Parties or to impose any partnership obligation or liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent of representative of, or to otherwise bind, the other Party.

5. **Breach by One Diamond**:

a. The City shall provide notice to One Diamond of a breach in writing, identifying the nature of the alleged breach and requested remedy. A

breach shall be cured if remedied within thirty (30) days of receipt of the notice, or such other time as mutually agreed.

b. If a breach is not cured as set forth above, the City may bring an action, in law or in equity, to enforce this Amended Agreement as for damages, or both.

c. If a breach is not cured as set forth above prior to the City's conveyance of the City Property to One Diamond, the City's obligation to convey the City Property shall be terminated.

6. **Breach by City**:

a. One Diamond shall provide notice to the City of a material breach in writing, identifying the nature of the alleged breach and requested remedy. A material breach shall be cured if remedied within thirty (30) days of receipt of the notice, or such other time as mutually agreed.

b. If a material breach is not cured as set forth above, One Diamond may bring an action, in law or in equity, to enforce this Amended Agreement or for damages, or both.

7. **Integration**:

This Amended Agreement, along with any exhibits, appendices, addenda, schedules, and amendments hereto, encompasses the entire agreement of the parties, and supersedes all previous understandings and agreements between the Parties, whether oral or written. The Parties hereby acknowledge and represent, by affixing their hands and seals hereto, that the Parties have not relied on any representation, assertion, guarantee, warranty, collateral contract or other assurance, except those set out in this Amended Agreement, made by or on behalf of any other Party or any other person or entity whatsoever, prior to the execution of this Amended Agreement. The Parties hereby waive all rights and remedies, at law or in equity, arising or which may arise as the result of a Party's reliance on such representation, assertion, guarantee, warranty, collateral contract or other assurance, provided that nothing herein contained shall be construed as a restriction or limitation of the Party's right to remedies associated with the gross negligence, willful misconduct or fraud of any person or party taking place prior to, or contemporaneously with, the execution of this Amended Agreement.

8. **No Oral Modifications**:

This Amended Agreement may not be changed or terminated orally. This Amended Agreement and all the covenants, terms and provisions contained herein shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns. Except for an affiliated single purpose entity

organized by one Diamond to construct and operate the Project, neither this Amended Agreement nor any of the rights, interests or obligations under this Amended Agreement may be assigned or delegated by any Party, without the prior written consent of the other Party. This Amended Agreement is not intended to confer any rights or benefits to any entity other than to the City and to One Diamond, its affiliate entity organized to construct and operate the Project, and its affiliates.

9. **Mutual Cooperation and Further Agreements**:

The Parties acknowledge that the obligations set further herein may be further described in other agreements as agreed to by the Parties. The City and One Diamond agree to cooperate in good faith with regard to each and every aspect required for the completion of all construction and operations contemplated by this Amended Agreement. The Parties recognize, however, that the land use regulatory agencies of the City must perform their responsibilities in accordance with the law governing that performance and consequently are not obligated in any way by this Amended Agreement. The City and One Diamond further agree to negotiate in good faith and to enter such other and further agreements as may be necessary to implement any aspect of design, engineering, construction or facility operation contemplated under this Amended Agreement.

10. **Notice**:

All notices required to be given to City or One Diamond under this Amended Agreement shall be in writing and deemed given upon the earlier of actual receipt by personal delivery or two (2) days after being mailed by U.S. Express, registered or certified mail, return receipt requested, or a reputable overnight courier as follows:

CITY: City of Biddeford
c/o James A. Bennett, (or the then current) City Manager
P.O. Box 566
205 Main Street
Biddeford, Maine 04005

With a copy to: City Attorney as designated in writing by the City

L&H: One Diamond Development, LLC
2 Livewell Drive, Suite 201
Kennebunk, ME 04043

With a copy to: One Diamond's attorney as designated in writing by One Diamond

11. **Severability**:

Any provision or part of the Amended Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the parties, who agree that the Amended Agreement shall be reformed to replace such stricken provisions or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provisions.

12. **Survival**:

All express representations, warranties, indemnifications or limitations of liability made in or given in this Amended Agreement shall survive the expiration or the termination of this Amended Agreement for any reason.

13. **Mediation/Arbitration**:

The Parties hereto agree that prior to filing litigation they will consider alternative dispute resolution techniques such as mediation and arbitration to resolve all

claims, counterclaims, disputes and other matters in question between the Parties arising out of this Amended Agreement.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals as of the day, month and year first above written.

Witness

ONE DIAMOND DEVELOPMENT, LLC

By:
Name:
Title:

Witness

CITY OF BIDDEFORD

By:
James A. Bennett, City Manager

EXHIBIT A

ONE DIAMOND PROPERTIES

Property	Tax Map / Lot	Right, Title & Interest
1 Diamond Street	40 / 25-1	Book 18913, Page 96
Off Main St. (City)	40 / 25-2	Joint Development Agreement
Off Main St. (Union Oil)	40 / 74	P&S Agreement
52 Elm Street	40 / 25	Book 18941, Page 344
68 Elm Street	40 / 24	Book 18996, Page 930
368 – 376 Main St.	37 / 35 & 35-1	Book 18941, Page 668
378 Main Street	37 / 34	Book 18941, Page 666

1,100 LF 60" Pipe = 159,830 Gal Storage

1,130 LF 30" Pipe = 41,050 Gal Storage

Total: 200,880 Gal Combined Sewer Storage

IRVING ST.

SACO RIVER

INV. IN: 54.35

INV. OUT: 45.60

60" SS PIPE EL: 45.71
36" SD PIPE EL: 54.47
3.76' VERTICAL SEPARATION

INV: 44.39

INV. OUT: 45.20

AREA RESERVED FOR FUTURE SUBSURFACE STORMWATER TREATMENT BMP

30" SS EL: 46.60 (S=0.16%)
42" SD EL: 51.00 (S = 1.3%)
1.9' VERTICAL SEPARATION

INV. OUT: 51.21

INV. IN (30"): 46.55
INV. OUT (60"): 46.45

RETAINING WALL, TYP.

30" INV. OUT: 48.95

INSTALL "RIVERWALK TRAIL PARKING" PARKING SIGN, 6 SPACES

RIVERWALK TRAIL

RIVER ACCESS AREA

100 YEAR FLOOD PLAIN

25' RIVER SETBACK

50' RIVER SETBACK

75' RIVER SETBACK

100' RIVER SETBACK

PROPOSED BUILDING

DIAMOND STREET (PRIVATE ROAD)

MAIN STREET

HOOPER STREET

PINE ST.

MAPLE ST.

UPPER FALLS ROAD

ELM STREET (U.S. ROUTE ONE)

RAILROAD

WATERFRONT RENAISSANCE DISTRICT

GENERAL BUSINESS (B1) DISTRICT

HIGH DENSITY MIXED USE (MSRD3) DISTRICT

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 INCH = 60 FT.

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

REV	BY:	DATE:	STATUS:
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

OVERALL SITE RENDERING
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 60'
PROJECT	18462

SHEET 2 OF 2

F:\Projects\18500\18462\02\WD\Design\18462 RENDERING.dwg - 6/21/2024 15:31:24 PM - BRIAN A. MCMAHON

18462 RENDERING.dwg, TAB:60 SCALE SITE PLAN

CONCEPTUAL MASTER PLAN - UNIT & PARKING COUNTS:		
Phase 1 Unit & Parking Counts:	**Phase 2 Unit & Parking Counts:**	**Combined Phase Unit & Parking Counts:**
209 Units (5-Story Building)	211 Units (6-Story Building)	420 Total Units
233 Surface Spaces	233 Surface Spaces	466 Spaces

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

REV	BY:	DATE:	STATUS:
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, Maine 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

CONCEPTUAL MASTER PLAN
OF
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 60'
PROJECT	18462

SHEET 1 OF 2

F:\Projects\18000\18462\DWG\WGDesign\18462 RENDERING.dwg - 6/12/2024 7:35 AM - BRIAN A. MCMAHON

18462 RENDERING.dwg, TAB:60 SCALE SITE PLAN

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 71°30'14" E	42.65'
L2	N 33°51'46" E	9.23'
L3	N 18°43'01" E	34.72'
L4	N 63°43'53" W	49.07'
L5	S 31°51'37" W	16.80'
L6	S 68°55'08" W	41.00'
L7	S 32°41'23" W	38.80'
L8	S 55°50'03" E	16.79'
L9	S 40°10'55" W	31.47'
L10	S 34°10'03" W	17.70'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L11	S 53°30'06" E	36.61'
L12	N 35°46'24" E	18.30'
L13	S 46°09'03" W	49.15'
L14	S 35°38'37" W	115.08'
L15	S 26°16'07" W	43.80'
L16	S 34°09'57" W	98.18'
L17	S 34°09'37" W	34.30'
L18	N 17°40'29" E	34.80'
L19	N 86°28'14" W	64.01'

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L20	N 35°46'24" E	26.74'
L21	S 54°00'50" E	12.00'
L22	N 54°13'36" W	24.00'
L23	S 33°31'58" E	22.83'
L24	S 62°11'40" E	26.72'
L25	N 27°40'42" E	39.10'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C3	57.91'	810.00'	N 85°13'39" E	57.90'
C4	62.93'	295.00'	N 89°35'20" E	62.81'
C5	76.67'	305.00'	N 88°29'53" E	76.47'
C6	37.78'	305.00'	N 77°44'53" E	37.75'
C7	74.51'	305.00'	N 66°04'44" E	74.33'
C8	194.06'	295.00'	N 77°53'39" E	190.58'
C9	25.15'	70.05'	S 72°31'47" E	25.01'

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	400.66'	3296.47'	S 76°04'42" W	400.41'
C2	294.42'	2682.43'	S 69°27'07" W	294.27'

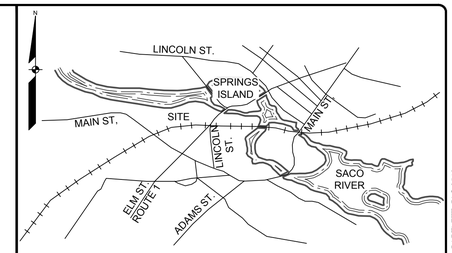
EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L20	S 85°07'59" E	19.34'
L21	N 57°26'20" W	47.88'
L22	N 19°46'40" E	49.52'

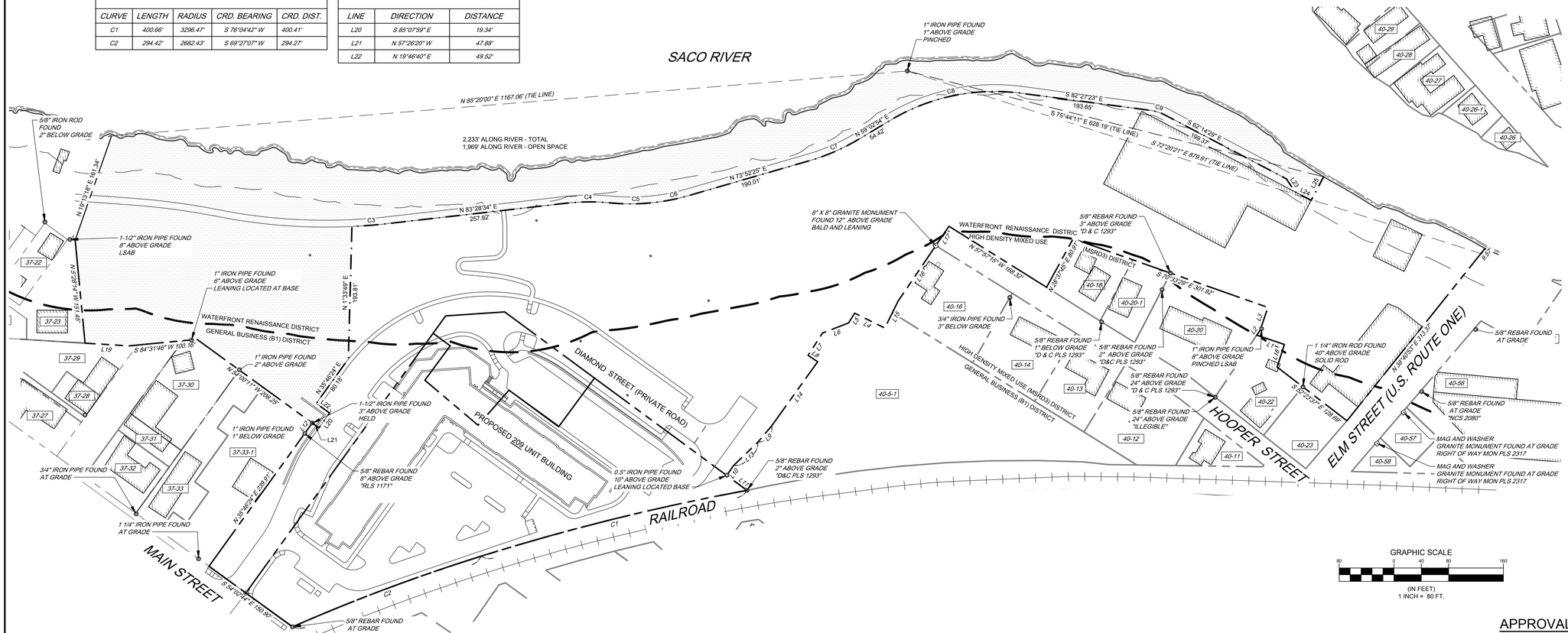
LEGEND

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- EASEMENT
- MONUMENT
- IRON PIPE/ROD
- C1/L1 CURVE/LINE NO.
- N/F NOW OR FORMERLY
- BUILDING
- DECK/STEPS/ OVERHANG
- CURB LINE
- EDGE OF WATER

PARCEL	5739.9 FT 792849.5 SQFT
OPEN SPACE	211407.8 SQFT
DIST. ALONG RIVER	2232.7 FT



LOCATION MAP N.T.S.



LEGEND

PROPOSED EASEMENT - OPEN AREA

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 INCH = 80 FT.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS AS FOLLOWS BY DEEDS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD).

ONE DIAMOND DEVELOPMENT, LLC	MAP 37, LOT 34	18941/666
ONE DIAMOND DEVELOPMENT, LLC	MAP 37, LOT 35	18941/668
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 25-1	18913/96
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 24	18996/930
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 25	18941/344
UNION OIL CO. OF MAINE	MAP 40, LOT 74	7465/84
CITY OF BIDDEFORD	MAP 40, LOT 25-2	2158/491

2. THE PROPERTY IS SHOWN AS LOTS 24, 25, 25-1, 25-2 AND 74 ON THE CITY OF BIDDEFORD TAX MAP 40 AND LOTS 34 AND 35 ON MAP 37 AND IS LOCATED IN THE WATERFRONT RENAISSANCE, HIGH DENSITY MIXED USE(MSRD3), AND GENERAL BUSINESS (B1) DISTRICTS.
3. SPACE AND BULK CRITERIA FOR DISTRICTS ARE AS FOLLOWS: (AREA IS IN SQUARE FEET)

	WATERFRONT	MSRD3	B1
NET RESIDENTIAL DENSITY:	425/UNIT - RESIDENTIAL	--	--
MINIMUM LOT SIZE:	5,000 -COMMERCIAL	--	1,000
	425 - RESIDENTIAL		
MINIMUM STREET FRONTAGE:	--	--	--
MINIMUM SHORE FRONTAGE:	NONE(RESIDENTIAL)	--	--
	100 FT -COMMERCIAL		
MINIMUM SHORE SETBACK:	25 FT	--	--
MINIMUM FRONT YARD:	--	--	10 FT
MINIMUM SIDE YARD:	--	--	10 FT
MINIMUM REAR YARD:	--	--	10 FT
MAXIMUM BUILDING HEIGHT:	--	MINIMUM 26 FT/ 2 STORIES	60 FT/ 6 STORIES
MAXIMUM LOT COVERAGE:	55%		

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 18.20 ACRES TO THE TIE LINE AT THE WESTERN SIDE OF THE LOT.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY AND FEBRUARY OF 2022.
6. PLAN REFERENCES:
   - A. "PLAN SHOWING A SURVEY OF LAND FOR DIAMOND INTERNATIONAL CORP. BIDDEFORD, MAINE" MADE BY DOW, COULOMBE & BROWN INCORPORATED ENGINEERS & SURVEYORS SACO, MAINE, DATED JANUARY 1973.
   - B. "PLAN OF DIAMOND MATCH PARK BIDDEFORD, MAINE" FOR GORRILL-PALMER MADE BY TITCOMB ASSOCIATES FALMOUTH MAINE, DATED APRIL 27, 2012.
   - C. "PLAN SHOWING A BOUNDARY SURVEY AND TOPHOGRAPHIC SURVEY MADE FOR THE CITY OF BIDDEFORD" DATED APRIL 6, 2021 BY DOW & COULOMBE, INC.
   - D. "PLAN SHOWING LAND ON RIVER STREET - BIDDEFORD, MAINE" DATED OCTOBER 11, 1950 BY LIBBY & DOW ENGINEERS AND RECORDED AT THE YCRD IN PLAN BOOK 15, PAGE 36.
   - E. WAKEFIELD BROOK LOT, BELONGING TO THE ESTATE OF DOMINICUS CUTTS, DATED JULY 20, 1846 BY TRISTRM JORDAN, JR. AND RECORDED AT THE YCRD IN PLAN BOOK 2, PAGE 46.
   - F. "LAND IN BIDDEFORD, ME." DATED JULY 29, 1925 BY E.W. CHAPMAN AND RECORDED AT THE YCRD IN PLAN BOOK 10, PAGE 9.
   - G. "PLAN SHOWING A BOUNDARY SURVEY OF LAND LOCATED AT 368 MAIN STREET BIDDEFORD, MAINE" DATED MAY 10, 2019 BY DOW & COULOMBE, INC. AND RECORDED AT THE YCRD IN PLAN BOOK 402, PAGE 3.
   - H. "PLAN OF LAND TO THE HEIRS OF WILLIAM D. SOONER, ESQ. SITUATED IN BIDDEFORD IN THE COUNTY OF YORK" DATED OCTOBER 6, 1958 BY G.W. LUQUES AND RECORDED AT THE YCRD IN PLAN BOOK 1, PAGE 47.
   - I. CROCKETT LOT IN HOLLIS BY LIBBY & DOW, ENGR'S AND RECORDED AT THE YCRD IN PLAN BOOK 25, PAGE 28.
   - J. "PLAN SHOWING A PROPOSED SEWER EASEMENT BIDDEFORD, MAINE" DATED APRIL 6, 1964 BY LIBBY & DOW ENGR'S AND RECORDED AT THE YCRD IN PLAN BOOK 38, PAGE 11.
   - K. "PLAN SHOWING A PROPOSED SEWER EASEMENT AND PUMPING STATION LOT BIDDEFORD, MAINE" DATED MARCH 24, 1964 BY LIBBY & DOW AND RECORDED AT THE YCRD IN PLAN BOOK 39, PAGE 40.
   - L. "PLAN SHOWING LAND IN KENNEBUNK, MAINE TO BE CONVEYED BY ROBINSON TO THE ROMAN CATHOLIC BISHOP OF PORTLAND" BY LIBBY & DOW ENGR'S DATED JANUARY 23, 1967 AND RECORDED AT THE YCRD IN PLAN BOOK 43, PAGE 20.
   - M. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "I" BIDDEFORD YORK COUNTY FEDERAL AID PROJECT NO. BR-01-01(74)" DATED JANUARY 1985, MAY 1985, BY RICHARD A. COLEMAN AND RECORDED AT THE YCRD IN BOOK 161, PAGE 16.
   - N. "PLAN OF LAND OF E.H.C. HOOPER AND THOMAS H. COLE LYING UPON THE NORTH WESTERLY SIDE OF MAIN STREET IN BIDDEFORD, YORK CO., ME" BY G.W. LUQUES DATED APRIL 19, 1850 AND RECORDED AT THE YCRD IN PLAN BOOK 0001, PAGE 0010.
   - O. "PLAN OF LAND OF E.H.C. HOOPER AND LAND OF HEIRS OF HON. P. HOOPER IN BIDDEFORD" BY G.W. LUQUES DATED JULY 14, 1859 AND RECORDED AT THE YCRD IN PLAN BOOK 0001, PAGE 43.
   - P. "PLAN OF LAND OF E.H.C. HOOPER AND THOMAS H. COLE IN BIDDEFORD ON THE SOUTHWESTERLY SIDE OF A RESERVED STREET FROM MAIN STREET TOWARDS THE "STEAM MILL" BY G.W. LUQUES DATED OCTOBER 2, 1856 AND RECORDED AT THE YCRD IN PLAN BOOK 0001, PAGE 0048.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. SEE FULL SHEET SET FOR DESIGN ELEMENTS. THE SURVEYING STAMP HERON IS FOR THE EXTERIOR BOUNDARY AND UNIT DIVISION ON THE PARCEL. IMPROVEMENTS NEAR MAIN STREET OVERALL PROPOSED AT THE TIME.
9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. THE LOCUS PROPERTY AS DEPICTED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BIDDEFORD, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230145 0003 B, HAVING AN EFFECTIVE DATE OF MAY 15, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE A8 & A11, AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. A PORTION OF THE PARCEL ALSO FALLS WITHIN AN AREA IDENTIFIED AS ZONE B, AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
11. A PORTION OF THE SHED UTILIZED BY GAMBOA & DYER IS OVER THE PROPERTY LINE ON THE SURVEYED PREMISES. NO RECORD WAS FOUND ALLOWING THIS USE.
12. TREES SHOWN ON THIS PLAT ARE 4" OR LARGER AND LOCATED WITHIN 75' OF THE EDGE OF WATER.
13. DIAMOND STREET IS A PUBLIC WAY PER THE CITY OF BIDDEFORD. THE RIGHT OF WAY SHOWN HEREON IS SHOWN ON MULTIPLE PLANS DATING BACK TO 1859, BUT PLAN REFERENCE 6A AND 6D HAVE THE BEST DEFINITION OF THE ROADWAY AS IT APPEARS TO HAVE BEEN UTILIZED IN RECENT HISTORY.

LOT INFORMATION:

MAP-LOT	OWNER (NOW OR FORMERLY)	DEED (BOOK-PAGE)	PROPERTY ADDRESS
37-16	CITY OF BIDDEFORD	2482-220	432 MAIN STREET
37-16-1	CITY OF BIDDEFORD	1619-477	20 HORRIGAN COURT
37-21	ROBERT E. DEMELLO	17700-196	11 HORRIGAN COURT
37-22	ROBERT E. DEMELLO	17191-396	10 HORRIGAN COURT
37-23	BRUCE A. HUBERT	16187-870	8 HORRIGAN COURT
37-29	MEREDITH L. CRAIN	14025-944	6 HARVEY STREET
37-30	BALDWINS, LLC	18612-443	3 HARVEY STREET
37-33	386 MAIN STREET, LLC	16272-139	386 MAIN STREET
37-33-1	WILLIAM R. & CATHY T. LANGEVIN	3580-212	382 MAIN STREET
37-34	ABILITY EQUIPMENT SALES	16704-200	378 MAIN STREET
37-35	ABILITY PROPERTIES, LLC.	17956-129	368 MAIN STREET
40-5-1	BOSTON & MAINE RAILROAD	1757-20 & 3266-182	OFF HAZEL STREET
40-16	SEAN O'KEEFE & REBECCA O'KEEFE	17144-62	31 HOOPER STREET
40-18	MARK P. TIBBETTS	13777-62	24 HOOPER STREET
40-20	KELLY T. WILMOT & DANIEL J. WILMOT	12516-345	20 HOOPER STREET
40-20-1	DEBRA M. ARGETES	16143-684	22 HOPPER STREET
40-22	DEANNA GAMBOA & JESSICA J. DYER	18175-7	6 HOOPER STREET
40-23	88 ELM STREET, LLC	14739-651	88 ELM STREET
40-24 (LOCUS)	PFP LAWRENCE, INC.	15374-58	68 ELM STREET
40-25 (LOCUS)	RSTBR, LLC	12912-263	52 ELM STREET
40-25-1 (LOCUS)	ONE DIAMOND DEVELOPMENT, LLC	18913-96	1 DIAMOND STREET
40-25-2 (LOCUS)	TOWN OF BIDDEFORD	2158-491	OFF MAIN STREET
40-74	UNION OIL COMPANY OF MAINE	7465-84	OFF MAIN STREET

APPROVAL- CITY OF BIDDEFORD PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

STATE OF MAINE, YORK COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____
AT ____H _____M _____M AND
RECORDED IN
PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER

REV.	BY	DATE:	STATUS
A.	DLR	06/14/2024	ISSUED TO CITY OF BIDDEFORD FOR REVIEW
B.	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

JACOB I. BARTLETT PLS 2513

SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath

OVERALL SUBDIVISION PLAN
OF:
ONE DIAMOND
ELM STREET
BIDDEFORD, MAINE
FOR RECORD OWNER:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201,
KENNEBUNK, ME 04043

DESIGNED	TFG
DRAWN	MRS
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 80'
PROJECT	18462

SHEET 1 OF 1

F:\Projects\18000\18462\DWG\Design\18462 SBD.dwg - 10/16/2024 4:39 PM - DAN RILEY

18462 SBD.dwg, TAB:1 OVERALL SUBDIVISION PLAN

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L26	N 43°53'41" W	9.69'
L27	S 43°53'41" E	10.54'
L28	S 35°38'37" W	12.29'
L29	S 34°10'03" W	10.68'
L30	S 88°12'05" E	30.36'
L31	S 14°27'28" E	5.00'
L32	N 75°32'32" E	20.00'
L33	N 14°27'28" W	5.00'
L34	S 35°46'24" W	4.48'
L35	S 35°46'24" W	20.33'

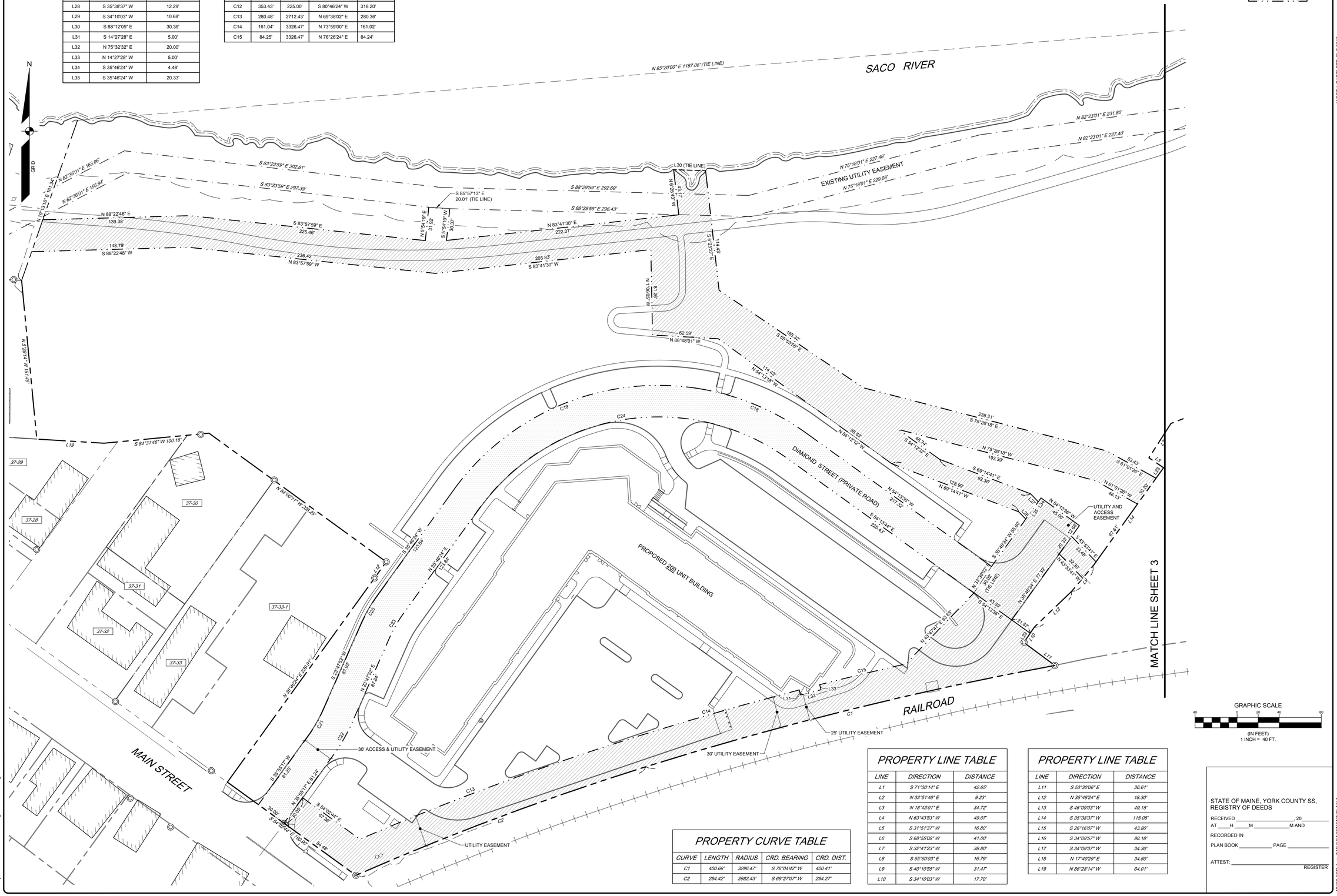
EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C10	32.32'	150.29'	S 29°36'25" W	32.25'
C11	28.22'	135.00'	S 29°47'08" W	28.16'
C12	353.43'	225.00'	S 80°46'24" W	318.20'
C13	280.48'	2712.43'	N 69°38'02" E	280.36'
C14	161.04'	3326.47'	N 73°59'00" E	161.02'
C15	84.25'	3326.47'	N 76°26'24" E	84.24'

LEGEND

PROPOSED EASEMENT - ACCESS AREA

PROPOSED EASEMENT - UTILITY



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 INCH = 40 FT.

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	400.66'	3296.47'	S 76°04'42" W	400.41'
C2	294.42'	2682.43'	S 69°27'07" W	294.27'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 71°30'14" E	42.65'
L2	N 33°51'46" E	9.23'
L3	N 18°43'01" E	34.72'
L4	N 63°43'53" W	49.07'
L5	S 31°51'37" W	16.80'
L6	S 68°55'08" W	41.00'
L7	S 32°41'23" W	38.80'
L8	S 55°50'03" E	16.79'
L9	S 40°10'55" W	31.47'
L10	S 34°10'03" W	17.70'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L11	S 53°30'06" E	36.61'
L12	N 35°46'24" E	18.30'
L13	S 46°09'03" W	49.15'
L14	S 35°38'37" W	115.08'
L15	S 26°16'07" W	43.80'
L16	S 34°09'57" W	98.18'
L17	S 34°09'37" W	34.30'
L18	N 17°40'29" E	34.80'
L19	N 86°28'14" W	64.01'

STATE OF MAINE, YORK COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____
AT ____H _____M _____M AND

RECORDED IN

PLAN BOOK _____ PAGE _____

ATTEST: _____
REGISTER

JACOB I. BARTLETT PLS 2513

STATE OF MAINE · JACOB I. BARTLETT · 2513 · PROFESSIONAL LAND SURVEYOR

REV.	BY	DATE:	STATUS
B	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR REVIEW
A	DLR	06/14/2024	ISSUED TO CITY OF BIDDEFORD FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AS PERMITTED BY OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath

EASEMENT PLAN 1

OF:

ONE DIAMOND

ELM STREET
BIDDEFORD, MAINE

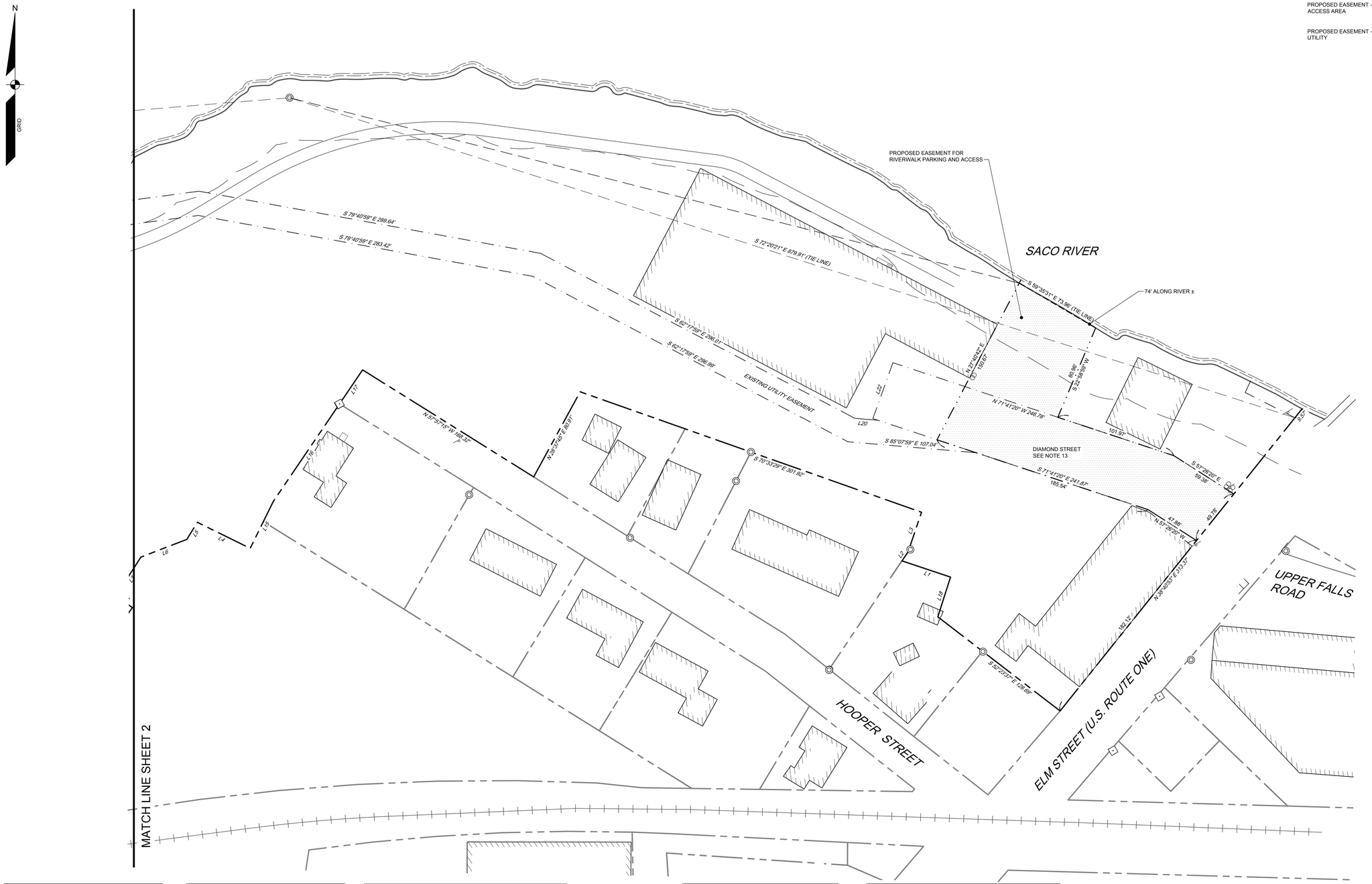
FOR RECORD OWNER:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, ME 04043

DESIGNED	TFG
DRAWN	MRS
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 40'
PROJECT	18462

SHEET 02 OF

F:\Projects\18000\18462\DWG\Design\18462 SBD.dwg - 10/16/2024 4:39 PM - DAN RILEY

18462 SBD.dwg, TAB:2 EASEMENT PLAN 1



PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 71°30'14" E	42.65'
L2	N 33°51'46" E	9.23'
L3	N 18°43'01" E	34.72'
L4	N 63°43'53" W	49.07'
L5	S 31°51'37" W	16.80'
L6	S 68°55'08" W	41.00'
L7	S 32°41'23" W	38.80'
L8	S 55°50'03" E	16.79'
L9	S 40°10'55" W	31.47'
L10	S 34°10'03" W	17.70'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L11	S 53°30'06" E	36.61'
L12	N 35°46'24" E	18.30'
L13	S 46°09'03" W	49.15'
L14	S 35°38'37" W	115.08'
L15	S 26°16'07" W	43.80'
L16	S 34°09'57" W	98.18'
L17	S 34°09'37" W	34.30'
L18	N 17°40'29" E	34.80'
L19	N 86°28'14" W	64.01'

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	400.66'	3296.47'	S 76°04'42" W	400.41'
C2	294.42'	2682.43'	S 69°27'07" W	294.27'

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L20	S 85°07'59" E	19.34'
L21	N 57°26'20" W	47.88'
L22	N 19°46'40" E	49.52'

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L26	N 43°53'41" W	9.69'
L27	S 43°53'41" E	10.54'
L28	S 35°38'37" W	12.29'
L29	S 34°10'03" W	10.68'
L30	S 88°12'05" E	30.36'
L31	S 14°27'28" E	5.00'
L32	N 75°32'32" E	20.00'
L33	N 14°27'28" W	5.00'
L34	S 35°46'24" W	4.48'
L35	S 35°46'24" W	20.33'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C10	32.32'	150.29'	S 29°36'25" W	32.25'
C11	28.22'	135.00'	S 29°47'08" W	28.16'
C12	353.43'	225.00'	S 80°46'24" W	318.20'
C13	280.48'	2712.43'	N 69°38'02" E	280.36'
C14	161.04'	3326.47'	N 73°59'00" E	161.02'
C15	84.25'	3326.47'	N 76°26'24" E	84.24'

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

STATE OF MAINE, YORK COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____
AT ____H ____M _____M AND
RECORDED IN
PLAN BOOK _____ PAGE _____

ATTEST: _____
REGISTER

JACOB I. BARTLETT, PLS 2513

STATE OF MAINE · JACOB I. BARTLETT · 2513 · PROFESSIONAL LAND SURVEYOR

REV.	BY	DATE	STATUS
A	DLR	06/14/2024	ISSUED TO CITY OF BIDDEFORD FOR REVIEW
B	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AS PROVIDED BY OTHERS, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

EASEMENT PLAN 2
OF:
ONE DIAMOND
ELM STREET
BIDDEFORD, MAINE
FOR RECORD OWNER:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, ME 04043

DESIGNED	TFG
DRAWN	MRS
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 40'
PROJECT	18462

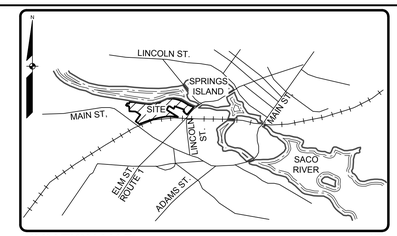
SHEET 02 OF

F:\Projects\18000\18462\DWG\Design\18462 SBD.dwg - 10/16/2024 4:39 PM - DAN RILEY

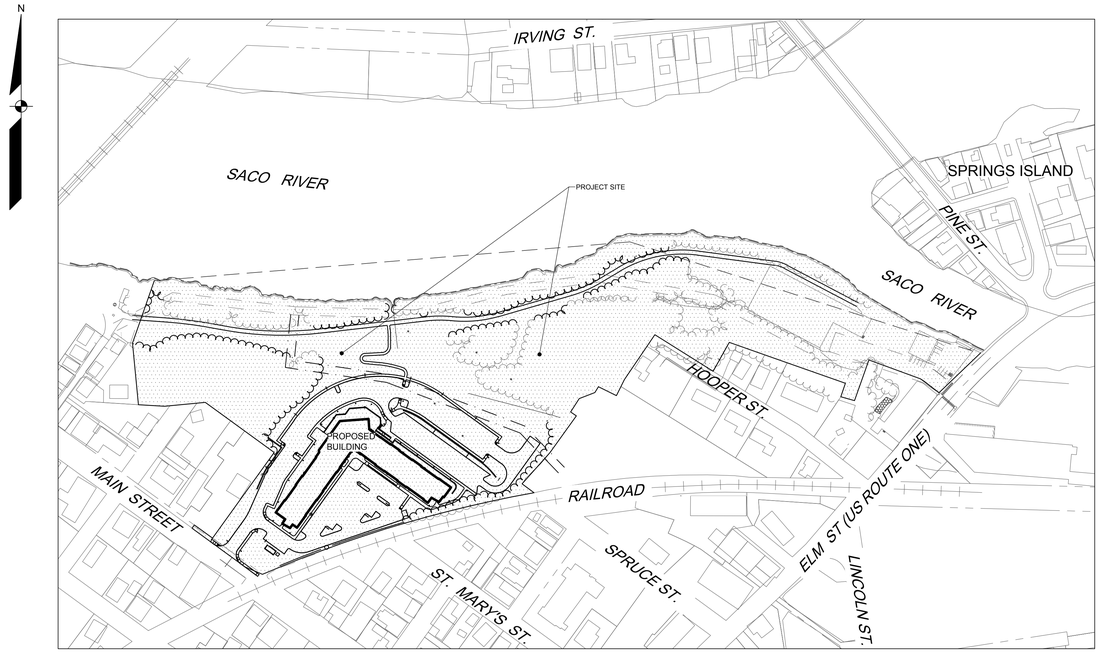
18462 SBD.dwg, TAB:3 EASEMENT PLAN 2

ONE DIAMOND

MAIN STREET
BIDDEFORD, MAINE, 04005



LOCATION MAP NTS



GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 INCH = 150FT.

APPLICANT:

ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

ENGINEER/SURVEYOR/ LANDSCAPE ARCHITECT:

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

PROJECT ARCHITECT:

SMRT
75 WASHINGTON AVE, SUITE 3A
PORTLAND, ME 04101

NOTES

1. THE RECORD OWNER OF THE PARCEL IS AS FOLLOWS BY DEEDS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD).

ONE DIAMOND DEVELOPMENT, LLC	MAP 37, LOT 34	18941/666
ONE DIAMOND DEVELOPMENT, LLC	MAP 37, LOT 35	18941/668
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 25-1	18913/96
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 24	18996/930
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 25	18941/344
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 74	7465/84
CITY OF BIDDEFORD	MAP 40, LOT 25-2	2158/491

2. THE PROPERTY IS SHOWN AS LOTS 24, 25, 25-1, 25-2 AND 74 ON THE CITY OF BIDDEFORD TAX MAP 40 AND LOTS 34 AND 35 ON MAP 37.

3. SPACE AND BULK CRITERIA FOR DISTRICTS ARE AS FOLLOWS: (AREA IS IN SQUARE FEET)

	WATERFRONT	MSRD3	B1
NET RESIDENTIAL DENSITY:	425/UNIT - RESIDENTIAL	--	--
MINIMUM LOT SIZE:	5,000 -COMMERCIAL 425 - RESIDENTIAL	--	1,000
MINIMUM STREET FRONTAGE:	--	--	--
MINIMUM SHORE FRONTAGE:	NONE(RESIDENTIAL) 100 FT -COMMERCIAL	--	--
MINIMUM SHORE SETBACK:	25 FT	--	--
MINIMUM FRONT YARD:	--	--	10 FT
MINIMUM SIDE YARD:	--	--	10 FT
MINIMUM REAR YARD:	--	--	10 FT
MAXIMUM BUILDING HEIGHT:	--	MINIMUM 26 FT/ 2 STORIES	60 FT/ 6 STORIES
MAXIMUM LOT COVERAGE:	55%		

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 18.20 ACRES TO THE PROPOSED DIVISION LINE.

5. ASSIGNED PLANNING BOARD NUMBER:

6. CURRENT ZONING: GENERAL BUSINESS (B1) DISTRICT, HIGH DENSITY MIXED USE (MSRD3) DISTRICT

7. SHORELAND ZONING: WATERFRONT RENAISSANCE (WR) DISTRICT

8. EXISTING USE: PARTIALLY DEVELOPED LAND LOCATED AT THE FORMER DIAMOND MATCH SITE. EXISTING TODAY ARE REMNANTS OF THE FORMER MANUFACTURING BUILDINGS, AS WELL AS NEWER BUILDINGS THAT SUPPORT COMMERCIAL USES. PORTIONS OF THE SITE HAVE ALSO UTILIZED BY THE CITY OF BIDDEFORD AS PAVED/GRAVEL ACCESS ROADS AND LAYDOWN AREAS.

9. PROPOSED USE:

PROPOSED DEVELOPMENT CONSISTS OF 209 RESIDENTIAL UNITS IN ONE NEW MULTI-LEVEL BUILDING. A PRIVATE ROAD WILL EXTEND FROM MAIN STREET. A TOTAL OF 233 PARKING SPACES IS ANTICIPATED TO MEET LOCAL PARKING STANDARDS. THE DEVELOPMENT ALSO INCLUDES THE CONSTRUCTION OF A RIVERWALK TRAIL THAT WILL CONNECT ELM STREET TO THE HORRIGAN COURT AREA. THE TRAIL AND ASSOCIATED OPEN SPACE WILL BE FOR PUBLIC USE.

10. REQUIRED WAIVER/ VARIANCES: PARKING, PART III, ARTICLE VI, SECTION 49, SUBPARAGRAPHS C.3.(K)(2) AND C.3.(K)(4)

11. DRAINAGE WATERSHED: SACO RIVER

12. WITHIN THE MS4 URBANIZED AREA: YES

13. NATURAL RESOURCES LOCATED ON-SITE OF ADJACENT TO PROPERTY: YES - SACO RIVER

14. WITHIN THE 100-YEAR FLOOD ZONE: YES - ZONE A11 AND ZONE 8

15. PUBLIC ROAD PROPOSED: NO - ONSITE ROADS TO REMAIN PRIVATE

16. PRIVATE ROAD PROPOSED: YES

17. PUBLIC SEWER CONNECTION: YES

PHASE 1: 27,600 GPD PER MAINE SUBSURFACE WASTEWATER RULES

18. PUBLIC DRAIN CONNECTION: YES

19. LIMITS OF DISTURBANCE: PHASE 1: ± 10 ACRES

20. PERVIOUS LAND COVER (EXISTING): ± 590,000 SF
PERVIOUS LAND COVER (PROPOSED): PHASE 1: ± 288,000 SF

21. IMPERVIOUS LAND COVER (EXISTING): ± 215,000 SF
IMPERVIOUS LAND COVER (PROPOSED): PHASE 1: ± 175,000 SF

22. BUILDING ROOF SQUARE FOOTAGE (EXISTING): ± 46,000 SF
BUILDING ROOF SQUARE FOOTAGE (PROPOSED): ± 34,423 SF

23. ESTIMATED CUT/FILL EARTHWORK VOLUMES (OVERALL SITE): CUT: ± 18,500 CY , FILL: ± 9,510 CY

24. ESTIMATED CUT/FILL EARTHWORK VOLUMES (INSIDE A8 & A11 FLOOD ZONE): CUT: ± 1,000 CY , FILL: ± 3,500 CY

25. ASSIGNED PLANNING BOARD NUMBER: 2023.29

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
G-001	COVER SHEET
G-002	NOTES AND LEGEND
C-001	OVERALL SITE PLAN
C-002	DEMOLITION PLAN - 1
C-003	DEMOLITION PLAN - 2
C-004	VEGETATION REMOVAL PLAN
C-101	SITE PLAN - PHASE 1 - AREA 1A
C-102	SITE PLAN - PHASE 1 - AREA 1B
C-103	SITE AND LANDSCAPE PLAN - RIVERWALK TRAIL
C-104	OVERALL GRADING PLAN
C-105	GRADING PLAN - PHASE 1 - AREA 1A
C-106	GRADING PLAN - PHASE 1 - AREA 1B
C-107	GRADING AND UTILITY PLAN - RIVERWALK TRAIL
C-108	GRADING PLAN - ADA RAMPS
C-201	PROFILE - STA 0+00 TO STA 6+00
C-202	PROFILE - STA 6+00 TO STA 10+40
C-301	OVERALL UTILITY PLAN
C-302	UTILITY PLAN - PHASE 1 - AREA 1A
C-303	UTILITY PLAN - PHASE 1 - AREA 1B
C-304	PIPE AND STRUCTURE DATA TABLES
C-305	STORMWATER DETENTION SYSTEM PLAN
C-306	UTILITY PROFILE INDEX PLAN
C-307	UTILITY PROFILE 1
C-308	UTILITY PROFILE 2
C-309	UTILITY PROFILE 3
C-310	UTILITY PROFILE 4
C-311	UTILITY PROFILE 5
L-101	LANDSCAPE PLAN - PHASE 1 - AREA 1A
L-102	LANDSCAPE PLAN - PHASE 1 - AREA 1B
C-500	EROSION CONTROL NOTES
C-501	DETAILS - 1
C-502	DETAILS - 2
C-503	DETAILS - 3
C-504	DETAILS - 4
C-505	DETAILS - 5
1 OF 1	EXISTING CONDITIONS PLAN
1 OF 1	PHOTOMETRICS PLAN
1 OF 3	SUBDIVISION PLAN
2 OF 3	EASEMENT PLAN 1
3 OF 3	EASEMENT PLAN 2

SHEET LIST - ARCHITECTURAL

SHEET	TITLE
G001	COVER SHEET
G010	SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD TO FIFTH FLOOR PLAN
A141	UNIT PLANS
A142	UNIT PLANS
A143	UNIT PLANS
A151	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A351	WALL TYPES & SECTIONS
A700	REFERENCE - MASSING DIAGRAMS
A701	REFERENCE - ISONOMETRIC VIEWS
A702	REFERENCE - PERSPECTIVE VIEWS

NOT FOR CONSTRUCTION

STATE OF MAINE — DANIEL L RILEY No. 9967 — REGISTERED PROFESSIONAL ENGINEER
DANIEL L RILEY, PE 9967
10/16/2024

REV.	BY:	DATE:	STATUS:
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

COVER SHEET
OF
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 150'
PROJECT	18462

SHEET G-001

F:\Projects\18500\18462\DWG\Design\18462 C.dwg - 10/16/2024 4:43 PM - TANNER F. GOODINE

18462 C.dwg - TAB:COVER SHEET (BOTH SHEET NUM)

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
DEED LINE/R.O.W.	
TIE LINE	
SETBACK	
EASEMENT - UTILITY	
EASEMENT - OPEN SPACE	
EASEMENT - ACCESS	
BUFFER	
FLOODPLAIN	
FLOODWAY	
CENTERLINE	
MONUMENT	
IRON PIPE/ROD	
DRILL HOLE	
C1/L1 DEED CALL	
C1/L1 CURVE/LINE NO.	C1/L1
SOILS	
ZONE LINE	
ZONE LINE ON PL	
BENCHMARK DESCRIPTION WITH ELEVATION	
SURVEY CONTROL	
TP-1 TEST PIT	
MW-1 MONITORING WELL	
B-1 BORING	
BUILDING	
DECK/STEPS/ OVERHANG	
EDGE WETLAND	
WETLANDS	
UPLANDS	
STREAM	
LEDGE	
EDGE PAVEMENT	
PAVEMENT SAWCUT	
EDGE CONCRETE	
PAVEMENT PAINT	
EDGE GRAVEL	
CURB LINE	
EDGE OF WATER	
TREELINE	
120 118 CONTOURS	120
×120.00 SPOT GRADE	+120.00
CHAIN LINK FENCE	
BARB WIRE FENCE	
STOCKADE FENCE	
GUARD RAIL	
STONE WALL	
RETAINING WALL	
DECIDUOUS TREE	X
CONIFEROUS TREE	X
MULCH LINE	
BOLLARD	
SIGN	
RAILROAD	
G GAS	G
GAS GATE VALVE	
GM GAS METER	
GAS MANHOLE	
W WATER	W
WATER GATE VALVE	
WATER SHUT OFF	
HYDRANT	
WATER MANHOLE	
W WELL	W
S SANITARY SEWER	S
FM FORCE MAIN	FM
SANITARY MANHOLE	
SD STORM DRAIN	SD
UD UNDER DRAIN	UD
DRAINAGE MANHOLE	
CATCH BASIN	
OHU OVERHEAD UTILITY	OHU
UGU UNDERGROUND UTILITY	UGU
T TRANSFORMER PAD	T
E ELECTRICAL MANHOLE	E
EM ELECTRIC METER	
H HVAC UNIT	
T TELEPHONE MANHOLE	
LIGHT POLE	
UTILITY POLE	
GUY WIRE	
DRAINAGE DITCH	
EROSION CONTROL BLANKET	
FILTER BARRIER	FB
RIPRAP	
CHECK DAM	
INLET PROTECTION	
BOULDER	
EASEMENT - ACCESS AREA	
EASEMENT - OPEN AREA	

PAVEMENT LEGEND

- PEDESTRIAN PAVEMENT
- VEHICULAR PAVEMENT
- UNIT PAVER
- CONCRETE PADS

SIGN SCHEDULE

S1 - STOP SIGN
S2 - DO NOT ENTER SIGN
S3 - ONE WAY SIGN
S4 - ADA RESERVED PARKING
S5 - RIVERWALK PARKING SIGN
S6 - RIVERWALK DIRECTIONAL SIGN

CURB LEGEND

VSCC - VERTICAL SLIPFORM CONCRETE CURB
VGC - VERTICAL GRANITE CURB
TD1 - SLIPFORM CONCRETE CURB TIPDOWN
TD2 - VERTICAL GRANITE CURB TIPDOWN

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS AS FOLLOWS BY DEEDS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD).

ONE DIAMOND DEVELOPMENT, LLC	MAP 37, LOT 34	18941/666
ONE DIAMOND DEVELOPMENT, LLC	MAP 37, LOT 35	18941/668
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 25-1	18913/96
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 24	18996/930
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 25	18941/344
UNION OIL CO. OF MAINE	MAP 40, LOT 74	7465/84
CITY OF BIDDEFORD	MAP 40, LOT 25-2	2158/491

2. THE PROPERTY IS SHOWN AS LOTS 24, 25, 25-1, 25-2 AND 74 ON THE CITY OF BIDDEFORD TAX MAP 40 AND LOTS 34 AND 35 ON MAP 37 AND IS LOCATED IN THE WATERFRONT RENAISSANCE, HIGH DENSITY MIXED USE(MSRD3), AND GENERAL BUSINESS (B1) DISTRICTS.

3. SPACE AND BULK CRITERIA FOR DISTRICTS ARE AS FOLLOWS: (AREA IS IN SQUARE FEET)

	WATERFRONT	MSRD3	B1
NET RESIDENTIAL DENSITY:	425/UNIT - RESIDENTIAL	--	--
MINIMUM LOT SIZE:	5,000 -COMMERCIAL	--	1,000
	425 - RESIDENTIAL		
MINIMUM STREET FRONTAGE:	--	--	--
MINIMUM SHORE FRONTAGE:	NONE(RESIDENTIAL)	--	--
	100 FT -COMMERCIAL		
MINIMUM SHORE SETBACK:	25 FT	--	--
MINIMUM FRONT YARD:	--	--	10 FT
MINIMUM SIDE YARD:	--	--	10 FT
MINIMUM REAR YARD:	--	--	10 FT
MAXIMUM BUILDING HEIGHT:	--	MINIMUM 26 FT/ 2 STORIES	60 FT/ 6 STORIES
MAXIMUM LOT COVERAGE:	55%		

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 18.20 ACRES.

5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY AND FEBRUARY OF 2022. TOPOGRAPHIC INFORMATION IS BASED UPON AN ORTHORECTIFIED AERIAL PHOTOGRAPHY TAKEN IN NOVEMBER 2019 AND UPDATED WITH PUBLICLY AVAILABLE LIDAR FLOWN IN 2020 FROM NOAA.

6. PLAN REFERENCES:
   A. "PLAN SHOWING A SURVEY OF LAND FOR DIAMOND INTERNATIONAL CORP. BIDDEFORD, MAINE" MADE BY DOW, COULOMBE & BROWN INCORPORATED ENGINEERS & SURVEYORS SACO, MAINE, DATED JANUARY 1973.
   B. "PLAN OF DIAMOND MATCH PARK BIDDEFORD, MAINE" FOR GORRILL-PALMER MADE BY TITCOMB ASSOCIATES FALMOUTH MAINE, DATED APRIL 27, 2012.
   C. "PLAN SHOWING A BOUNDARY SURVEY AND TOPHOGRAPHIC SURVEY MADE FOR THE CITY OF BIDDEFORD" DATED APRIL 6, 2021 BY DOW & COULOMBE, INC.
   D. "PLAN SHOWING LAND ON RIVER STREET - BIDDEFORD, MAINE" DATED OCTOBER 11, 1950 BY LIBBY & DOW ENGINEERS AND RECORDED AT THE YCRD IN PLAN BOOK 15, PAGE 36.
   E. WAKEFIELD BROOK LOT, BELONGING TO THE ESTATE OF DOMINICUS CUTTS, DATED JULY 20, 1846 BY TRISTRM JORDAN, JR. AND RECORDED AT THE YCRD IN PLAN BOOK 2, PAGE 46.
   F. "LAND IN BIDDEFORD, ME." DATED JULY 29, 1925 BY E.W. CHAPMAN AND RECORDED AT THE YCRD IN PLAN BOOK 10, PAGE 9.
   G. "PLAN SHOWING A BOUNDARY SURVEY OF LAND LOCATED AT 368 MAIN STREET BIDDEFORD, MAINE" DATED MAY 10, 2019 BY DOW & COULOMBE, INC. AND RECORDED AT THE YCRD IN PLAN BOOK 402, PAGE 3.
   H. "PLAN OF LAND TO THE HEIRS OF WILLIAM D. SOONER, ESQ. SITUATED IN BIDDEFORD IN THE COUNTY OF YORK" DATED OCTOBER 6, 1958 BY G.W. LUQUES AND RECORDED AT THE YCRD IN PLAN BOOK 1, PAGE 47.
   I. CROCKETT LOT IN HOLLIS BY LIBBY & DOW, ENGR'S AND RECORDED AT THE YCRD IN PLAN BOOK 25, PAGE 28.
   J. "PLAN SHOWING A PROPOSED SEWER EASEMENT BIDDEFORD, MAINE" DATED APRIL 6, 1964 BY LIBBY & DOW ENGR'S AND RECORDED AT THE YCRD IN PLAN BOOK 38, PAGE 11.
   K. "PLAN SHOWING A PROPOSED SEWER EASEMENT AND PUMPING STATION LOT BIDDEFORD, MAINE" DATED MARCH 24, 1964 BY LIBBY & DOW AND RECORDED AT THE YCRD IN PLAN BOOK 39, PAGE 40.
   L. "PLAN SHOWING LAND IN KENNEBUNK, MAINE TO BE CONVEYED BY ROBINSON TO THE ROMAN CATHOLIC BISHOP OF PORTLAND" BY LIBBY & DOW ENGR'S DATED JANUARY 23, 1967 AND RECORDED AT THE YCRD IN PLAN BOOK 43, PAGE 20.
   M. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "I" BIDDEFORD YORK COUNTY FEDERAL AID PROJECT NO. BR-01-01(74)" DATED JANUARY 1985, MAY 1985, BY RICHARD A. COLEMAN AND RECORDED AT THE YCRD IN BOOK 161, PAGE 16.
   N. "PLAN OF LAND OF E.H.C. HOOPER AND THOMAS H. COLE LYING UPON THE NORTH WESTERLY SIDE OF MAIN STREET IN BIDDEFORD, YORK CO., ME" BY G.W. LUQUES DATED APRIL 19, 1850 AND RECORDED AT THE YCRD IN PLAN BOOK 0001, PAGE 0010.
   O. "PLAN OF LAND OF E.H.C. HOOPER AND LAND OF HEIRS OF HON. P. HOOPER IN BIDDEFORD" BY G.W. LUQUES DATED JULY 14, 1859 AND RECORDED AT THE YCRD IN PLAN BOOK 0001, PAGE 43.
   P. "PLAN OF LAND OF E.H.C. HOOPER AND THOMAS H. COLE IN BIDDEFORD ON THE SOUTHWESTERLY SIDE OF A RESERVED STREET FROM MAIN STREET TOWARDS THE "STEAM MILL" BY G.W. LUQUES DATED OCTOBER 2, 1856 AND RECORDED AT THE YCRD IN PLAN BOOK 0001, PAGE 0048.

7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.

8. BENCHMARKS:

BM-1	SPIKE IN UTILITY POLE	ELEVATION: 59.94' (NAVD88)
BM-2	NAIL IN UTILITY POLE	ELEVATION: 60.98' (NAVD88)
BM-3	NAIL IN UTILITY POLE	ELEVATION: 75.39' (NAVD88)
BM-4	NAIL IN UTILITY POLE	ELEVATION: 55.60' (NAVD88)

   SEE EXISTING CONDITIONS PLAN FOR BENCHMARK LOCATIONS.

9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

10. THE LOCUS PROPERTY AS DEPICTED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BIDDEFORD, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230312C0452G, HAVING AE, AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. A PORTION OF THE PARCEL ALSO FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

11. A WETLAND DELINEATION WAS PERFORMED ON THE PROJECT SITE IN AUGUST 2022 BY ANNA BIDDLE, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. AND LOCATED USING A TRIMBLE GPS BACKPACK UNIT CAPABLE OF SUBMETER ACCURACY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.

12. A VERNAL POOL SURVEY WAS PERFORMED ON APRIL10, 2023 BY ANNA K. BIDDLE, CERTIFIED SOILS SCIENTIST OF SEBAGO TECHNICS, INC. NO VERNAL POOLS WERE IDENTIFIED (SIGNIFICANT OR NON-SIGNIFICANT).

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT TO BE REMOVED. CLEAR TREES AS SHOWN ON THE PLANS HEREON. PRIOR TO DISTURBANCE, THE PROPOSED TREE LINE IN THE VICINITY OF THE WOODED BUFFERS SHALL BE STAKED BY A MAINE LICENSED LAND SURVEYOR TO VERIFY COMPLIANCE WITH THE STORMWATER MANAGEMENT DESIGN.

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

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

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

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

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

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

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

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

22. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811),AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

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

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

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

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

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

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

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

30. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REGULATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH ON PIPE MEETING THE REQUIREMENTS OF AWWA/ANSI C-111/A21.11 (LATEST REVISION). PIPE SHALL BE CEMENT- LINED AWWA/ANSI C104/A21.4 WITH LINING TWICE THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.

31. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNICS, INC.

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

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

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

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

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

37. THE CONTRACTOR IS REQUIRED TO PROVIDE A SECURE PROJECT WORK AREA. ALL PIPE TRENCH EXCAVATIONS SHALL BE BACKFILLED AND "CLOSED" DURING CONTRACTOR NON-WORKING HOURS INCLUDING NIGHTS, HOLIDAYS AND WEEKENDS. THE CONTRACTOR MAY REQUEST IN WRITING TO THE ENGINEER AND OWNER TO SECURE OPEN EXCAVATION IN LIEU OF BACKFILLED AND "CLOSED," NOT ALLOWING A SECURE OPEN EXCAVATION SHALL NOT BE A BASIS FOR CLAIMS AGAINST THE OWNER.

38. NET RESIDENTIAL DENSITY CALCULATION:

DISTRICT	TOTAL AREA (SF)	UNSUITABLE AREA (SF)	DEVELOPABLE AREA (SF)	MINIMUM DENSITY	AVAILABLE UNITS	PROPOSED UNITS
WR DISTRICT	528,635	315,109	213,536	425 SF/ UNIT	502	102
B1 DISTRICT	263,407	56,586	206,821	1,000 SF/ UNIT	206	83
MSRD-3 DISTRICT	13,795	729	13,066	N/A	N/A	24
SITE TOTAL	805,837	372,424	433,423		708	209

39. PARKING COUNT CALCULATION:

PARKING COUNT				
	NUMBER OF RES. UNITS/COMM. AREA	REQUIRED PARKING RATE	TOTAL PARKING REQUIRED	PROPOSED PARKING
PHASE ONE				
STUDIO	102	1	102	
1-BR	83	1	83	
2-BR	24	2	48	
TOTAL RESIDENTIAL	209		233	221
PUBLIC*			6	6
VISITOR*		5% OF RESIDENTIAL	12	12
TOTAL (PHASE 1)			203	239
TOTAL NUMBER OF ADA DESIGNATED SPOTS				8

*PUBLIC PARKING REQUIRED BY JDA WITH CITY. PUBLIC PARKING PROVIDED FROM ELM STREET ENTRANCE.

*5% PER PART III, ARTICLE XI, SECTION 5, SUBPARAGRAPH 3.C OF CITY OF BIDDEFORD LAND DEVELOPMENT REGULATIONS

40. LOT COVERAGE CALCULATIONS:

PROPOSED IMPERVIOUS COVERAGE WITHIN 250' SETBACK	
PHASE 1	SF
TOTAL PROPOSED IMPERVIOUS AREA	37,470
EXISTING IMPERVIOUS TO REMAIN	91,580
TOTAL IMPERVIOUS AREA	129,050
TOTAL IMPERVIOUS AREA	525,000
% IMPERVIOUS COVERAGE	**25%**
ALLOWABLE COVERAGE	60%

UTILITY DEMOLITION NOTES

1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.
3. UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.
4. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.
5. DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.
6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLANS TO THE OWNER. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.
7. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

UTILITY NOTES

1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ONSITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.
2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
3. ALL WORK ASSOCIATED WITH THE PROPOSED WATER SERVICE SHALL MEET MAINE WATER COMPANY STANDARDS.
4. ALL WORK ASSOCIATED WITH THE PROPOSED SANITARY SEWER LINE SHALL MEET THE CITY OF BIDDEFORD DEPARTMENT OF WASTEWATER CONTROL STANDARDS.
5. MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
6. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
7. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL BE PROVIDE 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
8. PIPE:
   - SEWER PIPE SHALL BE SDR 35 PVC, ADS SANITITE HDPE PIPE, OR APPROVED EQUAL. SEE UTILITY PLANS.
   - STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
   - WATER PIPE AND FITTINGS SHALL CONFORM TO MAINE WATER COMPANY WATER PIPING SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH ON PIPE MEETING THE REQUIREMENTS OF AWWA/ANSI C-111/A21.11 (LATEST REVISION). PIPE SHALL BE CEMENT- LINED AWWA/ANSI C104/A21.4 WITH LINING TWICE THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.
9. COORDINATE FOUNDATION UNDERDRAIN LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
10. COORDINATE UTILITY INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
11. COORDINATE LOCATION OF SEWER, WATER, FOUNDATION DRAINS AND ROOF DRAIN INVERTS AT THE BUILDING WITH ARCHITECTURAL DRAWINGS.
12. WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF MAINE WATER COMPANY.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
14. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
15. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED STORM DRAINAGE SYSTEM DURING CONSTRUCTION AND SHALL SUBMIT A WORK PLAN FOR APPROVAL BY THE DESIGN ENGINEER.
17. COORDINATE ALL WATER RELATED WORK WITH MAINE WATER COMPANY.
18. REFER TO UTILITY DRAWINGS FOR STORM DRAINAGE PIPE AND STRUCTURE DATA TABLES.
19. UTILITY CONTACTS:
    ELECTRIC:
    CENTRAL MAINE POWER (CMP)
    RICK DUPURRE, DISTRIBUTION ENGINEERING
    (207) 458-1207

    SEWER:
    BIDDEFORD ENGINEERING DEPARTMENT, PUBLIC WORKS
    CRAIG CHEKAN, CITY ENGINEER
    (207) 571-0635
    WATER:
    MAINE WATER COMPANY
    MARCUS KNIPP, ENGINEER
    (207) 294-6943

LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS P

NOT FOR CONSTRUCTION

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER

DANIEL L RILEY, PE 9967

10/16/2024

REV	BY	DATE	STATUS
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A,
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

OVERALL SITE PLAN
OF
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005

FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 60'
PROJECT	18462

SHEET C-001

18462 OAS dwg, TAB OVERALL SITE PLAN

F:\Projects\18000\18462\DWG\Design\18462_OAS.dwg - 10/16/2024, 4:27 PM - TANNER F. GOODINE

LEGEND

EXISTING	PROPOSED
	EASEMENT - OPEN AREA

N

GRID

IRVING ST.

SACO RIVER

LIMIT OF OPEN SPACE
RIVERWALK TRAIL
RIVER ACCESS AREA
25' RIVER SETBACK
50' RIVER SETBACK
75' RIVER SETBACK
100' RIVER SETBACK
250' SHORELAND SETBACK
100 YEAR FLOOD PLAIN
15' ACCESS EASEMENT
10' SETBACK
PROPOSED BUILDING
SEE EASEMENT PLANS FOR ACCESS EASEMENTS
INSTALL "RIVERWALK TRAIL PARKING" PARKING SIGN, 6 SPACES

MAPLE ST.
PINE ST.
MAIN STREET
DIAMOND STREET (PRIVATE ROAD)
HOOPER STREET
UPPER FALLS ROAD
ELM STREET (U.S. ROUTE ONE)
RAILROAD

WATERFRONT RENAISSANCE DISTRICT
GENERAL BUSINESS (B1) DISTRICT
HIGH DENSITY MIXED USE (MSRD3) DISTRICT

37-22, 37-23, 37-27, 37-28, 37-29, 37-30, 37-31, 37-32, 37-33, 37-33-1
40-5-1, 40-11, 40-12, 40-13, 40-14, 40-16, 40-18, 40-20, 40-20-1, 40-22, 40-23, 40-24, 40-26, 40-26-1, 40-27, 40-28, 40-29, 40-30, 40-56-1, 40-57, 40-58

APPROVAL-
CITY OF BIDDEFORD
PLANNING BOARD

DATE

CHAIRPERSON

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 INCH = 60 FT.

NOTES

1. SEE NOTES AND LEGEND SHEET G-002 FOR UTILITY DEMOLITION NOTES.
2. DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFFSITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.
3. CONTRACTOR TO PAVE UTILITY TRENCHES WITHIN R.O.W. WITHIN 3 DAYS OF EXCAVATION OR PRIOR TO ANY RAIN EVENT.

DEMOLITION KEY

1	SAWCUT PAVEMENT
2	REMOVE ASPHALT PAVEMENT
3	REMOVE GRAVEL
4	REMOVE OLD FOUNDATION
5	REMOVE EXISTING BUILDING
6	REMOVE EXISTING FENCE
7	REMOVE EXISTING HYDRANT
8	REMOVE & REPLACE STOP SIGN
9	RELOCATE FLASHING BEACON
10	REMOVE RETAINING WALL
11	REMOVE MEP EQUIPMENT
12	PROTECT EXISTING MANHOLE
13	REMOVE STORM DRAIN
14	REMOVE SEWER PIPE
15	REMOVE SEWER MANHOLE
16	REMOVE UTILITY POLE
17	REMOVE OVERHEAD UTILITIES
18	REMOVE EXISTING VEGETATION
19	REMOVE RIPRAP
20	REMOVE WOOD PLANK RAMPS
21	REMOVE EXISTING LIGHT POLE
22	REMOVE EXISTING WATER LINE
23	ABANDON SEWER PIPE IN PLACE
24	CAP SEWER PIPE
25	REMOVE HYDRANT

DEMOLITION LEGEND

DEMO PAVEMENT

DEMO GRAVEL

N

GRID

MATCH LINE SEE SHEET C-003

EXISTING 12" AC SEWER MAIN

SEE SHEET C-004 FOR TREE REMOVAL PLAN ALONG SACO RIVER

100 YEAR FLOOD PLAIN

FLOODWAY

SACO RIVER

LIMIT OF DISTURBANCE

MAPLE ST.

PINE ST.

UPPER FALLS ROAD

RAILROAD

ELM STREET (US ROUTE ONE)

THORNTON AVE.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

NOT FOR CONSTRUCTION

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER

DANIEL L RILEY, PE 9967

10/16/2024

REV:	BY:	DATE:	STATUS:
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A,
South Portland, ME 04106
207.200.2100

South Portland, Bridgton, Springvale and Bath

DEMOLITION PLAN - 1

OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE. 04005

FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 50'
PROJECT	18462

SHEET C-002

F:\Projects\18000\18462\DWG\Design\18462-DEMO.dwg - 10/16/2024 4:28 PM - TANNER F. GOODINE

18462 DEMO.dwg, TAB:DEMOLITION PLAN - 1

NOTES

1. SEE NOTES AND LEGEND SHEET G-002 FOR UTILITY DEMOLITION NOTES.
2. DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFFSITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.
3. CONTRACTOR TO PAVE UTILITY TRENCHES WITHIN R.O.W. WITHIN 3 DAYS OF EXCAVATION OR PRIOR TO ANY RAIN EVENT.

DEMOLITION KEY

1	SAWCUT PAVEMENT
2	REMOVE ASPHALT PAVEMENT
3	REMOVE GRAVEL
4	REMOVE OLD FOUNDATION
5	REMOVE EXISTING BUILDING
6	REMOVE EXISTING FENCE
7	REMOVE EXISTING HYDRANT
8	REMOVE & REPLACE STOP SIGN
9	RELOCATE FLASHING BEACON
10	REMOVE RETAINING WALL
11	REMOVE MEP EQUIPMENT
12	PROTECT EXISTING MANHOLE
13	REMOVE STORM DRAIN
14	REMOVE SEWER PIPE
15	REMOVE SEWER MANHOLE
16	REMOVE UTILITY POLE
17	REMOVE OVERHEAD UTILITIES
18	REMOVE EXISTING VEGETATION
19	REMOVE RIPRAP
20	REMOVE WOOD PLANK RAMPS
21	REMOVE EXISTING LIGHT POLE
22	REMOVE EXISTING WATER LINE
23	ABANDON SEWER PIPE IN PLACE
24	CAP SEWER PIPE
25	REMOVE HYDRANT
26	ABANDON SEWER MANHOLE IN PLACE, LOWER RIM TO EXISTING GRADE
27	REMOVE STONE CULVERT
28	REMOVE CONCRETE PIPE
29	REMOVE OVERSIZED DRAINAGE STRUCTURE
30	REMOVE RUBBLE / STOCKPILES

DEMOLITION LEGEND

DEMO PAVEMENT

DEMO GRAVEL

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE — DANIEL L RILEY No. 9967 — REGISTERED PROFESSIONAL ENGINEER

10/16/2024

REV.	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

DEMOLITION PLAN - 2

OF:

ONE DIAMOND

MAIN STREET
BIDDEFORD, MAINE, 04005

FOR:

ONE DIAMOND DEVELOPMENT, LLC

2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 50'
PROJECT	18462

SHEET C-003

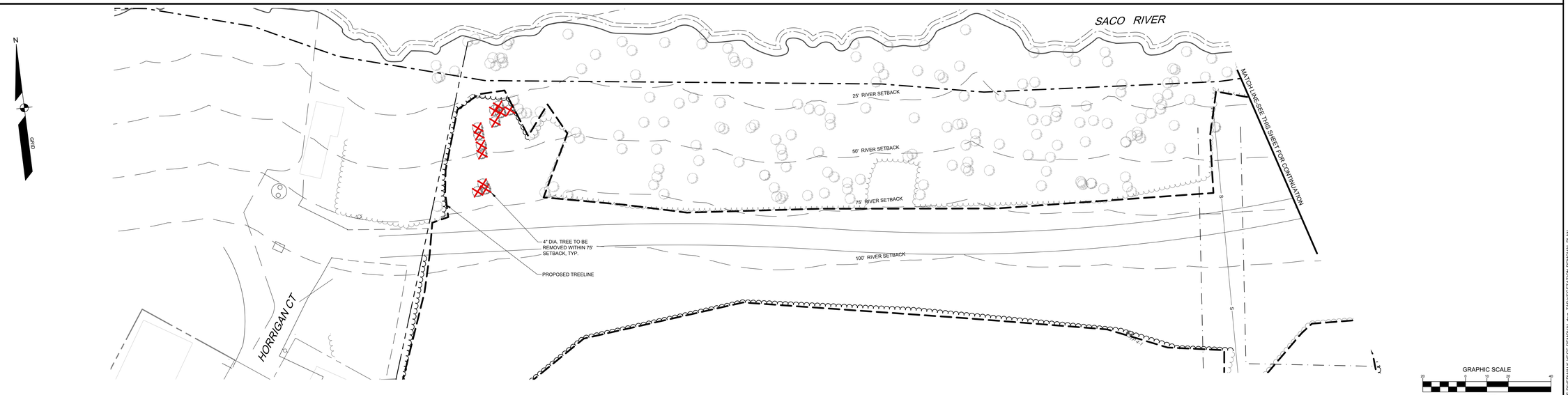
F:\Projects\18500\18462\DWG\Design\18462 DEMO.dwg - 10/16/2024 4:28 PM - TANNER F. GOODINE

18462 DEMO.dwg, TAB:DEMOLITION PLAN - 2

NOTES

1. ALL TREES DEPICTED ON THIS PLAN ARE GREATER THAN 4" DIAMETER AND WERE FIELD SURVEYED IN MARCH OF 2023 BY SEBAGO TECHNICS.
2. REFER TO DEMOLITION PLANS FOR ALL EXISTING SITE ELEMENTS AND UTILITIES TO BE REMOVED AS PART OF PROJECT.

TREE REMOVAL	
TOTAL NUMBER OF TREES WITHIN 75' SETBACK	750
NUMBER OF TREES REMOVED WITHIN 75' SETBACK	67
% REMOVED	9%
MAXIMUM ALLOWABLE TREE REMOVAL WITHIN 75' SETBACK IN WATERFRONT RENAISSANCE DISTRICT	40%



NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER

10/16/2024

REV.	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

VEGETATION REMOVAL PLAN

OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005

FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

SHEET C-004

F:\Projects\18000\18462\DWG\Design\18462-S-RIVERWALK-VEGE REMOVAL.dwg - 10/16/2024 4:29 PM - TANNER.F. GOODINE

18462-S-RIVERWALK-VEGE REMOVAL.dwg, TAB:VEGETATION REMOVAL PLAN

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE — DANIEL L RILEY No. 9967 — REGISTERED PROFESSIONAL ENGINEER

10/16/2024

MATCH LINE SEE SHEET C-102

PROPOSED BUILDING
34,423 S.F.
5 STORIES

PEDESTRIAN PAVEMENT, TYP.
VEHICULAR PAVEMENT, TYP.
UNIT PAVERS
(20) 9' X 18' PARKING SPACES
SNOW STORAGE
PROPOSED LIMIT OF CLEARING
MODULAR BLOCK RETAINING WALL
10' SETBACK
100 - YEAR FLOODPLAIN, TYP.
WATERFRONT RENAISSANCE DISTRICT
GENERAL BUSINESS (B1) DISTRICT
GENERAL BUSINESS (B1) DISTRICT
HIGH DENSITY MIXED USE (MSRD3) DISTRICT
(3) 9' X 18' PARKING SPACES
(8) 11' X 18' ADA PARKING SPACES
(22) 9' X 18' PARKING SPACES
(14) 9' X 18' PARKING SPACES
(12) 9' X 18' PARKING SPACES
(5) 9' X 18' PARKING SPACES
(1) 9' X 18' PARKING SPACES
DUMPSTER ENCLOSURE
DIAGONAL STRIPING
RAILROAD
DIAMOND STREET (PRIVATE ROAD)
PC: 4+06.28
PC: 2+84.01
PC: 2+52.56
PT: 1+65.59
PC: 1+33.64
4" PARKING STRIPING
STOP BAR
(7) 9' X 18' PARKING SPACES
SNOW STORAGE
PRIVACY FENCING
TRANSFORMER PAD (7' X 7')
GENERATOR PAD (10' X 25')
4" SHOULDER STRIPING
TRANSITION CURB
TRANSITION CURB
TRUNCATED DOME, TYP.
6' CROSSWALK STRIPING, TYP.
SAWCUT
MAIN STREET

NOTES

1. PRIVATE ROADS WILL NOT BE SUBMITTED IN THE FUTURE FOR PUBLIC ACCEPTANCE.
2. THE CITY IS NOT RESPONSIBLE FOR ANY MAINTENANCE, REPAIR, PLOWING, OR TRASH REMOVAL OF PROPOSED PRIVATE ROADS.
3. SEE SHEET C-108 FOR ADA RAMP DIMENSIONS AND GRADING.

PAVEMENT LEGEND

- PEDESTRIAN PAVEMENT
- VEHICULAR PAVEMENT
- UNIT PAVER
- CONCRETE PADS

CURB LEGEND

VSCC - VERTICAL SLIPFORM CONCRETE CURB
VSC - VERTICAL GRANITE CURB
TD1 - SLIPFORM CONCRETE CURB TIPDOWN
TD2 - VERTICAL GRANITE CURB TIPDOWN

SIGN SCHEDULE

S1 - STOP SIGN
S2 - DO NOT ENTER SIGN
S3 - ONE WAY SIGN
S4 - ADA RESERVED PARKING
S5 - RIVERWALK PARKING SIGN
S6 - RIVERWALK DIRECTIONAL SIGN

LIGHTING SCHEDULE

QTY	LABEL	MOUNTING HEIGHT	LLF	LUM. LUMENS	LUM. WATTS	DESCRIPTION
7	A4	25' - 0" AFG	0.900	19139	180	VP-2-72L-180-4K7-4W
6	B5	25' - 0" AFG	0.900	18708	180	VP-2-72L-180-3K7-5QW
18	U2	15' - 0" AFG	0.900	6839	82.3	URB-18L-90-3K7-2
26	U5	15' - 0" AFG	0.900	6208	90	URB-18L-90-3K7-5QW

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

APPROVAL-
CITY OF BIDDEFORD
PLANNING BOARD

DATE

CHAIRPERSON

REV:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, CHANGES OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

SITE PLAN - PHASE 1 - AREA 1A
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

SHEET C-101

F:\Projects\18000\18462\02\WD\Design\18462 S-PH1.dwg - 10/16/2024 4:29 PM - TANNER F. GOODINE

18462 S-PH1.dwg, TAB:SITE PLAN - PHASE 1 - AREA 1A

NOTES

1. PRIVATE ROADS WILL NOT BE SUBMITTED IN THE FUTURE FOR PUBLIC ACCEPTANCE.
2. THE CITY IS NOT RESPONSIBLE FOR ANY MAINTENANCE, REPAIR, PLOWING, OR TRASH REMOVAL OF PROPOSED PRIVATE ROADS.
3. SEE SHEET C-108 FOR ADA RAMP DIMENSIONS AND GRADING.

N

GRID

RIVERWALK TRAIL

25' RIVER SETBACK

75' RIVER SETBACK

100 - YEAR FLOODPLAIN, TYP.

WETLAND IMPACT AREA = 621 SF

WATERFRONT RENAISSANCE DISTRICT

GENERAL BUSINESS (B1) DISTRICT

SNOW STORAGE

SNOW STORAGE

4" PARKING STRIPING

TRUNCATED DOME, TYP.

4" SHOULDER STRIPING

PROPOSED LIMIT OF CLEARING

6' CROSSWALK STRIPING, TYP.

(28) 9' X 18' PARKING SPACES

(25) 9' X 18' PARKING SPACES

(171) 9' X 18' PARKING SPACES

(25) 9' X 24' 60° PARKING SPACES

(25) 9' X 24' 60° PARKING SPACES

(20) 9' X 18' PARKING SPACES

STOP BAR

STOP BAR

PAINTED DIRECTIONAL ARROW, TYP.

CAST IN PLACE CONCRETE RETAINING WALL

GLASS RAILING, SEE DETAIL

CAST IN PLACE CONCRETE STEPS

MODULAR BLOCK RETAINING WALL

CAST IN PLACE CONCRETE RETAINING WALL

PEDESTRIAN PAVEMENT, TYP.

VEHICULAR PAVEMENT, TYP.

UNIT PAVERS

ACCESSIBLE CONCRETE RAMP

HANDRAIL

PROPOSED BUILDING
34,423 S.F.
5 STORIES

GENERAL BUSINESS (B1) DISTRICT

HIGH DENSITY MIXED USE (HDRSD) DISTRICT

MATCH LINE SEE SHEET C-101

PAVEMENT LEGEND

- PEDESTRIAN PAVEMENT
- VEHICULAR PAVEMENT
- UNIT PAVER
- CONCRETE PADS

CURB LEGEND

VSCC - VERTICAL SLIPFORM CONCRETE CURB
VGC - VERTICAL GRANITE CURB
TD1 - SLIPFORM CONCRETE CURB TIPDOWN
TD2 - VERTICAL GRANITE CURB TIPDOWN

SIGN SCHEDULE

S1 - STOP SIGN
S2 - DO NOT ENTER SIGN
S3 - ONE WAY SIGN
S4 - ADA RESERVED PARKING
S5 - RIVERWALK PARKING SIGN
S6 - RIVERWALK DIRECTIONAL SIGN

LIGHTING SCHEDULE

QTY	LABEL	MOUNTING HEIGHT	LLF	LUM. LUMENS	LUM. WATTS	DESCRIPTION
7	A4	25' - 0" AFG	0.900	19139	180	VP-2-72L-180-4K7-4W
6	B5	25' - 0" AFG	0.900	18708	180	VP-2-72L-180-3K7-5QW
18	U2	15' - 0" AFG	0.900	6839	82.3	URB-18L-90-3K7-2
26	U5	15' - 0" AFG	0.900	6208	90	URB-18L-90-3K7-5QW

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

APPROVAL-
CITY OF BIDDEFORD
PLANNING BOARD

DATE

CHAIRPERSON

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE — DANIEL L RILEY No. 9967 — REGISTERED PROFESSIONAL ENGINEER

10/16/2024

REV.	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	09/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS WITHOUSED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

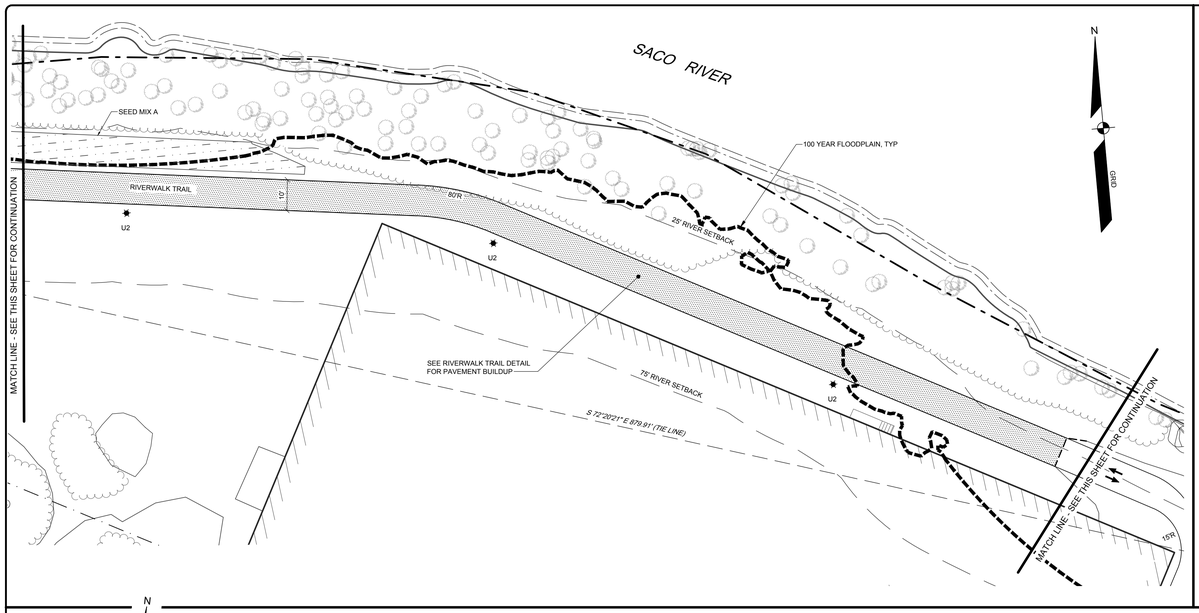
SITE PLAN - PHASE 1 - AREA 1B
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

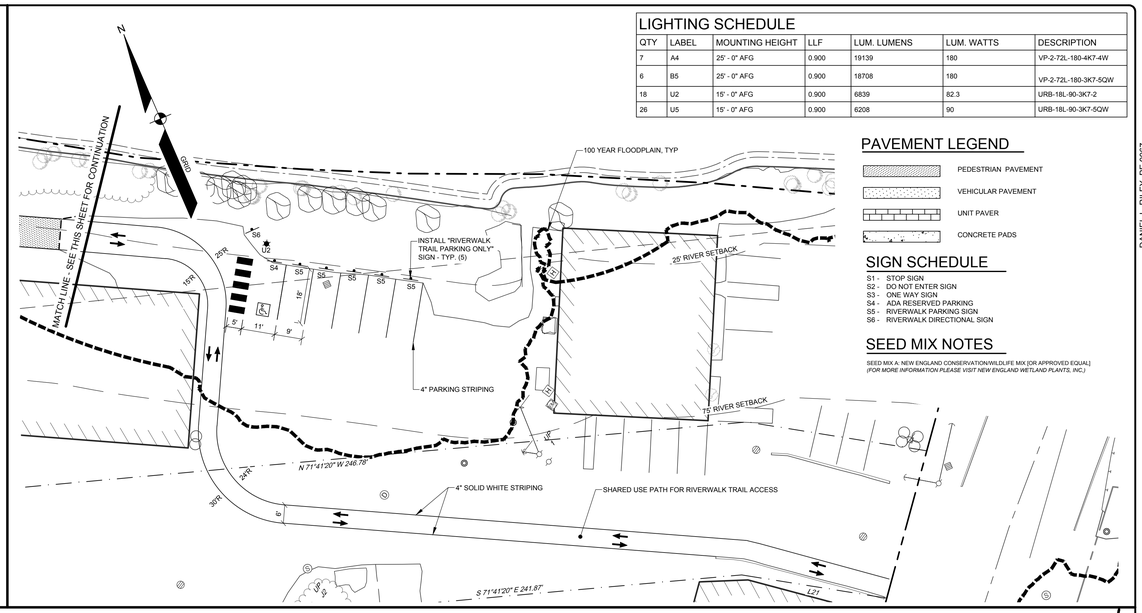
DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

SHEET C-102

F:\Projects\18000\18462\DWG\Design\18462 S-PH1.dwg - 10/16/2024 4:29 PM - TANNER F. GOODINE

18462 S-PH1.dwg, TAB:SITE PLAN - PHASE 1 - AREA 1B





LIGHTING SCHEDULE						
QTY	LABEL	MOUNTING HEIGHT	LLF	LUM. LUMENS	LUM. WATTS	DESCRIPTION
7	A4	25' - 0" AFG	0.900	19139	180	VP-2-72L-180-4K7-4W
6	B5	25' - 0" AFG	0.900	18708	180	VP-2-72L-180-3K7-SQW
18	U2	15' - 0" AFG	0.900	6839	82.3	URB-18L-90-3K7-2
26	U5	15' - 0" AFG	0.900	6208	90	URB-18L-90-3K7-SQW

PAVEMENT LEGEND

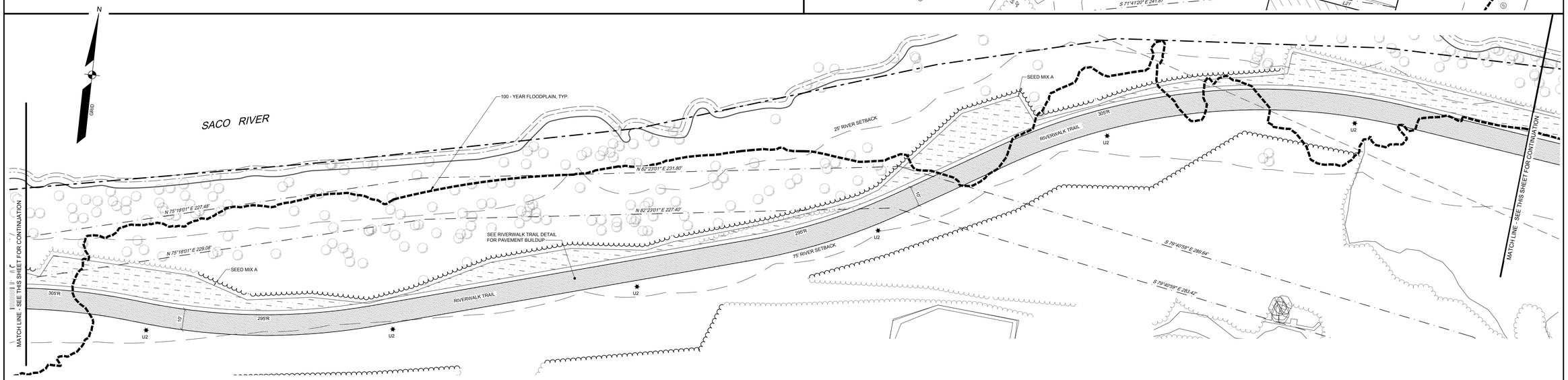
- PEDESTRIAN PAVEMENT
- VEHICULAR PAVEMENT
- UNIT PAVER
- CONCRETE PADS

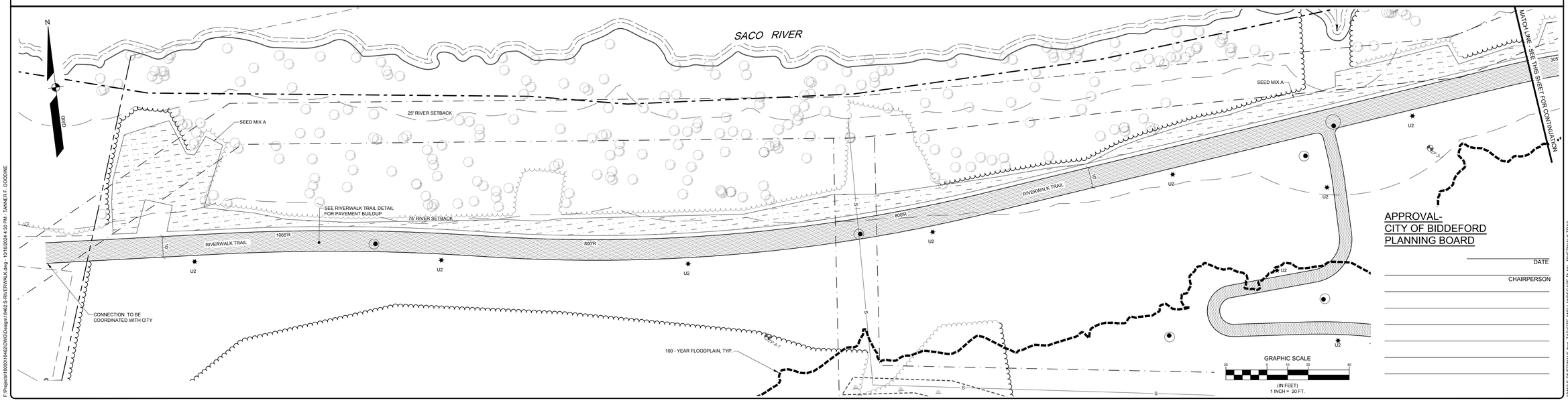
SIGN SCHEDULE

S1 - STOP SIGN
S2 - DO NOT ENTER SIGN
S3 - ONE WAY SIGN
S4 - ADA RESERVED PARKING
S5 - RIVERWALK PARKING SIGN
S6 - RIVERWALK DIRECTIONAL SIGN

SEED MIX NOTES

SEED MIX A: NEW ENGLAND CONSERVATION/WILDLIFE MIX [OR APPROVED EQUAL]
(FOR MORE INFORMATION PLEASE VISIT NEW ENGLAND WETLAND PLANTS, INC.)





NOT FOR CONSTRUCTION

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
DANIEL L RILEY, PE 9967
10/16/2024

REV.	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

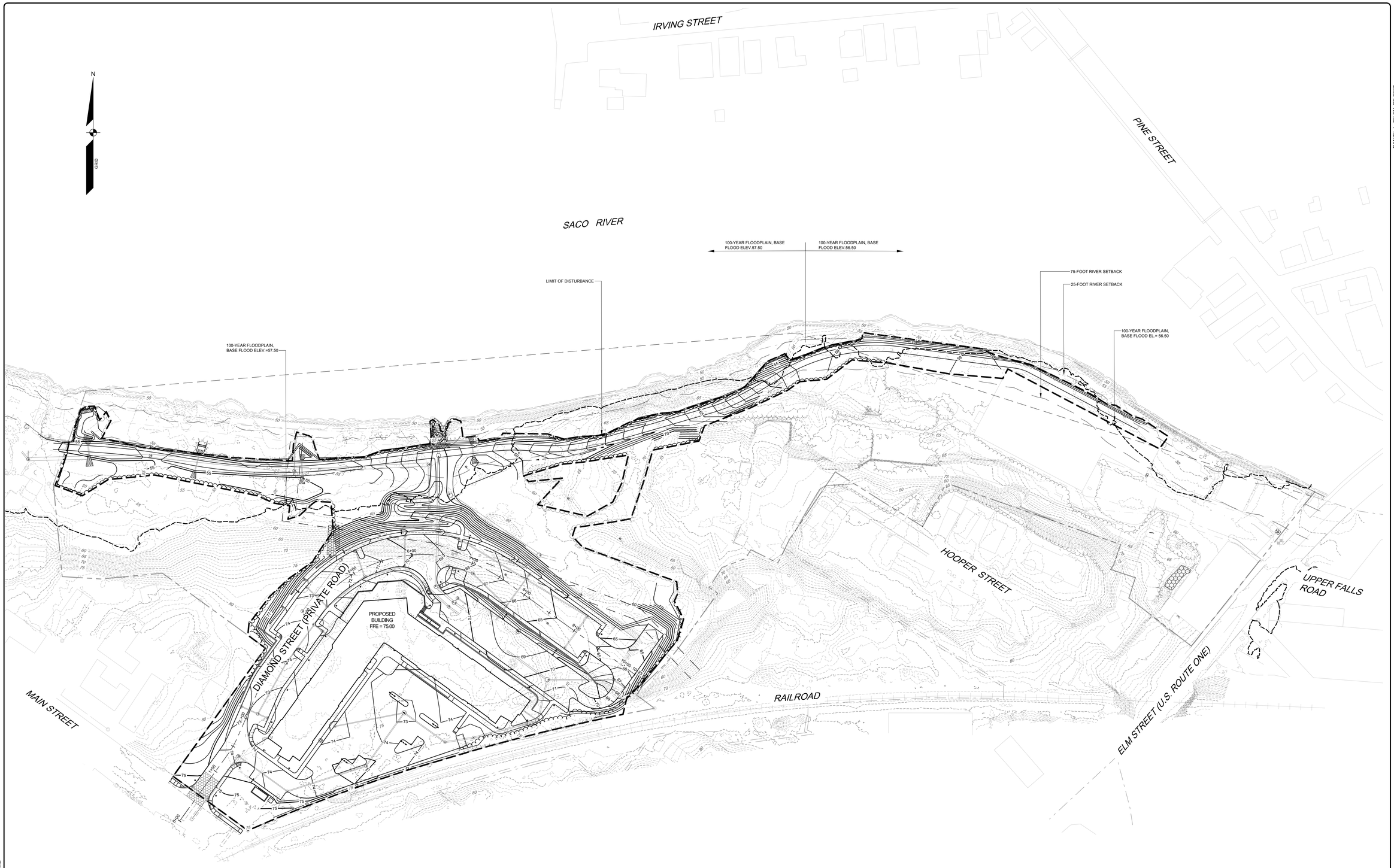
SITE AND LANDSCAPE PLAN - RIVERWALK TRAIL
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

SHEET C-103

F:\Projects\18000\18462\LDWG\Design\18462-S-RIVERWALK.dwg - 10/16/2024 4:30 PM - TANNER.F. GOODINE

18462-S-RIVERWALK.dwg, TAB:SITE AND LANDSCAPE PLAN - RIVERWALK TRAIL



NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER

10/16/2024

REV.	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS MADE TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. AS PROVIDED ON OTHERWISE.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

OVERALL GRADING PLAN

OF:

ONE DIAMOND

MAIN STREET
BIDDEFORD, MAINE, 04005

FOR:

ONE DIAMOND DEVELOPMENT, LLC

2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 60'
PROJECT	18462

SHEET C-104

F:\Projects\18000\18462\02\WD\Design\18462 OAG.dwg - 10/16/2024 4:31 PM - TANNER.F. ODOGNE

18462 OAG.dwg, 17AB.OVERALL GRADING PLAN

NOTES

1. PRIVATE ROADS WILL NOT BE SUBMITTED IN THE FUTURE FOR PUBLIC ACCEPTANCE.
2. THE CITY IS NOT RESPONSIBLE FOR ANY MAINTENANCE, REPAIR, PLOWING, OR TRASH REMOVAL OF PROPOSED PRIVATE ROADS.
3. SEE SHEET ##### FOR ADA RAMP DIMENSIONS AND GRADING.

MATCH LINE - SEE SHEET C-102

MATCH LINE SEE SHEET C-106

PROPOSED BUILDING
FFE: 75.00

INSTALL EROSION CONTROL BLANKET ON SLOPES 3H:1V OR STEEPER, TYP.

INSTALL CHECK DAMS IN DRAINAGE SWALE, TYP.

INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT

INSTALL NEW VERTICAL GRANITE CURB AT EXISTING GRADE IN RIGHT OF WAY

MATCH EXISTING GRADE AT SAWCUT, TYP.

RAILROAD

MAIN STREET

DMH-8 RIM = 71.40
DMH-9 RIM = 70.60
CB-13 RIM = 72.60
CB-14 RIM = 73.00
DMH-7 RIM = 73.75
CB-12 RIM = 73.45
DMH-6 RIM = 73.95
DMH-5 RIM = 72.75
CB-10 RIM = 72.75
CB-11 RIM = 72.40
DMH-1 RIM = 73.80
CB-3 RIM = 73.00
CB-4 RIM = 73.30
CB-7 RIM = 73.50
CB-6 RIM = 73.20
DMH-3 RIM = 73.40
CB-1 RIM = 74.20
CB-2 RIM = 74.20
MH 1317
UP CMP 34
CB 1302
DMH 1300.D
CB 1304
CB 1298
DMH-3

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967
STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
10/16/2024

REV:	BY:	DATE:	STATUS:
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, MODIFIED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

GRADING PLAN - PHASE 1 - AREA 1A
OF
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

SHEET C-105

F:\Projects\18000\18462\DWG\Design\18462 G-PH1.dwg - 10/16/2024 4:33 PM - TANNER F. GOODINE

18462 G-PH1.dwg, TAB:GRADING PLAN - PHASE 1 - AREA 1A

NOTES

1. PRIVATE ROADS WILL NOT BE SUBMITTED IN THE FUTURE FOR PUBLIC ACCEPTANCE.
2. THE CITY IS NOT RESPONSIBLE FOR ANY MAINTENANCE, REPAIR, PLOWING, OR TRASH REMOVAL OF PROPOSED PRIVATE ROADS.
3. SEE SHEET ##### FOR ADA RAMP DIMENSIONS AND GRADINGSEE SHEET ##### FOR ADA RAMP DIMENSIONS AND GRADING

N

GRID

MATCH LINE SEE SHEET C-105

PROPOSED BUILDING
FFE: 75.00

INSTALL RIPRAP APRON AT INLET AND OUTLET OF DRAINAGE CULVERT, TYP.

INSTALL EROSION CONTROL BLANKET ON SLOPES 3H:1V OR STEEPER, TYP.

INSTALL INLET PROTECTION ON ALL CATCH BASINS, TYP.

INSTALL FILER BARRIER DOWN GRADIENT OF SITE DISTURBANCE, TYP.

INSTALL CHECK DAMS IN DRAINAGE SWALE, TYP.

25' RIVER SETBACK

75' RIVER SETBACK

42" RCP INV=44.39

36" SD INV=54.00

12" SD INV=56.00

12" SD INV=56.50

12" SD INV=54.45

DMH 1342 RIM=54.96

DMH-15 RIM = 59.80

DMH-16 RIM = 59.70

DMH-12 RIM = 69.00

DMH-10 RIM = 67.70

DMH-11 RIM = 69.70

DMH-9 RIM = 70.60

DMH-8 RIM = 71.40

DMH-7 RIM = 73.75

DMH-4 RIM = 70.50

DMH-3 RIM = 73.40

CB-19 RIM = 65.75

CB-24 RIM = 68.00

CB-16 RIM = 69.50

CB-18 RIM = 68.50

CB-17 RIM = 69.90

CB-15 RIM = 70.95

CB-13 RIM = 72.60

CB-14 RIM = 73.00

CB-12 RIM = 73.45

CB-23 RIM = 64.00

CB-22 RIM = 64.00

CB-20 RIM = 65.75

CB-21 RIM = 68.00

CB-9 RIM = 67.00

CB-8 RIM = 67.00

CB-7 RIM = 73.50

CB-6 RIM = 73.20

CB-5 RIM = 72.50

SF-1 RIM = 70.30

OCS-1 RIM = 70.50

RD-2

TP 1-1 TP 1-2 TP 2-1 TP 2-2 TP 3 TP 4-1

REV.	BY:	DATE:	STATUS:
A.	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET
B.	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
C.	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
D.	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

NOT FOR CONSTRUCTION

STATE OF MAINE — DANIEL L RILEY No. 9967 — REGISTERED PROFESSIONAL ENGINEER

DANIEL L RILEY, PE 9967

10/16/2024

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A,
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

GRADING PLAN - PHASE 1 - AREA 1B

OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005

FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIWEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

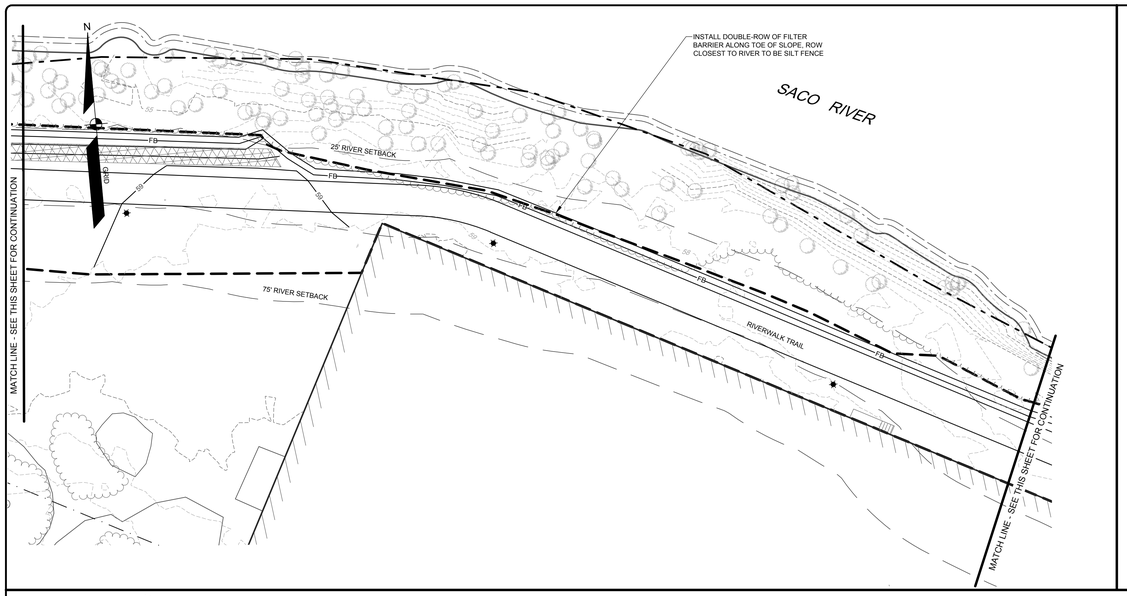
DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

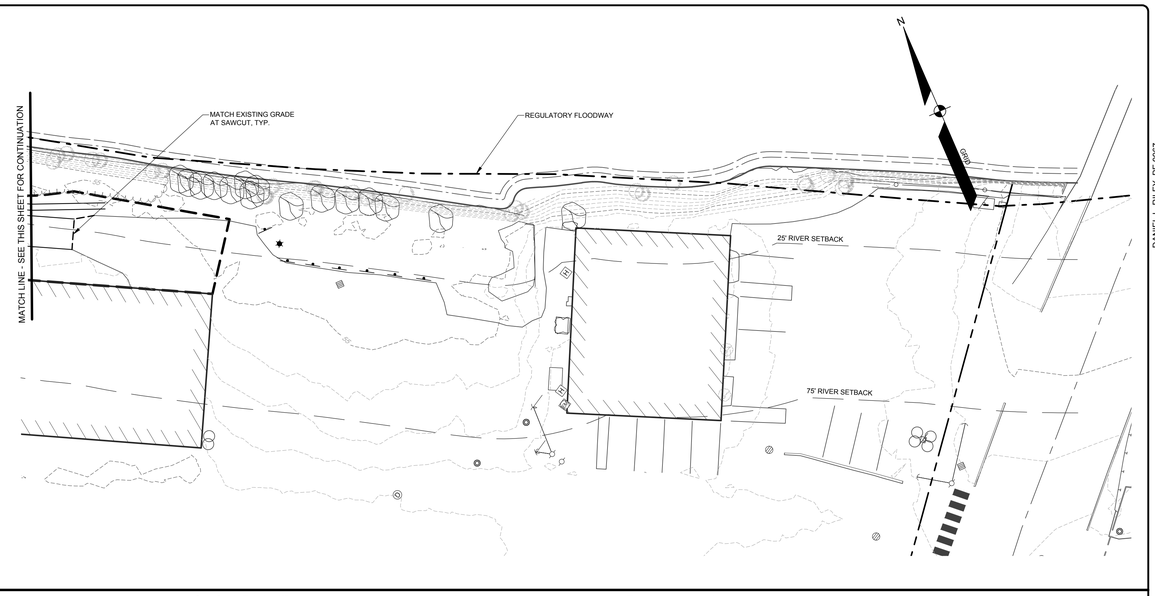
SHEET C-106

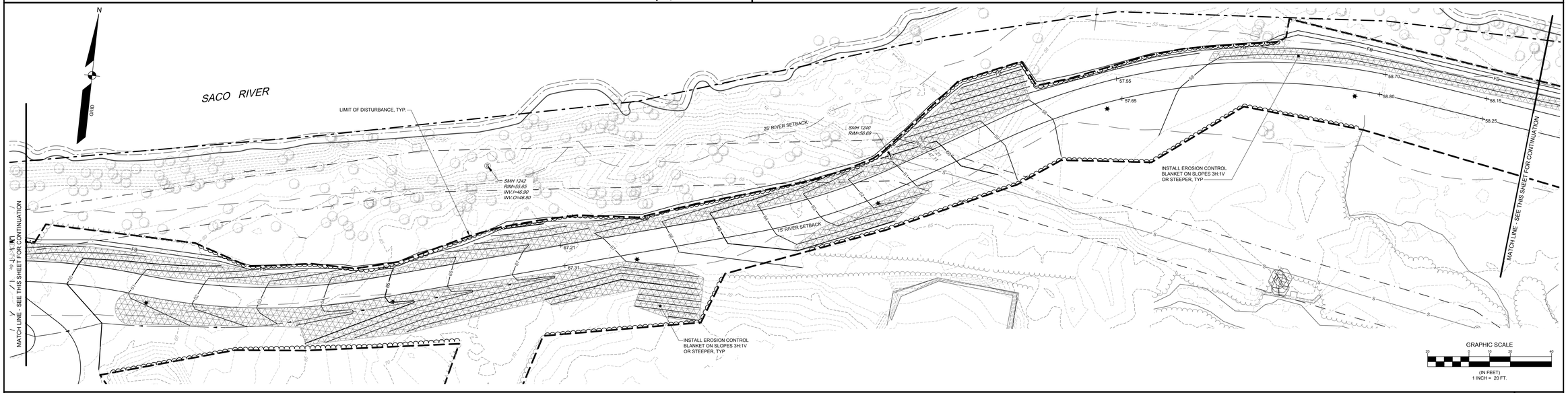
GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 INCH = 20 FT.

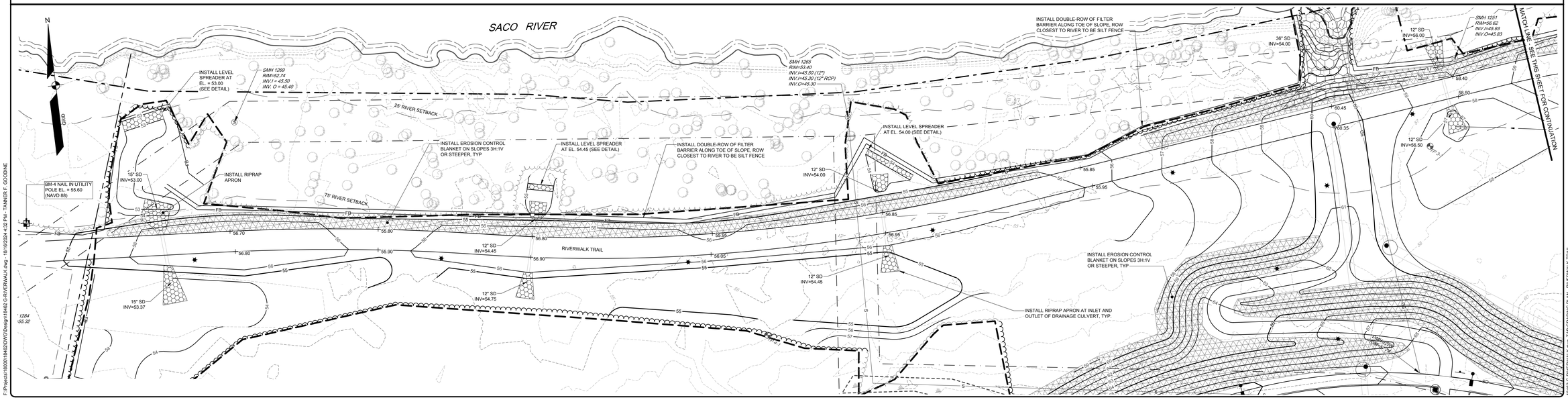
F:\Projects\18000\18462\CIVIL\Design\18462 G-PH1.dwg, 10/16/2024 4:31 PM, TANNER.F. GOODINE

18462 G-PH1.dwg, TAB:GRADING PLAN - PHASE 1 - AREA 1B









NOT FOR CONSTRUCTION

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
10/16/2024

DANIEL L RILEY, PE 9967

REV.	BY	DATE	STATUS
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, Maine 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

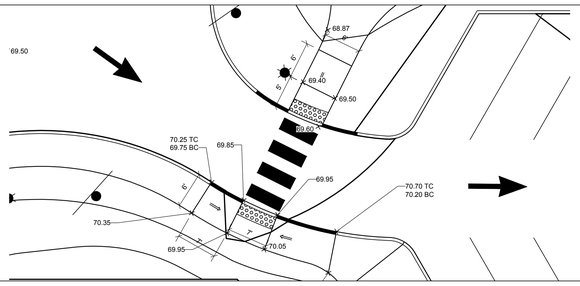
GRADING AND UTILITY PLAN - RIVERWALK TRAIL
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

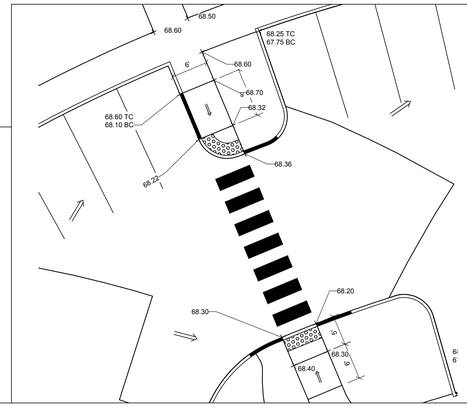
SHEET C-107

F:\Projects\18000\18462\DWG\Design\18462 G-RIVERWALK.dwg - 10/16/2024 4:32 PM - TANNER F. GOODINE

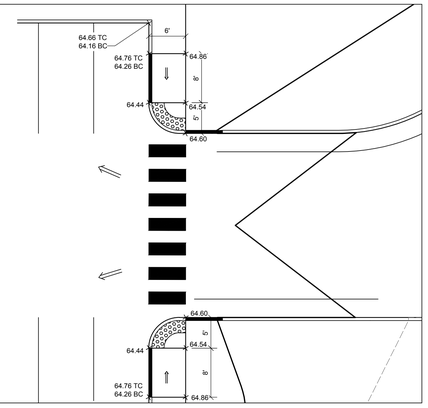
18462 G-RIVERWALK.dwg - TAB GRADING PLAN - RIVERWALK TRAIL



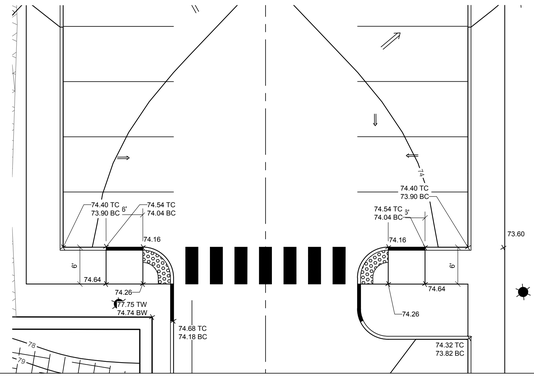
5 RAMP DETAIL
SCALE: 1" = 10'



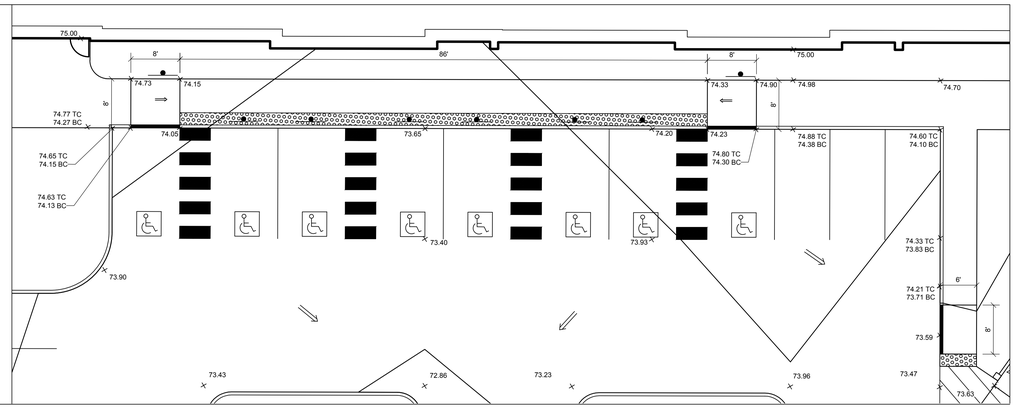
6 RAMP DETAIL
SCALE: 1" = 10'



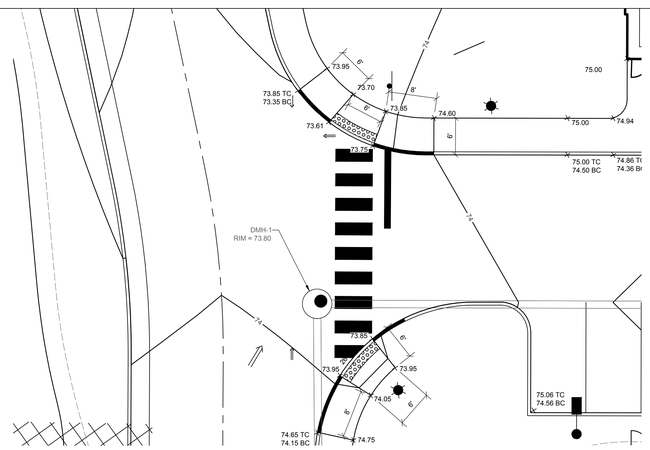
7 RAMP DETAIL
SCALE: 1" = 10'



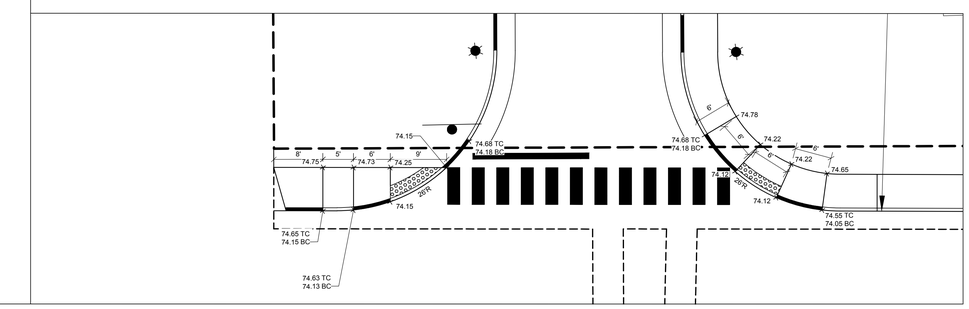
3 RAMP DETAIL
SCALE: 1" = 10'



4 RAMP DETAIL
SCALE: 1" = 10'



2 RAMP DETAIL
SCALE: 1" = 10'



1 RAMP DETAIL
SCALE: 1" = 10'

GENERAL NOTES

1. RAMP SLOPES TO USE A RUNNING SLOPE 1:12 MAXIMUM. RAMP SIDE FLARES (WHERE PROVIDED) TO USE 1:10 MAXIMUM.
2. PROVIDE DETECTABLE WARNING SURFACE WHERE REQUIRED, SEE DETAIL. SLOPE SIDEWALK TO MEET STREET GRADE. PROVIDE CURB FLUSH WITH PAVING BETWEEN WARNING SURFACE AND STREET PAVING.
3. PROVIDE A RAMP WIDTH OF 3'-0" MINIMUM.

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967
STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
10/16/2024

REV	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

GRADING PLAN - ADA RAMPS
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 10'
PROJECT	18462

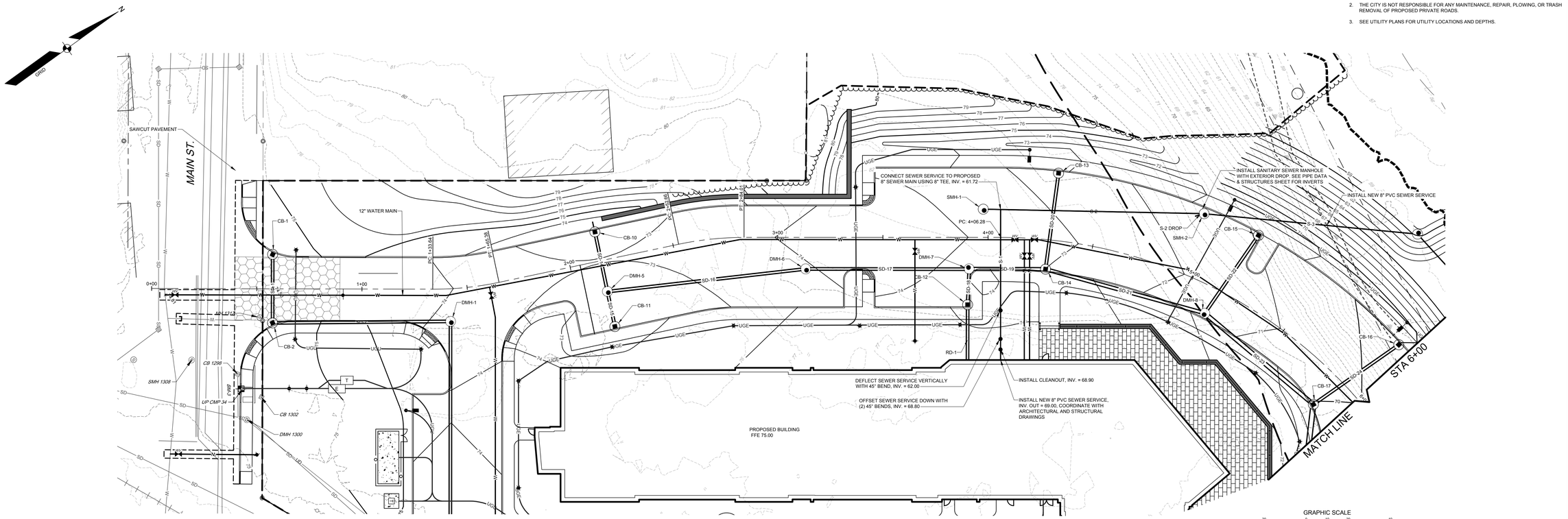
SHEET C-108

F:\Projects\18000\18462\DWG\Design\18462-G-PH2.dwg - 10/16/2024 4:33 PM - TANNER F. GOODINE

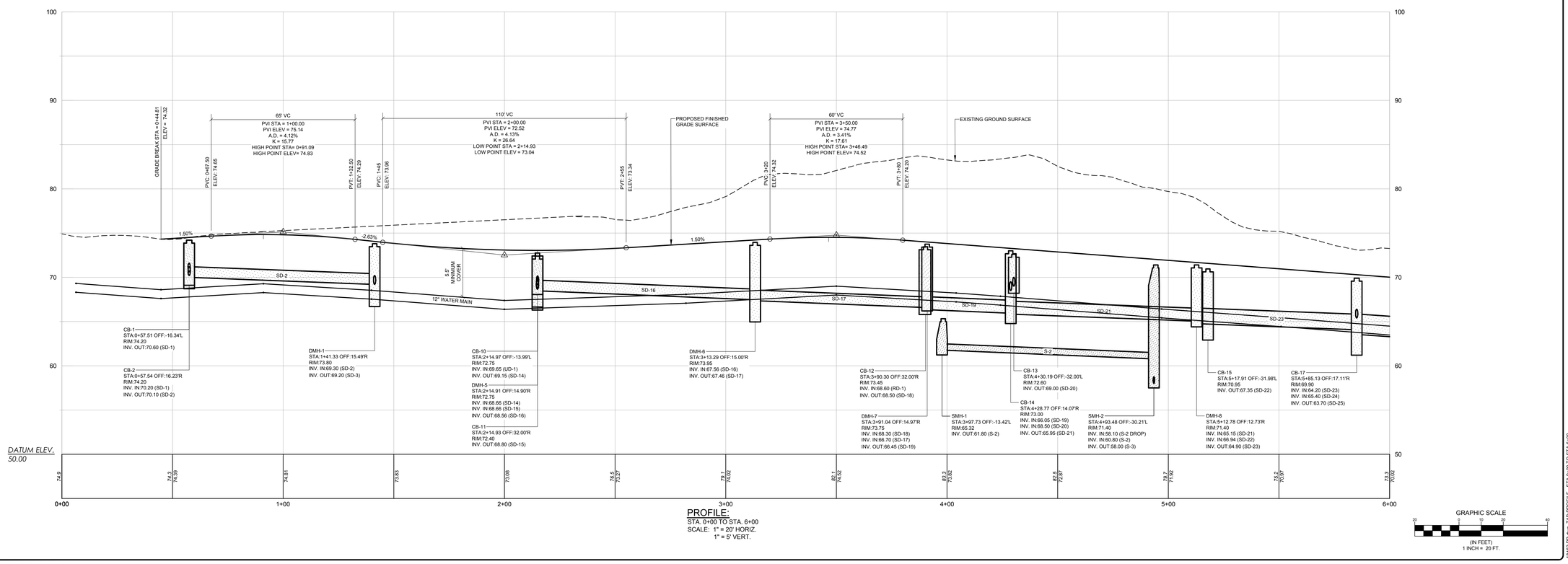
18462 G-PH2.dwg, TAB:ADA RAMPS

NOTES

1. PRIVATE ROADS WILL NOT BE SUBMITTED IN THE FUTURE FOR PUBLIC ACCEPTANCE.
2. THE CITY IS NOT RESPONSIBLE FOR ANY MAINTENANCE, REPAIR, PLOWING, OR TRASH REMOVAL OF PROPOSED PRIVATE ROADS.
3. SEE UTILITY PLANS FOR UTILITY LOCATIONS AND DEPTHS.



PLAN
STA. 0+00 TO STA. 6+00



NOT FOR CONSTRUCTION

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
DANIEL L RILEY, PE 9967
10/16/2024

REV	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, MODIFICATIONS OR REVISIONS TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. UNLESS AUTHORIZED ON OTHERWISE.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

PROFILE - STA 0+00 TO STA 6+00
OF
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

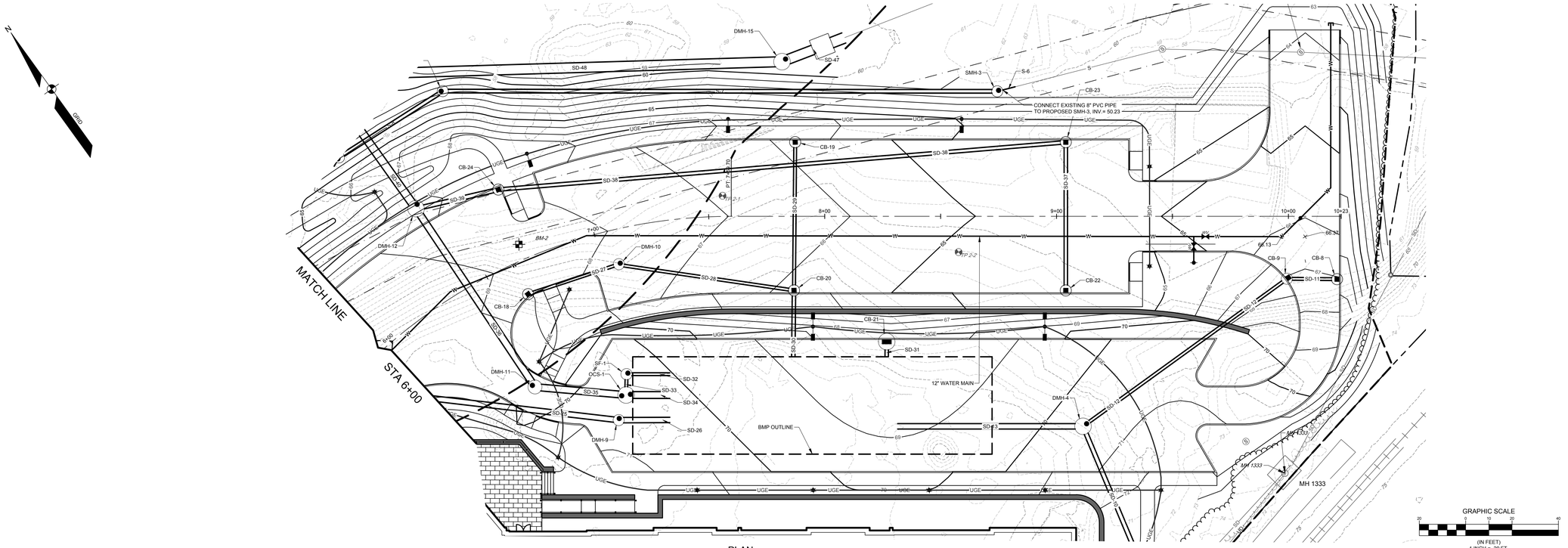
SHEET C-201

F:\Projects\18000\18462\DWG\Design\18462 PP.dwg - 10/16/2024 4:34 PM - TANNER F. GOODINE

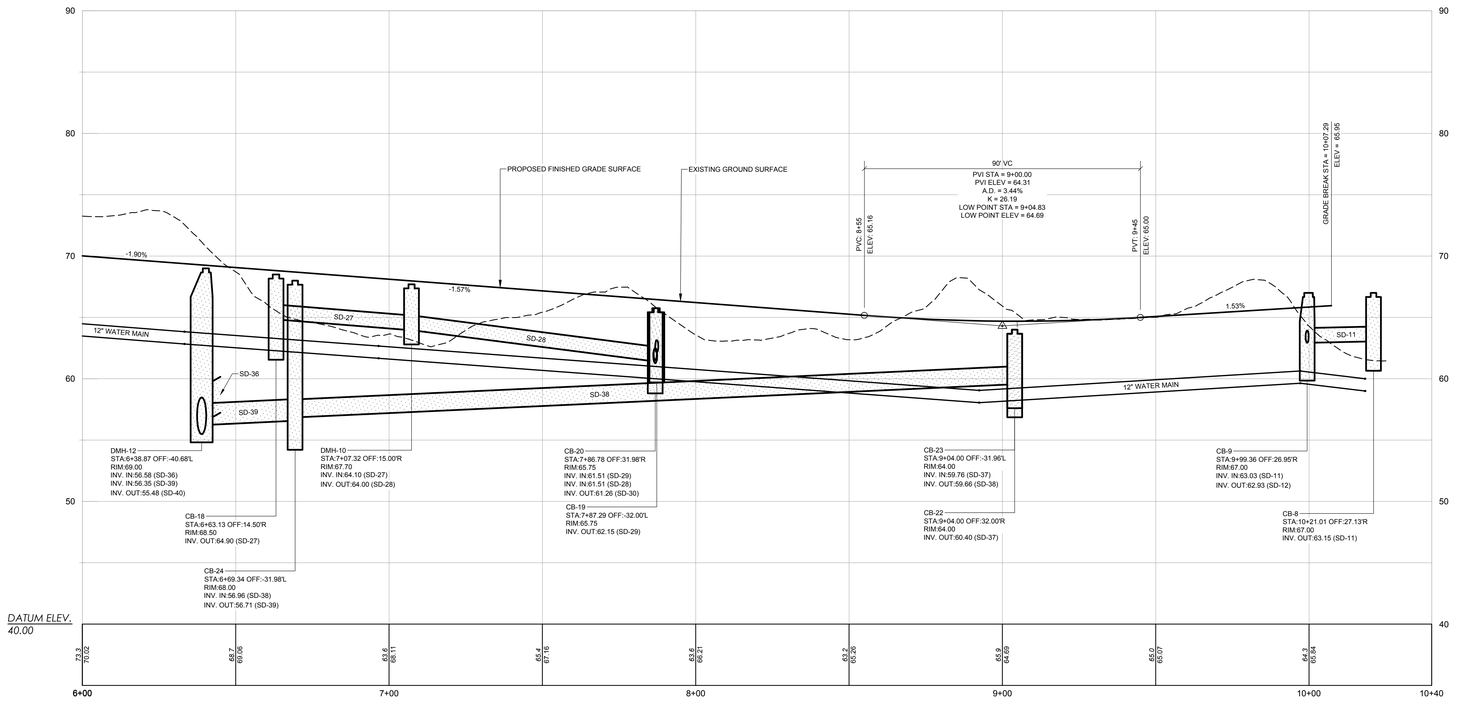
18462 PP.dwg, TAB:PROFILE - STA 0+00 TO STA 6+00

NOTES

1. PRIVATE ROADS WILL NOT BE SUBMITTED IN THE FUTURE FOR PUBLIC ACCEPTANCE.
2. THE CITY IS NOT RESPONSIBLE FOR ANY MAINTENANCE, REPAIR, PLOWING, OR TRASH REMOVAL OF PROPOSED PRIVATE ROADS.
3. SEE UTILITY PLANS FOR UTILITY LOCATIONS AND DEPTHS.



PLAN:
STA. 6+00 TO STA. 10+40



PROFILE:
STA. 6+00 TO STA. 10+40
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.

NOT FOR CONSTRUCTION

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
10/16/2024

DANIEL L RILEY, PE 9967

REV	BY:	DATE:	STATUS:
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS MADE TO THIS PLAN SHALL BE DONE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. UNLESS AUTHORIZED ON OTHERWISE.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

PROFILE - STA 6+00 TO STA 10+40

OF

ONE DIAMOND

MAIN STREET
BIDDEFORD, MAINE, 04005

FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

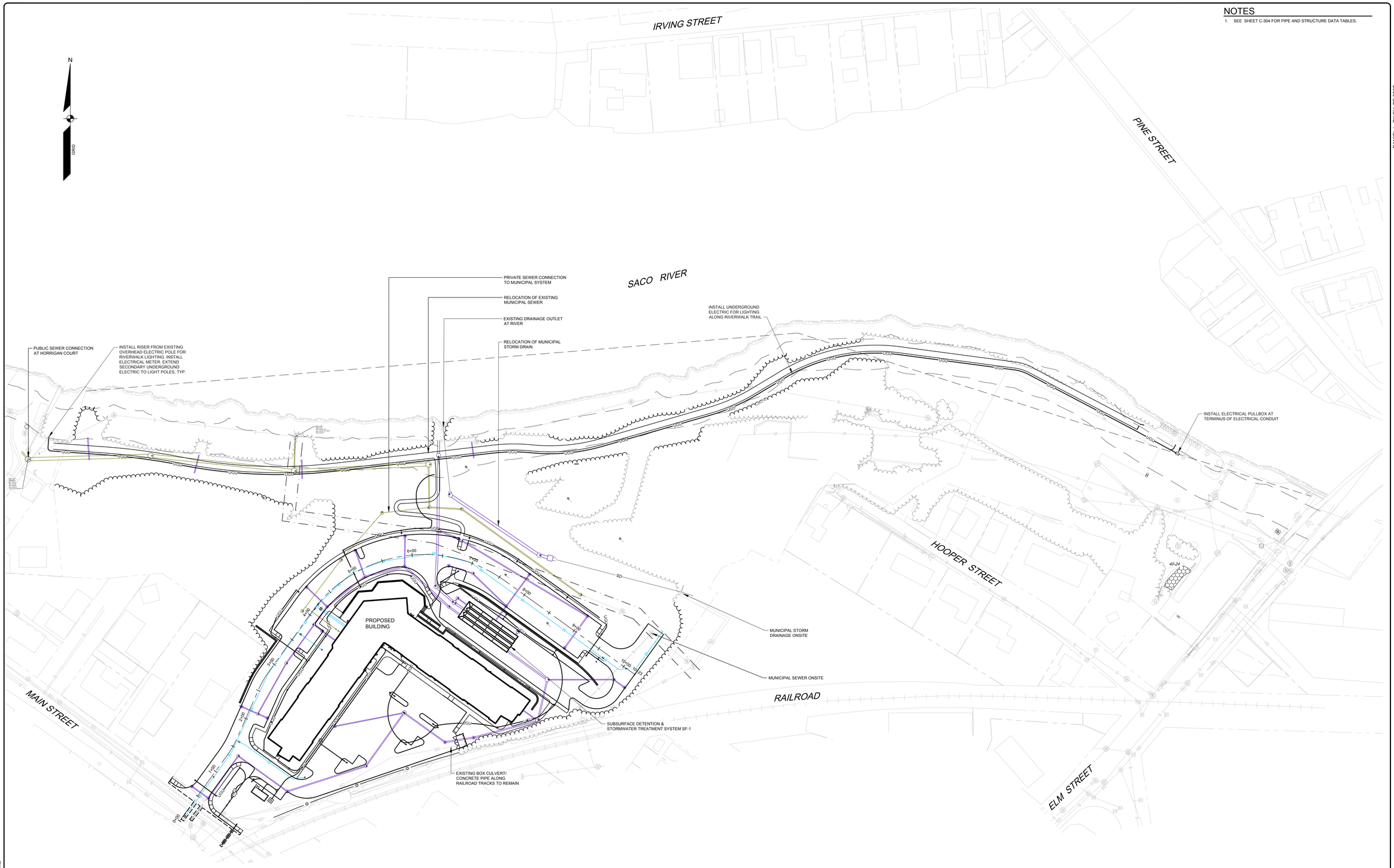
SHEET C-202

F:\Projects\18000\18462\DWG\Design\18462 PP.dwg - 10/16/2024 4:35 PM - TANNER F. GOODINE

18462 PP.dwg, TAB:PROFILE - STA 6+00 TO STA 10+40

NOTES

1. SEE SHEET C-304 FOR PIPE AND STRUCTURE DATA TABLES.



NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER

10/16/2024

REV:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	09/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A,
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

OVERALL UTILITY PLAN
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 60'
PROJECT	18462

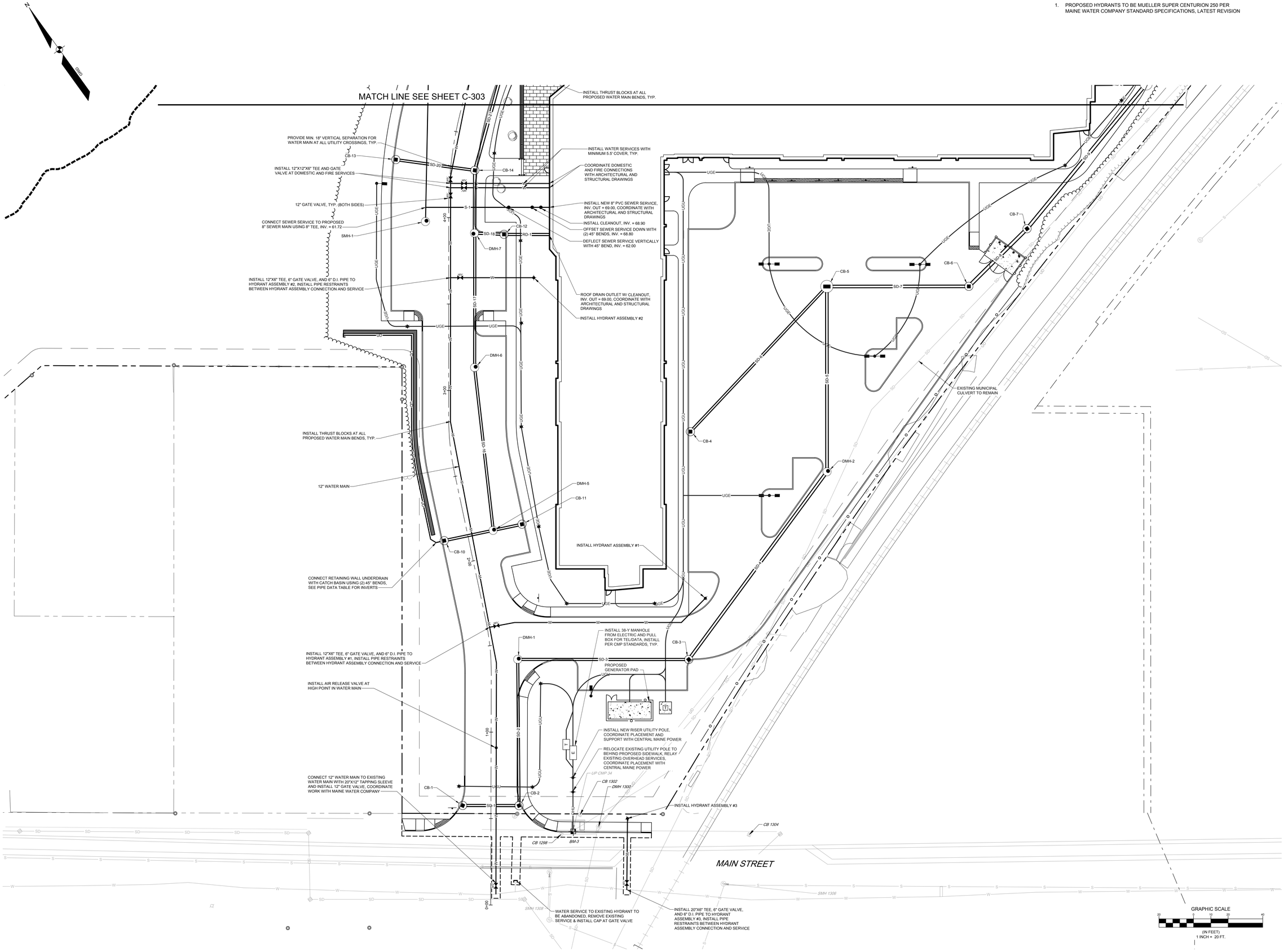
SHEET C-301

F:\Projects\18000\18462\CIVIL\Design\18462 OAU.dwg - 10/16/2024 4:35 PM - TANNER F. GOODINE

18462 OAU.dwg, TAB:OVERALL UTILITY PLAN

UTILITY NOTES:

1. PROPOSED HYDRANTS TO BE MUELLER SUPER CENTURION 250 PER MAINE WATER COMPANY STANDARD SPECIFICATIONS, LATEST REVISION



NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER

10/16/2024

REV:	BY:	DATE:	STATUS:
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A,
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

UTILITY PLAN - PHASE 1 - AREA 1A

OF

ONE DIAMOND

MAIN STREET
BIDDEFORD, MAINE, 04005

FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

SHEET C-302

F:\Projects\18000\18462\CIVIL\Design\18462 LI PH1.dwg - 10/16/2024 4:35 PM - TANNER F. GOODINE

18462 LI PH1.dwg, TAB UTILITY PLAN - PHASE 1 - AREA 1A

UTILITY NOTES:

1. PROPOSED HYDRANTS TO BE MUELLER SUPER CENTURION 250 PER MAINE WATER COMPANY STANDARD SPECIFICATIONS, LATEST REVISION

SACO RIVER

MATCH LINE SEE THIS SHEET

MATCH LINE SEE SHEET C-302

MATCH LINE SEE THIS SHEET

INTERCEPT EXISTING COMBINED SEWER FLOW WITH PROPOSED S-11

EXTEND SECONDARY UNDERGROUND ELECTRIC TO LIGHT POLES, TYP.

INSTALL SANITARY SEWER MANHOLE WITH EXTERIOR DROP. SEE PIPE DATA & STRUCTURES SHEET FOR INVERTS

INSTALL NEW 8" PVC SEWER SERVICE

INSTALL LIGHT POLE, TYP.

INSTALL SANITARY SEWER MANHOLE WITH EXTERIOR DROP. SEE PIPE DATA & STRUCTURES SHEET FOR INVERTS

INSTALL THRUST BLOCKS AT ALL PROPOSED WATER MAIN BENDS, TYP.

PROPOSED 8'x8' DRAINAGE STRUCTURE. CONNECT TO EXISTING 4'x4' CONCRETE BOX CULVERT, INV.= 48.82

CONNECT EXISTING 8" PVC PIPE TO PROPOSED SMH-3, INV.= 50.23

STUB, CAP, AND STAKE WATER MAIN FOR FUTURE CONNECTION. INSTALL BLOW-OFF AND THRUST BLOCK AT TERMINUS

RAISE RIM OF EXISTING SMH 1257 TO 64.20 USING CONCRETE GRADE RINGS, BRICK & MORTAR TO PROPOSED ELEVATION

PROVIDE MIN. 18" SEPARATION FOR WATER MAIN AT ALL UTILITY CROSSINGS, TYP.

INSTALL 12"X6" TEE, 6" GATE VALVE, AND 6" D.I. PIPE TO HYDRANT ASSEMBLY #3. INSTALL PIPE RESTRAINTS BETWEEN HYDRANT ASSEMBLY CONNECTION AND SERVICE

INSTALL RESTRAINT JOINTS BETWEEN BLOWFF AND BEND

INSTALL THRUST BLOCKS AT ALL PROPOSED WATER MAIN BENDS, TYP.

INSTALL AIR RELEASE VALVE

INSTALL SHUT OFF VALVE

INSTALL HYDRANT ASSEMBLY #3

SUBSURFACE STORMWATER DETENTION AND TREATMENT SYSTEM SF-1, SEE STORMWATER DETENTION SYSTEM PLAN

EXISTING 12" SEWER PIPE TO BE ABANDONED IN PLACE

SMH-1285 CHANNEL TO BE MODIFIED TO REDIRECT SEWER FLOW TO S-11, S-11 INV. OUT = 45.30

INTERCEPT EXISTING COMBINED SEWER FLOW WITH PROPOSED S-11

CUT AND CAP ABANDONED 12" SEWER LINE TO AVOID CONFLICT WITH PROPOSED 60" COMBINED SEWER PIPE

CONNECT PROPOSED 60" SEWER PIPE TO SMH 1284, CONNECTION TO BE COORDINATED WITH CITY OF BIDDEFORD PUBLIC WORKS

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
10/16/2024

REV:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

UTILITY PLAN - PHASE 1 - AREA 1B

OF

ONE DIAMOND

MAIN STREET
BIDDEFORD, MAINE, 04005

FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

SHEET C-303

F:\Projects\18000\18462\DWG\Design\18462 LI-PH1.dwg - 10/16/2024 4:35 PM - TANNER F. GOODINE

18462 LI-PH1.dwg, TAB UTILITY PLAN - PHASE 1 - AREA 1B

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-1	74.20		70.60 (SD-1)	48" DIA.
CB-2	74.20	70.20 (SD-1)	70.10 (SD-2)	48" DIA.
CB-3	73.00	68.20 (SD-3)	67.95 (SD-4)	48" DIA.
CB-4	73.30		69.70 (SD-6)	48" DIA.
CB-5	72.50	68.55 (SD-6) 65.40 (SD-5)	65.15 (SD-7)	CB-ST-72 DOUBLE GRATE
CB-6	73.20	64.32 (SD-7)	64.07 (SD-8)	48" DIA.
CB-7	73.50	63.57 (SD-8)	63.47 (SD-9)	48" DIA.
CB-8	67.00		63.15 (SD-11)	48" DIA.
CB-9	67.00	63.03 (SD-11)	62.93 (SD-12)	48" DIA.
CB-10	72.75	69.65 (UD-1)	69.15 (SD-14)	48" DIA.
CB-11	72.40		68.80 (SD-15)	48" DIA.
CB-12	73.45	68.60 (RD-1)	68.50 (SD-18)	48" DIA.
CB-13	72.60		69.00 (SD-20)	48" DIA.
CB-14	73.00	66.05 (SD-19) 68.50 (SD-20)	65.95 (SD-21)	48" DIA.
CB-15	70.95		67.35 (SD-22)	48" DIA.
CB-16	69.50		65.90 (SD-24)	48" DIA.
CB-17	69.90	64.20 (SD-23) 65.40 (SD-24)	63.70 (SD-25)	48" DIA.
CB-18	68.50		64.90 (SD-27)	48" DIA.
CB-19	65.75		62.15 (SD-29)	48" DIA.
CB-20	65.75	61.51 (SD-29) 61.51 (SD-28)	61.26 (SD-30)	48" DIA.
CB-21	68.00		62.00 (SD-31)	72" DOUBLE GRATE
CB-22	64.00		60.40 (SD-37)	48" DIA.
CB-23	64.00	59.76 (SD-37)	59.66 (SD-38)	48" DIA.
CB-24	68.00	56.96 (SD-38)	56.71 (SD-39)	48" DIA.
DMH-1	73.80	69.30 (SD-2)	69.20 (SD-3)	48" DIA.
DMH-2	75.20	66.60 (SD-4)	66.50 (SD-5)	72" DIA
DMH-3	73.40	62.39 (SD-9) 68.30 (RD-2)	62.29 (SD-10)	72" DIA

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
DMH-4	70.50	61.60 (SD-10) 62.20 (SD-12)	61.10 (SD-13)	72" DIA.
DMH-5	72.75	68.66 (SD-14) 68.66 (SD-15)	68.56 (SD-16)	48" DIA.
DMH-6	73.95	67.56 (SD-16)	67.46 (SD-17)	48" DIA.
DMH-7	73.75	68.30 (SD-18) 66.70 (SD-17)	66.45 (SD-19)	48" DIA.
DMH-8	71.40	65.15 (SD-21) 66.94 (SD-22)	64.90 (SD-23)	48" DIA.
DMH-9	70.60	62.00 (SD-25)	61.90 (SD-26)	48" DIA.
DMH-10	67.70	64.10 (SD-27)	64.00 (SD-28)	48" DIA.
DMH-11	69.70	57.54 (SD-35)	57.44 (SD-36)	60" DIA.
DMH-12	69.00	56.58 (SD-36) 56.35 (SD-39)	55.48 (SD-40)	72" DIA.
DMH-13	60.55	54.35 (SD-40)	54.25 (SD-41)	72" DIA.
DMH-14	59.65	48.92 (SD-46)	48.82 (SD-47)	96" x 96" Vault
DMH-15	59.80	48.70 (SD-47)	48.65 (SD-48)	72" DIA.
DMH-16	59.70	46.55 (SD-48)	46.45 (SD-49)	72" DIA.
OCS-1	70.50	59.40 (SD-34) 58.90 (SD-33)	57.91 (SD-35)	72" DIA.
SF-1	70.30	59.40 (SD-32)	58.90 (SD-33)	48" DIA.

SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-1	65.32		61.80 (S-2)	48"
SMH-2	71.40	58.10 (S-2 DROP) 60.80 (S-2)	58.00 (S-3)	48"
SMH-3	61.50	50.23 (S-6)	50.13 (S-7)	48"
SMH-4	61.90	47.24 (S-7)	47.14 (S-8)	48"
SMH-5	63.00	46.61 (S-8) 46.61 (S-4 DROP) 54.00 (S-4)	46.51 (S-5)	48"
SMH-6	59.90	45.70 (S-5)	45.60 (S-9)	96"
SMH-7	56.50	45.21 (S-9) 45.21 (S-11)	45.16 (S-10)	96"
SMH-8	55.80	44.80 (S-10)	44.75 (S-12)	96"
SMH-9	62.95	44.50 (S-12)	50.28 (S-14) 43.80 (S-13)	96"
SMH-10	59.50	55.00 (S-3)	54.90 (S-4)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
S-1	6"	48'	0.58%
S-2	8"	101'	0.99%
S-2 DROP	8"	2'	0.00%
S-3	8"	98'	3.06%
S-4	8"	74'	1.22%
S-4 DROP	8"	2'	0.00%
S-5	18"	64'	1.27%
S-6	8"	6'	0.34%
S-7	18"	235'	1.23%
S-8	18"	49'	1.09%
S-9	60"	212'	0.18%
S-10	60"	228'	0.16%
S-11	12"	52'	0.17%
S-12	60"	192'	0.13%
S-13	24"	12'	2.23%
S-14	12"	10'	3.32%

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
RD-1	12"	24'	1.64%
RD-2	12"	27'	2.64%
SD-1	12"	29'	1.40%
SD-2	12"	81'	0.99%
SD-3	12"	95'	1.05%
SD-4	15"	131'	1.03%
SD-5	15"	102'	1.08%
SD-6	12"	110'	1.04%
SD-7	15"	77'	1.08%
SD-8	18"	43'	1.15%
SD-9	18"	103'	1.04%
SD-10	18"	63'	1.10%
SD-11	12"	18'	0.68%
SD-12	12"	104'	0.70%
SD-13	24"	77'	0.52%
SD-14	12"	25'	1.97%
SD-15	12"	13'	1.07%
SD-16	12"	91'	1.10%
SD-17	12"	74'	1.03%
SD-18	12"	13'	1.53%

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-19	15"	32'	1.24%
SD-20	12"	42'	1.19%
SD-21	15"	75'	1.07%
SD-22	12"	41'	1.00%
SD-23	18"	63'	1.10%
SD-24	12"	46'	1.10%
SD-25	24"	94'	1.81%
SD-26	24"	20'	1.99%
SD-27	12"	37'	2.15%
SD-28	12"	72'	3.44%
SD-29	12"	60'	1.07%
SD-30	15"	27'	0.98%
SD-31	15"	4'	7.04%
SD-32	12"	17'	0.00%
SD-33	12"	4'	0.00%
SD-34	30"	16'	0.00%
SD-35	30"	34'	1.09%
SD-36	30"	87'	0.99%
SD-37	15"	60'	1.07%
SD-38	15"	242'	1.12%

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-39	18"	31'	1.16%
SD-40	36"	116'	0.97%
SD-41	36"	22'	1.14%
SD-42	15"	37'	1.00%
SD-43	12"	31'	0.98%
SD-44	12"	31'	1.43%
SD-45	12"	27'	1.88%
SD-46	48"	6'	1.67%
SD-47	42"	12'	1.03%
SD-48	42"	169'	1.24%
SD-49	42"	3'	1.55%
UD-1	6"	3'	3.54%

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER

10/16/2024

REV:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

PIPE AND STRUCTURE DATA TABLES

OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005

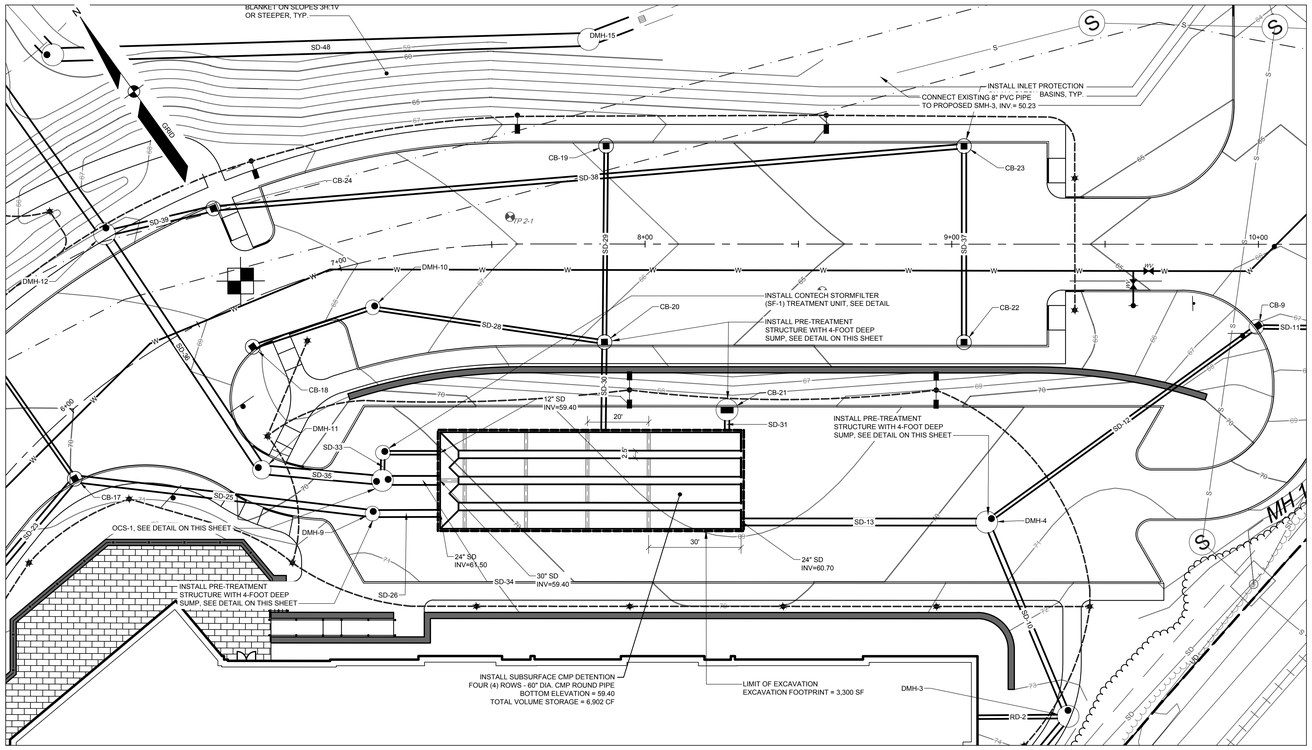
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG/BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	NTS
PROJECT	18462

SHEET C-304

18462 U-DATA.dwg, TAB.PIPE AND STRUCTURE DATA TABLES

F:\Projects\18000\18462\DWG\Design\18462 U-DATA.dwg - 10/16/2024 4:36 PM - TANNER F. GOODINE



SUBSURFACE DETENTION AND TREATMENT SYSTEM (SF-1)
1" = 20'

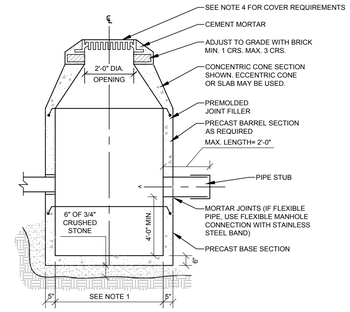
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-9	67.00	63.03 (SD-11)	62.93 (SD-12)	48" DIA.
CB-17	69.90	64.20 (SD-23) 65.40 (SD-24)	63.70 (SD-25)	48" DIA.
CB-18	68.50		64.90 (SD-27)	48" DIA.
CB-21	68.00		62.00 (SD-31)	72" DOUBLE GRATE
CB-22	64.00		60.40 (SD-37)	48" DIA.
CB-23	64.00	59.76 (SD-37)	59.66 (SD-38)	48" DIA.
CB-24	68.00	56.96 (SD-38)	56.71 (SD-39)	48" DIA.
DMH-3	73.40	62.39 (SD-9) 68.30 (RD-2)	62.29 (SD-10)	72" DIA
DMH-4	70.50	61.60 (SD-10) 62.20 (SD-12)	61.10 (SD-13)	72" DIA.
DMH-9	70.60	62.00 (SD-25)	61.90 (SD-26)	48" DIA.
DMH-10	67.70	64.10 (SD-27)	64.00 (SD-28)	48" DIA.
DMH-11	69.70	57.54 (SD-35)	57.44 (SD-36)	60" DIA.
DMH-12	69.00	56.58 (SD-36) 56.35 (SD-39)	55.48 (SD-40)	72" DIA.
OCS-1	70.50	59.40 (SD-34) 58.90 (SD-33)	57.91 (SD-35)	72" DIA.
SF-1	70.30	59.40 (SD-32)	58.90 (SD-33)	48" DIA.

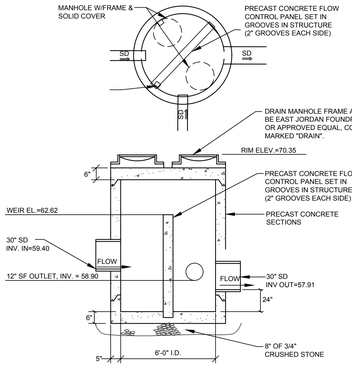
STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-10	18"	63'	1.10%
SD-11	12"	18'	0.68%
SD-12	12"	104'	0.70%
SD-13	24"	77'	0.52%
SD-23	18"	63'	1.10%
SD-25	24"	94'	1.81%
SD-26	24"	20'	1.99%
SD-31	15"	4'	7.04%
SD-32	12"	17'	0.00%
SD-33	12"	4'	0.00%
SD-34	30"	16'	0.00%
SD-35	30"	34'	1.09%
SD-36	30"	87'	0.99%
SD-37	15"	60'	1.07%
SD-38	15"	242'	1.12%
SD-39	18"	31'	1.16%
SD-40	36"	116'	0.97%



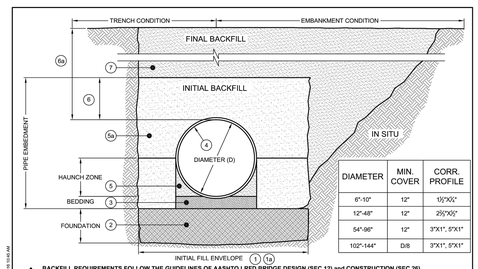
NOTES:
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. COVER FOR PRETREATMENT DRAINAGE STRUCTURES SHALL BE A SOLID MANHOLE COVER OR A CATCH BASIN GRATE AS SPECIFIED ON PLANS.
5. CATCH BASIN FRAME AND GRATE TO BE EJ 5520MS, OR APPROVED EQUAL.
6. DRAIN MANHOLE COVER TO BE EJ 1122 OR APPROVED EQUAL WITH RAISED LETTERING "DRAIN".

PRE-TREATMENT DRAINAGE STRUCTURE
NOT TO SCALE



NOTES:
1. SUBMIT SHOP DRAWINGS FOR OWNER/ENGINEER APPROVAL.
2. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.

OUTLET CONTROL STRUCTURE (OCS-1)
NOT TO SCALE



DIAMETER	MIN. COVER	CORR. PROFILE
6"-10"	12"	1⅔"X½"
12"-48"	12"	2⅔"X½"
54"-96"	12"	3"X1", 5"X1"
102"-144"	D/8	3"X1", 5"X1"

- **BACKFILL REQUIREMENTS FOLLOW THE GUIDELINES OF AASHTO LRFD BRIDGE DESIGN (SEC 12) and CONSTRUCTION (SEC 26).**

1. MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE.
   THE MINIMUM TRENCH WIDTH (12.6.6.1):
   PIPE ≤ 12": D + 16"
   PIPE > 12": 1.5D + 12"
1a. MINIMUM EMBANKMENT WIDTH (in feet) FOR INITIAL FILL ENVELOPE (12.6.6.2):
   PIPE < 24": 3.00
   PIPE 24" - 144": D + 4'0"
   PIPE > 144": D + 10'0"
2. THE FOUNDATION UNDER THE PIPE AND SIDE BACKFILL SHALL BE ADEQUATE TO SUPPORT THE LOADS ACTING UPON IT (26.5.2).
3. BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, AND A MINIMUM OF TWICE THE CORRUGATION DEPTH IN THICKNESS, WITH THE MAXIMUM PARTICLE SIZE OF ONE-HALF OF THE CORRUGATION DEPTH (26.3.8.1, 26.5.3).
4. CORRUGATED STEEL PIPE (CSP) [HEL-COR].
5. HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION (26.5.4).
5a. INITIAL BACKFILL FOR PIPE EMBEDMENT TO MEET AASHTO A-1, A-2 OR A-3 CLASSIFICATION OR APPROVED EQUAL, COMPACTED TO 90% STANDARD PROCTOR (T-99). MAXIMUM PARTICLE SIZE NOT TO EXCEED 3" (12.4.1.2). ALL LIFTS PLACED IN A CONTROLLED MANNER. IT IS RECOMMENDED THAT LIFTS NOT EXCEED AN 8" UNCOMPACTED LIFT HEIGHT TO PREVENT UNEVEN LOADING, AND THE LESSER OF 1/3 THE DIAMETER OR 24" AS THE MAXIMUM DIFFERENTIAL SIDE-TO-SIDE (26.5.4).
6. INITIAL BACKFILL ABOVE PIPE MAY INCLUDE ROAD BASE MATERIAL (AND RIGID PAVEMENT IF APPLICABLE). SEE TABLE ABOVE.
6a. TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT (12.6.6.3).
7. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD (26.5.4.1).

NOTES:
- GEOTEXTILE SHOULD BE CONSIDERED FOR USE TO PREVENT SOIL MIGRATION INTO VARYING SOIL TYPES (PROJECT ENGINEER).
- FOR MULTIPLE BARREL INSTALLATIONS THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE PIPE DIA./2 BUT NO LESS THAN 12", OR 36" FOR PIPE DIAMETERS 72" AND LARGER. CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING (TABLE C12.6.7-1).

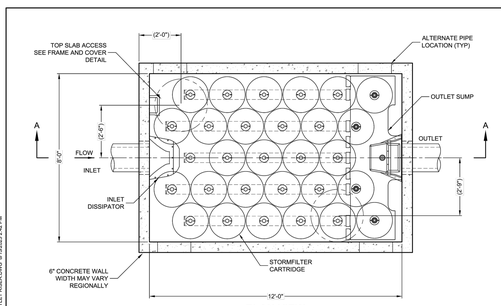
230-CSP-STANDARD BACKFILL-ROUND-AASHTO

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

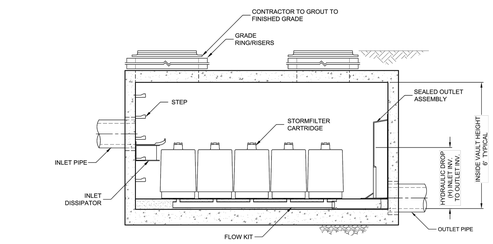
CONTECH PIPE SOLUTIONS

230 - CSP ROUND STANDARD BACKFILL DETAIL AASHTO

DATE DRAWN: 11/15/15 | REV # ---- | REV DATE: ---- | SCALE: N.T.S. | DRAWING TYPE: ----



PLAN VIEW
VAULT STYLE: OUTLET SUMP (NIB)



SECTION A-A

StormFilter®
The StormFilter® is protected by one or more of the following U.S. Patents: 5,322,629; 5,707,527; 5,759,415; 5,782,574; 5,985,157; 6,027,639; 6,350,374; 6,406,218; 6,649,048; 6,991,724; 7,186,333; 7,296,692; 7,297,266; 7,470,365; 7,563,363; 7,744,760; 7,857,966; 8,287,728; 8,506,806; 8,673,151; 8,771,506; 8,852,436; 9,227,151; 9,352,260; 9,795,902; 9,861,919; 9,861,920; 9,861,921; 9,861,922; 9,861,923; 9,861,924; 9,861,925; 9,861,926; 9,861,927; 9,861,928; 9,861,929; 9,861,930; 9,861,931; 9,861,932; 9,861,933; 9,861,934; 9,861,935; 9,861,936; 9,861,937; 9,861,938; 9,861,939; 9,861,940; 9,861,941; 9,861,942; 9,861,943; 9,861,944; 9,861,945; 9,861,946; 9,861,947; 9,861,948; 9,861,949; 9,861,950; 9,861,951; 9,861,952; 9,861,953; 9,861,954; 9,861,955; 9,861,956; 9,861,957; 9,861,958;

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
10/16/2024

REV:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A,
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

UTILITY PROFILE INDEX PLAN

ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005

ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

PRIVATE STORM DRAIN OUTFALL

MUNICIPAL STORM DRAIN RELOCATION

MUNICIPAL SANITARY SEWER RELOCATION

PRIVATE SANITARY SEWER

PROPOSED BUILDING

PRIVATE STORM DRAIN PIPE #1

PRIVATE STORM DRAIN PIPE #2

PRIVATE STORM DRAIN PIPE #3

PROFILE SHEET INDEX

PRIVATE STORM DRAIN PIPE #1 - C-307

PRIVATE STORM DRAIN PIPE # 2 - C-307 & C-308

PRIVATE STORM DRAIN PIPE # 3 - C-308

PRIVATE STORM DRAIN OUTFALL - C-309

MUNICIPAL STORM DRAIN RELOCATION - C-309

PRIVATE SANITARY SEWER - C-310

MUNICIPAL SANITARY SEWER RELOCATION - C-310 & C-311

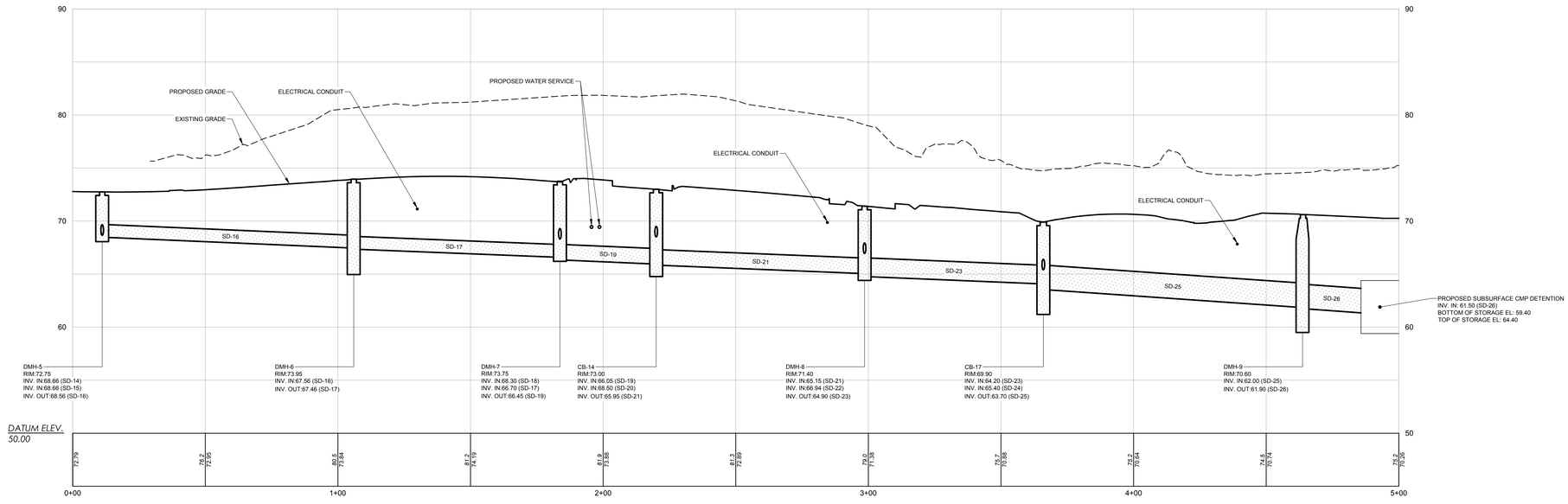
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

DESIGNED	TFG
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	AS NOTED
PROJECT	18462

SHEET C-306

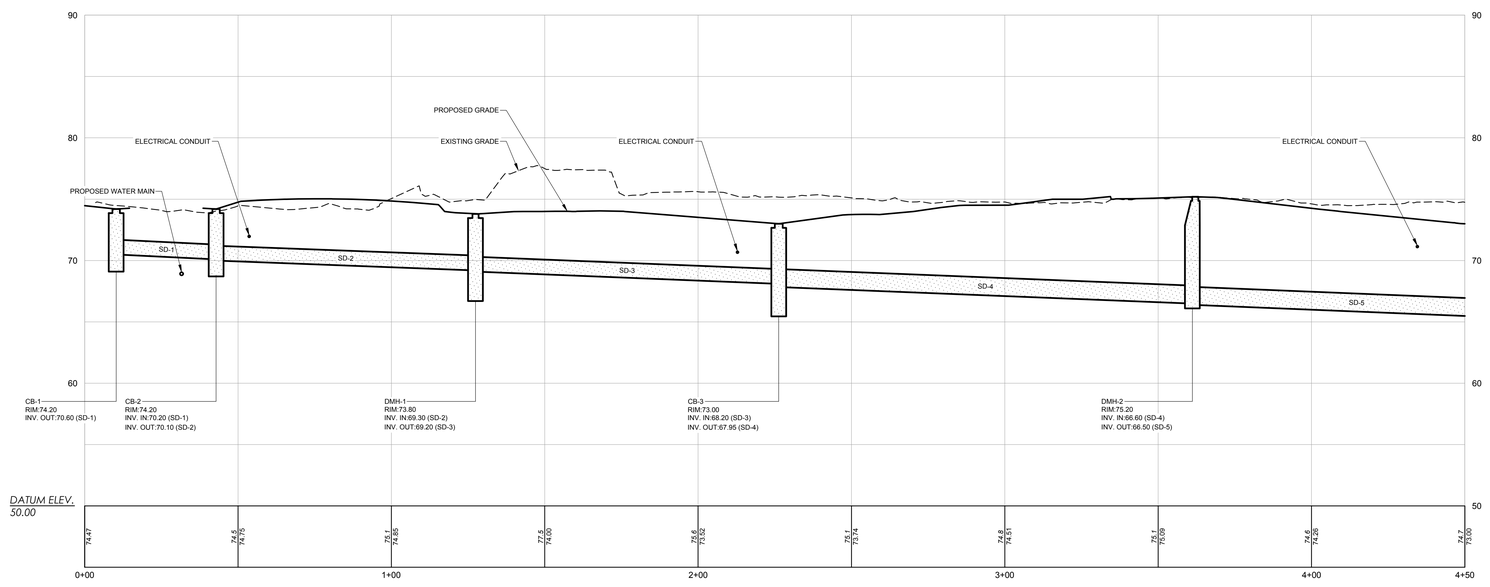
F:\Projects\18600\18462\DWG\Design\18462 UP.dwg - 10/16/2024 4:37 PM - TANNER.F. ODOONE

18462 UP.dwg TAB:C-306



PRIVATE STORM DRAIN PIPE #1

PROFILE:
STA. 0+00 TO STA. 5+00
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



PRIVATE STORM DRAIN PIPE #2

PROFILE:
STA. 0+00 TO STA. 4+50
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
10/16/2024

REV:	BY:	DATE:	STATUS:
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS MADE TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. AS PROVIDED ON OTHERWISE.

SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

UTILITY PROFILE 1

ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005

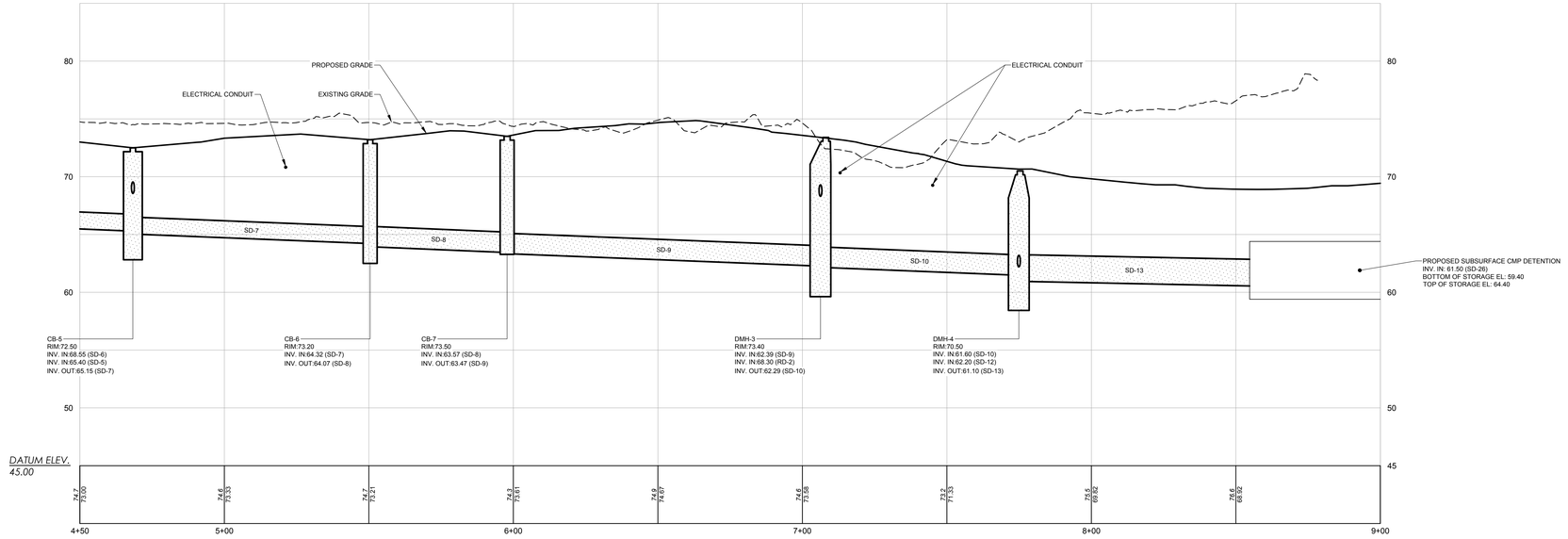
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	AS NOTED
PROJECT	18462

SHEET C-307

F:\Projects\18000\18462\CIVIL\Design\18462 UP.dwg - 10/16/2024 4:37 PM - TANNER F. GOODINE

18462 UP.dwg TAB C-307



PRIVATE STORM DRAIN PIPE #2

PROFILE:
STA. 4+50 TO STA. 9+00
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

PRIVATE STORM DRAIN PIPE #3

PROFILE:
STA. 0+00 TO STA. 4+00
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

NOT FOR CONSTRUCTION

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER

DANIEL L RILEY, PE 9967

10/16/2024

REV:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, MODIFICATIONS OR REVISIONS TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. AUTHORIZED OR OTHERWISE.

SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

UTILITY PROFILE 2

ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005

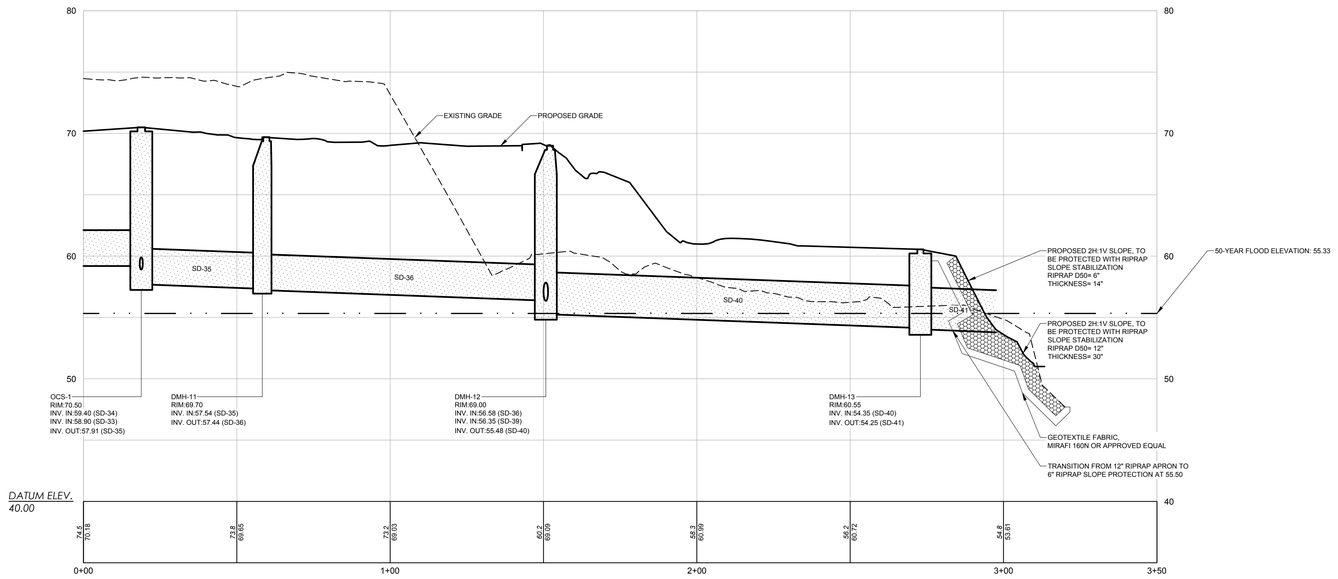
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	AS NOTED
PROJECT	18462

SHEET C-308

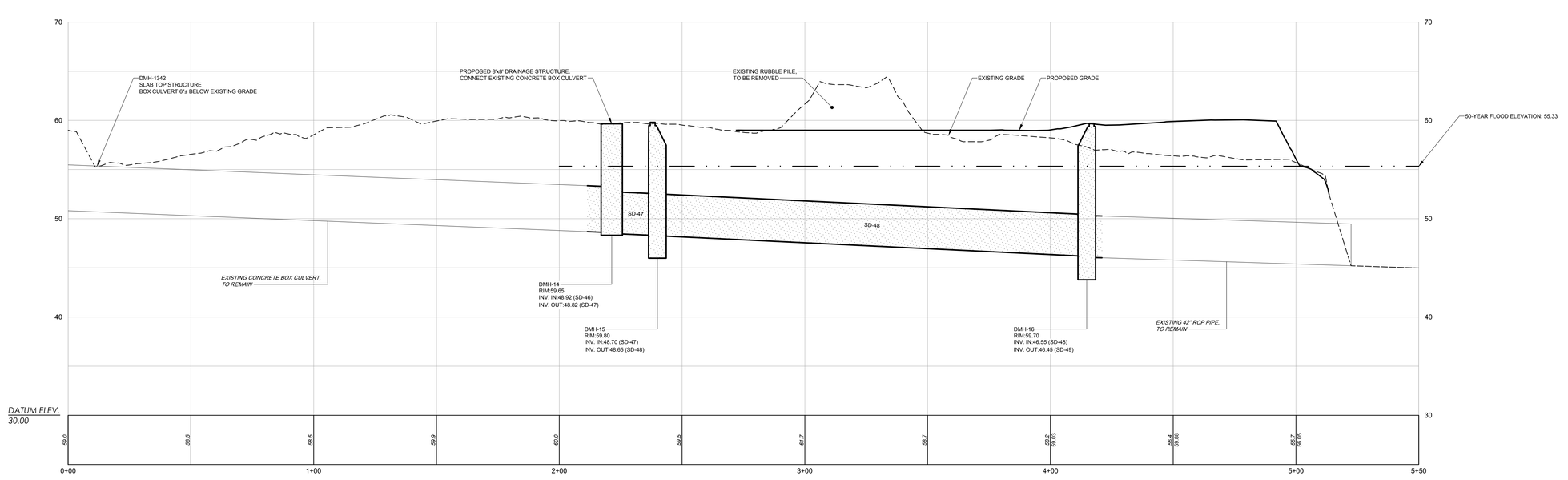
F:\Projects\18000\18462\CIVIL\Design\18462 UP.dwg - 10/16/2024 4:37 PM - TANNER F. GOODINE

18462 UP.dwg TAB:C-308



PRIVATE STORM DRAIN PIPE OUTFALL

PROFILE:
STA. 0+00 TO STA. 4+00
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



MUNICIPAL STORM DRAIN RELOCATION

PROFILE:
STA. 0+00 TO STA. 5+50
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

NOT FOR CONSTRUCTION

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
10/16/2024

DANIEL L RILEY, PE 9967

REV:	BY:	DATE:	STATUS:
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, MODIFICATIONS OR REVISIONS TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. AUTHORIZED OR OTHERWISE.

SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

UTILITY PROFILE 3

ONE DIAMOND

MAIN STREET
BIDDEFORD, MAINE, 04005

ONE DIAMOND DEVELOPMENT, LLC

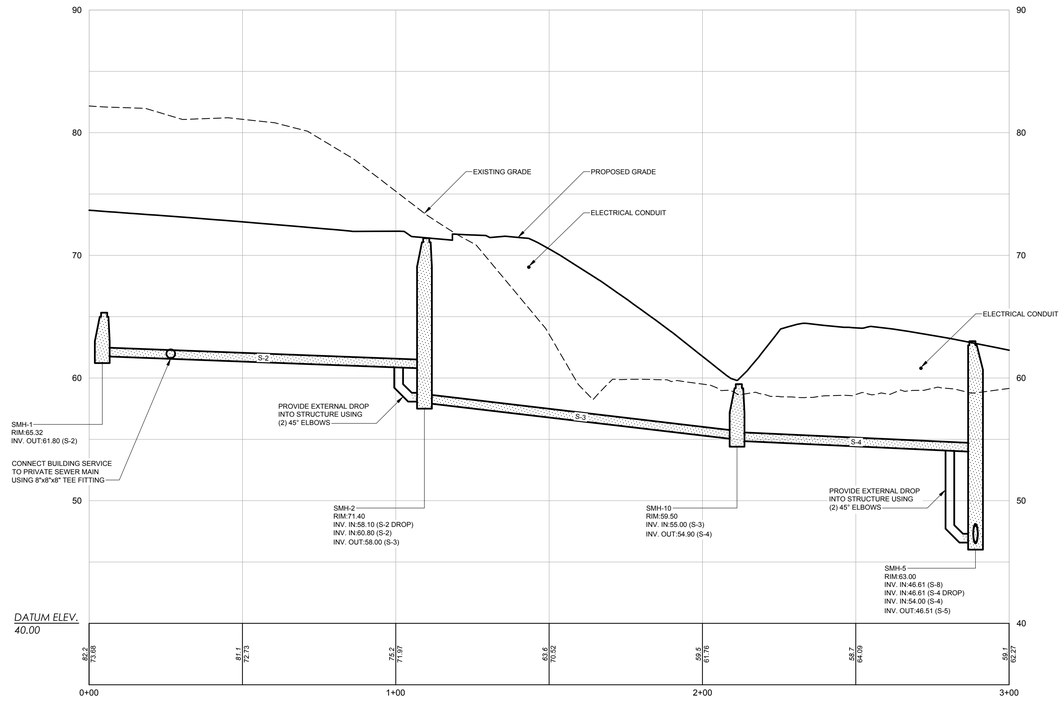
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	AS NOTED
PROJECT	18462

SHEET C-309

F:\Projects\18000\18462\CIVIL\Design\18462 UP.dwg - 10/16/2024 4:38 PM - TANNER F. GOODINE

18462-UP.dwg TAB:C-309



PRIVATE SANITARY SEWER

PROFILE:
STA. 0+00 TO STA. 3+00
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

MUNICIPAL SANITARY SEWER RELOCATION

PROFILE:
STA. 0+00 TO STA. 5+50
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE
DANIEL
L
RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER

10/16/2024

REV:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, MODIFICATIONS OR REVISIONS TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. UNLESS APPROVED OR OTHERWISE. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

UTILITY PROFILE 4

ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005

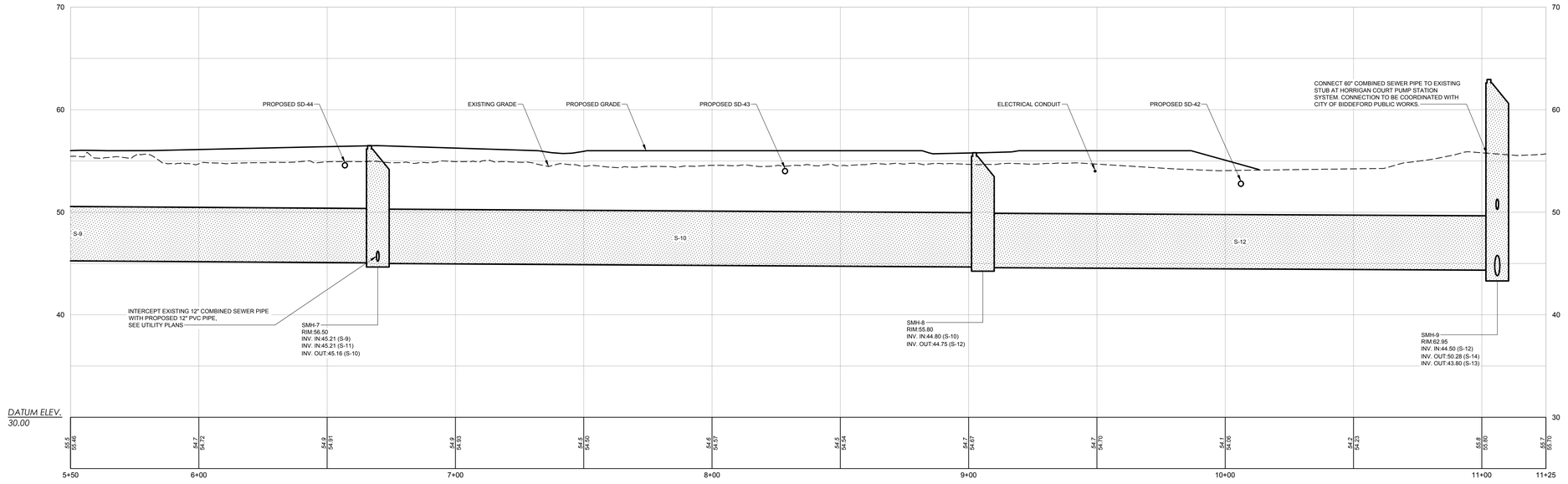
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	AS NOTED
PROJECT	18462

SHEET C-310

F:\Projects\18000\18462\CIVIL\Design\18462 UP.dwg - 10/16/2024 4:38 PM - TANNER F. GOODINE

18462 UP.dwg TAB:C-310



MUNICIPAL SANITARY SEWER RELOCATION

PROFILE:
STA. 5+50 TO STA. 11+25
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER

10/16/2024

REV:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, MODIFICATIONS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

UTILITY PROFILE 5

ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005

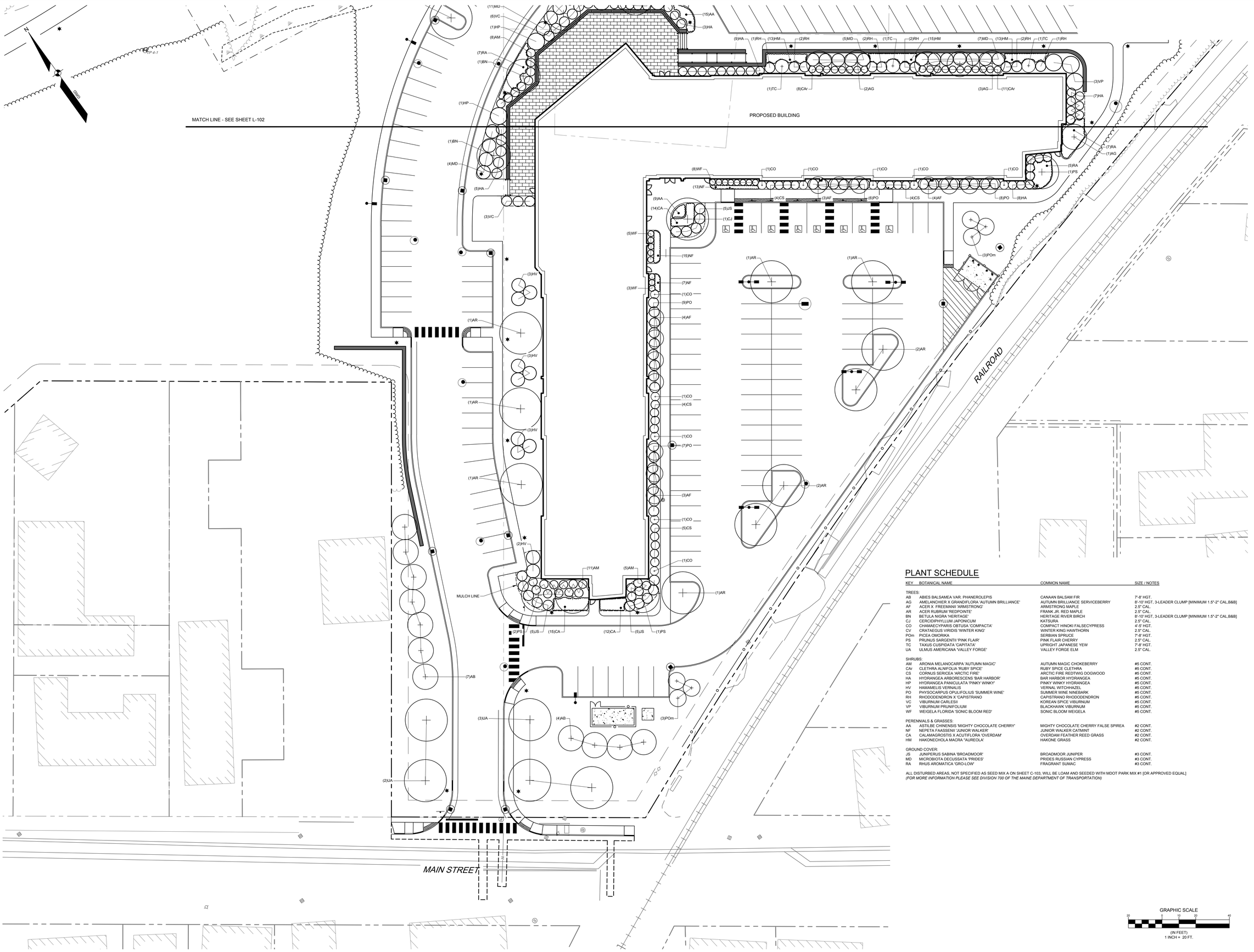
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	AS NOTED
PROJECT	18462

SHEET C-311

F:\Projects\18000\18462\CIVIL\Design\18462 UP.dwg - 10/16/2024 4:38 PM - TANNER F. GOODINE

18462 UP.dwg TAB:C-311



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE / NOTES
TREES:			
AB	ABIES BALSAMEA VAR. PHANEROLEPIS	CANAAN BALSAM FIR	7'-8' HGT.
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8'-10' HGT, 3-LEADER CLUMP [MINIMUM 1.5"-2" CAL,B&B]
AF	ACER X. FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2.5" CAL.
AR	ACER RUBRUM 'REDPOINTE'	FRANK JR. RED MAPLE	2.5" CAL.
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8'-10' HGT, 3-LEADER CLUMP [MINIMUM 1.5"-2" CAL,B&B]
CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA	2.5" CAL.
CO	CHAMAECYPARIS OBTUSA 'COMPACTA'	COMPACT HINOKI FALSECYPRESS	4'-5' HGT.
CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.
POm	PICEA OMORIKA	SERBIAN SPRUCE	7'-8' HGT.
PS	PRUNUS SARGENTII 'PINK FLAIR'	PINK FLAIR CHERRY	2.5" CAL.
TC	TAXUS CUSPIDATA 'CAPITATA'	UPRIGHT JAPANESE YEW	7'-8' HGT.
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	2.5" CAL.
SHRUBS:			
AM	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	#5 CONT.
CAr	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	#5 CONT.
CS	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD	#5 CONT.
HA	HYDRANGEA ARBORESCENS 'BAR HARBOR'	BAR HARBOR HYDRANGEA	#5 CONT.
HP	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	#5 CONT.
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#5 CONT.
PO	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	#5 CONT.
RH	RHODODENDRON X 'CAPISTRANO'	CAPISTRANO RHODODENDRON	#5 CONT.
VC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 CONT.
VP	VIBURNUM PRUNIFOLIUM	BLACKHAWK VIBURNUM	#5 CONT.
WF	WEIGELA FLORIDA 'SONIC BLOOM RED'	SONIC BLOOM WEIGELA	#5 CONT.
PERENNIALS & GRASSES:			
AA	ASTILBE CHINENSIS 'MIGHTY CHOCOLATE CHERRY"	MIGHTY CHOCOLATE CHERRY FALSE SPIREA	#2 CONT.
NF	NEPETA FAASSENII 'JUNIOR WALKER'	JUNIOR WALKER CATMINT	#2 CONT.
CA	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	#2 CONT.
HM	HAKONECHOLA MACRA "AUREOLA'	HAKONE GRASS	#2 CONT.
GROUND COVER:			
JS	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	#3 CONT.
MD	MICROBIOTA DECUSSATA 'PRIDES'	PRIDES RUSSIAN CYPRESS	#3 CONT.
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	#3 CONT.

ALL DISTURBED AREAS, NOT SPECIFIED AS SEED MIX A ON SHEET C-103, WILL BE LOAM AND SEEDED WITH MDOT PARK MIX #1 [OR APPROVED EQUAL]
(FOR MORE INFORMATION PLEASE SEE DIVISION 700 OF THE MAINE DEPARTMENT OF TRANSPORTATION)

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

NOT FOR CONSTRUCTION

AMY B. SEGAL, RLA 2265
LICENSED LANDSCAPE ARCHITECT
Amy Bell Segal
No. 2265
STATE OF MAINE
10/16/2024

REV:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

LANDSCAPE PLAN - PHASE 1 - AREA 1A
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

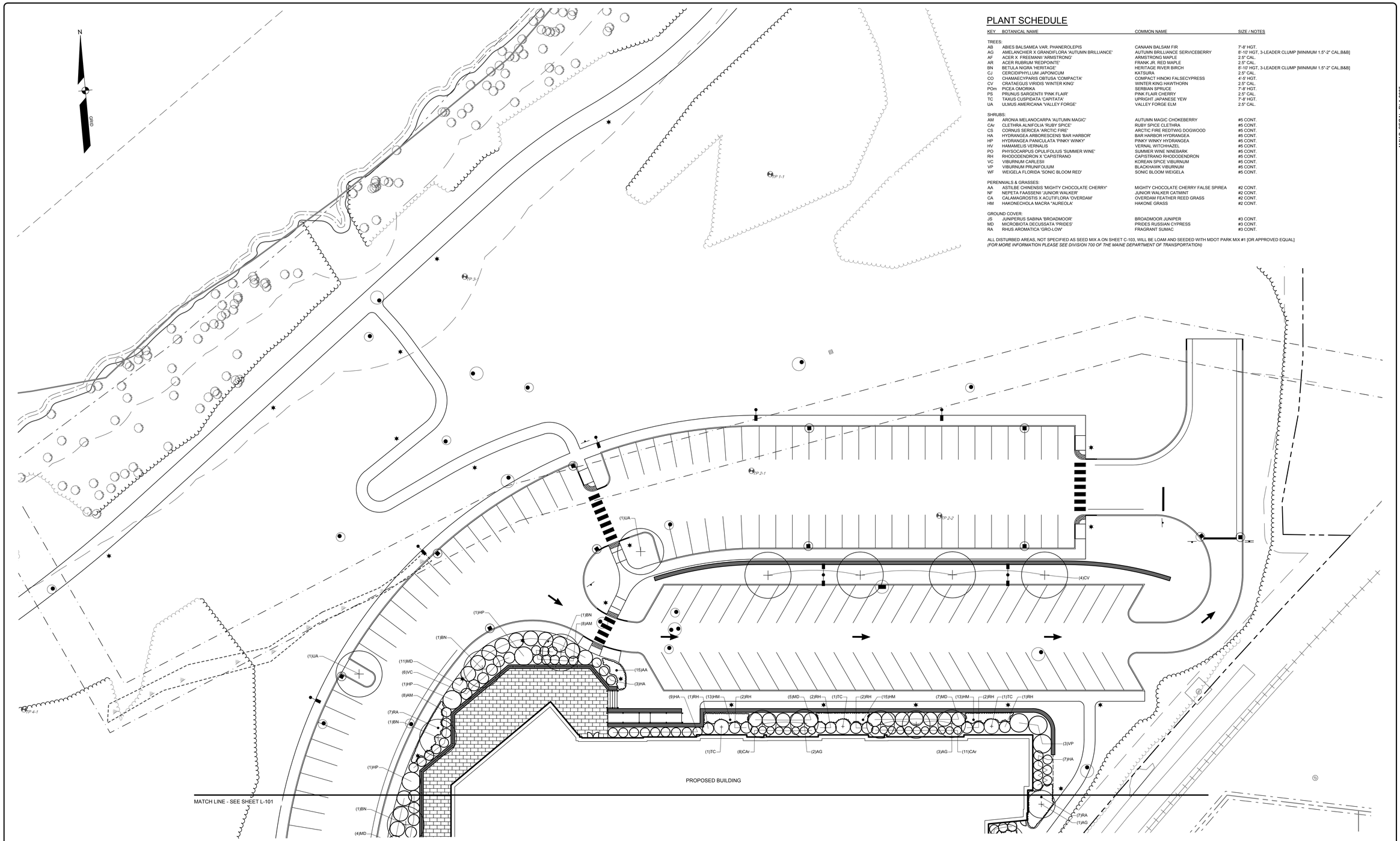
SHEET L-101

F:\Projects\18000\18462\DWG\Design\18462 L-PH1.dwg - 10/16/2024 4:38 PM - TANNER.F. ODOGNE
18462 L-PH1.dwg, 7AB LANDSCAPE PLAN - PHASE 1 - AREA 1A

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE / NOTES
TREES:			
AB	ABIES BALSAMEA VAR. PHANEROLEPIS	CANAAN BALSAM FIR	7'-8' HGT.
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8'-10' HGT, 3-LEADER CLUMP [MINIMUM 1.5"-2" CAL,B&B]
AF	ACER X. FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2.5" CAL.
AR	ACER RUBRUM 'REDPOINTE'	FRANK JR. RED MAPLE	2.5" CAL.
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8'-10' HGT, 3-LEADER CLUMP [MINIMUM 1.5"-2" CAL,B&B]
CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA	2.5" CAL.
CO	CHAMAECYPARIS OBTUSA 'COMPACTA'	COMPACT HINOKI FALSECYPRESS	4'-5' HGT.
CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.
POm	PICEA OMORIKA	SERBIAN SPRUCE	7'-8' HGT.
PS	PRUNUS SARGENTII 'PINK FLAIR'	PINK FLAIR CHERRY	2.5" CAL.
TC	TAXUS CUSPIDATA 'CAPITATA'	UPRIGHT JAPANESE YEW	7'-8' HGT.
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	2.5" CAL.
SHRUBS:			
AM	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	#5 CONT.
CAr	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	#5 CONT.
CS	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD	#5 CONT.
HA	HYDRANGEA ARBORESCENS 'BAR HARBOR'	BAR HARBOR HYDRANGEA	#5 CONT.
HP	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	#5 CONT.
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#5 CONT.
PO	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	#5 CONT.
RH	RHODODENDRON X 'CAPISTRANO	CAPISTRANO RHODODENDRON	#5 CONT.
VC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 CONT.
VP	VIBURNUM PRUNIFOLIUM	BLACKHAWK VIBURNUM	#5 CONT.
WF	WEIGELA FLORIDA 'SONIC BLOOM RED'	SONIC BLOOM WEIGELA	#5 CONT.
PERENNIALS & GRASSES:			
AA	ASTILBE CHINENSIS 'MIGHTY CHOCOLATE CHERRY'	MIGHTY CHOCOLATE CHERRY FALSE SPIREA	#2 CONT.
NF	NEPETA FAASSENII 'JUNIOR WALKER'	JUNIOR WALKER CATMINT	#2 CONT.
CA	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	#2 CONT.
HM	HAKONECHOLA MACRA "AUREOLA'	HAKONE GRASS	#2 CONT.
GROUND COVER:			
JS	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	#3 CONT.
MD	MICROBIOTA DECUSSATA 'PRIDES'	PRIDES RUSSIAN CYPRESS	#3 CONT.
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	#3 CONT.

ALL DISTURBED AREAS, NOT SPECIFIED AS SEED MIX A ON SHEET C-103, WILL BE LOAM AND SEEDED WITH MDOT PARK MIX #1 [OR APPROVED EQUAL]
(FOR MORE INFORMATION PLEASE SEE DIVISION 700 OF THE MAINE DEPARTMENT OF TRANSPORTATION)



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

NOT FOR CONSTRUCTION

AMY B. SEGAL, RLA 2265

LICENSED LANDSCAPE ARCHITECT — Amy Bell Segal — No. 2265 — STATE OF MAINE — 10/16/2024

REV:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS WITHMADE OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

LANDSCAPE PLAN - PHASE 1 - AREA 1B
OF
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	1" = 20'
PROJECT	18462

SHEET L-102

F:\Projects\18000\18462\DWG\Design\18462 L-PH1.dwg - 10/16/2024 4:38 PM - TANNER F. GOODINE

18462 L-PH1.dwg, TAB:LANDSCAPE PLAN - PHASE 1 - AREA 1B

EROSION CONTROL NOTES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

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

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES
THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).
TYPES OF MULCH:

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES. AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEPT TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL AND RECOVERY OF TRACKED SEDIMENT WITH A STREET SWEEPER, NOT BRUSHING THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFFSITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, 2016 OR LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (MDEP SEED MIX 2 IS DISPLAYED)

SEED TYPE	APPLICATION RATE
CREEPING RED FESCUE	0.46 LBS/1,000 S.F. (20 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TALL FESCUE	0.46 LBS/1,000 S.F. (20 LBS/ACRE)
TOTAL:	0.97 LBS/1,000 S.F. (42 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING:
FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN. WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES – THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS – BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C.) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 3(D.) OF THIS STANDARD.
B. STABILIZE THE SLOPE WITH SOD – THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST – THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
D. STABILIZE THE SLOPE WITH STONE RIPRAP – THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS – BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION – BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.
B. STABILIZE THE SOIL WITH SOD – THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
C. STABILIZE THE SOIL WITH MULCH – BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.

2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHMENT MEANS A MINIMUM OF 90% OF AREA VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, 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 INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

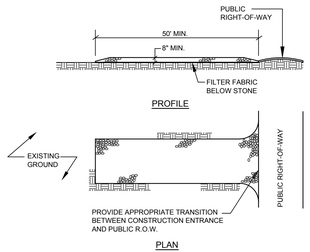
4. DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

5. EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

6. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
A. DISCHARGES FROM FIREFIGHTING ACTIVITY;
B. FIRE HYDRANT FLUSHINGS;
C. VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
D. DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS;
E. ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
F. PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDO

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
5. DEMOLITION OF EXISTING PAVEMENT, UTILITIES AND OTHER SITE ELEMENTS SHALL BE COMPLETED IN COORDINATION WITH NEW SITE IMPROVEMENTS. ALL EXISTING UTILITY EXTENSIONS SHALL BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION. DEMOLITION WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.
6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLAN TO THE OWNER. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.
7. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.
8. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
10. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
11. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
12. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPS" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATER EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
14. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
15. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
16. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
17. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
18. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
19. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
20. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
21. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
22. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
23. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
24. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
25. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
26. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
27. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
28. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
29. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
30. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
31. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC.. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC., DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

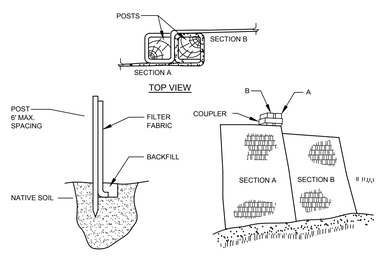


NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT

NOT TO SCALE

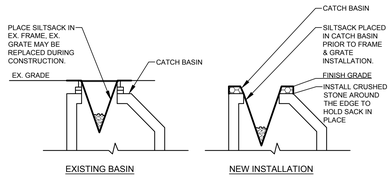


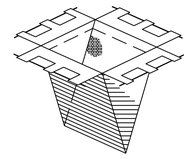
INSTALLATION NOTES:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER

NOT TO SCALE

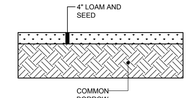




NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

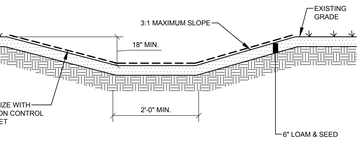
CATCH BASIN PROTECTION DETAIL (FOR PAVED AREAS)

NOT TO SCALE



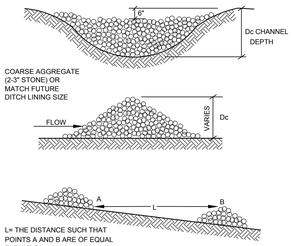
LOAM AND SEED SECTION

NOT TO SCALE



VEGETATED SWALE

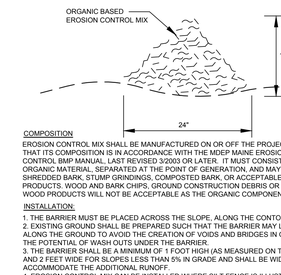
NOT TO SCALE



L= THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

STONE CHECK DAM

NOT TO SCALE



COMPOSITION

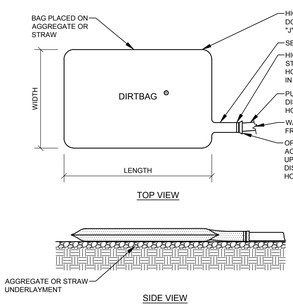
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

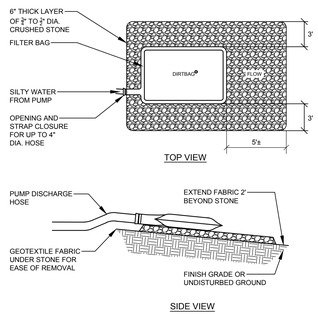
INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM

NOT TO SCALE



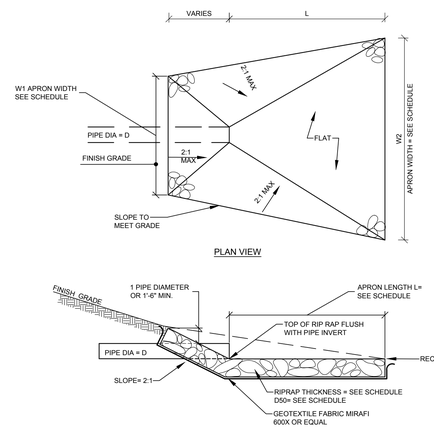


A GEOTEXTILE FIBER IS A PREFABRICATED SACK THAT IS USED TO FILTER SEDIMENTS FROM DEWATERING ACTIVITIES. A FILTER BAG SHOULD BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED GUIDELINES. CONSULT THE DEP IF THE STRUCTURE WILL BE WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE OR IF SECONDARY CONTAINMENT IS REQUIRED.

- INSTALL THE FILTER BAG PRIOR TO INITIATING ANY ACTIVITIES WHICH WILL REQUIRE DEWATERING.
- THE TYPE OF FABRIC SHOULD BE BASED ON THE SIZE OF SOIL PARTICLES TO BE TRAPPED (I.E. A WOVEN MATERIAL FOR COARSE PARTICELS AND A NONWOVEN MATERIAL FOR FINER PARTICLES).
- A FILTER BAG SHOULD BE LOCATED IN AN AREA MOSTLY LEVEL (WITH LESS THAN 5% SLOPE). A PAD OF CRUSHED GRAVEL MAY BE PROVIDED.
- AVOID DISCHARGING TO AN AREA THAT IS BARE OF VEGETATION OR NEWLY VEGETATED. ANY SIGN OF EROSION OR CHANNELIZATION FROM THE DISCHARGED WATER REQUIRES IMMEDIATE CORRECTION.
- FILTER BAGS HAVE A FINITE CAPACITY FOR SEDIMENT COLLECTION AND MAY BE PRONE TO PLUGGING. AVOID OVER-PRESSURIZING THE BAG OR IT MAY BURST.
- IF A SEDIMENT DISCHARGE IS OBSERVED, INSPECT THE FILTER BAG FOR TEARS OR OTHER MALFUNCTIONS.

DIRTBAG PUMPED SILT CONTROL SYSTEM

NOT TO SCALE



NOTES:

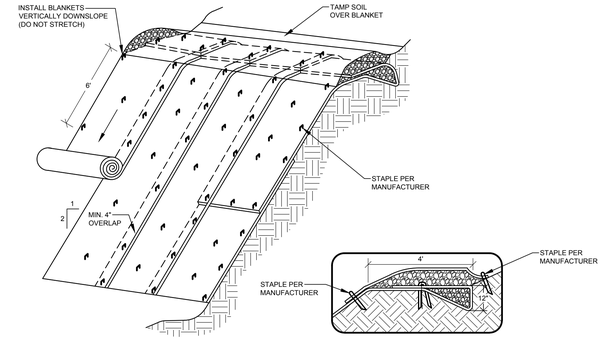
1. RIPRAP TO BE PROCESSED ANGULAR ROCK
2. RIPRAP GRADIATION SHALL BE A WELL GRADED MIX FROM ABOUT 1.5 TIMES D SIZE TO 25 PERCENT OF THE D SIZE
3. THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOE OF THE SLOPE UPWARD
4. STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12" ONTO THE GEOTEXTILE
5. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORMLY SLOPED SURFACE

TYPICAL RIPRAP APRON SCHEDULE

CULVERT DIAMETER - D (IN.)	APRON LENGTH - L (FT.)	WIDTH -W1 (FT)	WIDTH -W2 (FT)	RIPRAP D50 (IN.)	RIPRAP THICKNESS (IN.)
12	8	3	9	6	14
15	10	4	12	6	14
18	13	5	15	7	16
24	18	6	20	8	18
36	29	9	32	11	25
42	33	11	37	12	27
48	39	12	43	16	36

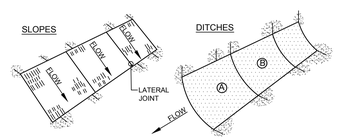
RIPRAP APRON

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. THE SOIL SURFACE SHALL BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING.
2. SEED SHALL BE SOWN BEFORE INSTALLING THE EROSION CONTROL BLANKET.
3. ALWAYS UNROLL THE BLANKET DOWNHILL WITHOUT STRETCHING AND ANCHOR THE UPSLOPE EDGE IN A 12 INCH DEEP TRENCH THAT IS BACKFILLED AND TAMPED. COVER TEH TAMPED SOIL WITH BLANKET AND STAPLE TO SECURE.
4. OVERLAP SHINGLE STYLE A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.



NOTES:

1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
5. WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET

NOT TO SCALE

NOT FOR CONSTRUCTION

STATE OF MAINE — DANIEL L RILEY No. 9967 — REGISTERED PROFESSIONAL ENGINEER

DANIEL L RILEY, PE 9967

10/16/2024

REV.:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC.. ANY ALTERATIONS TO THIS PLAN SHALL BE PERFORMED BY SEBAGO TECHNICS, INC. UNLESS AUTHORIZED OTHERWISE. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 4A,
South Portland, ME 04106
207.200.2100

South Portland, Bridgton, Springvale and Bath

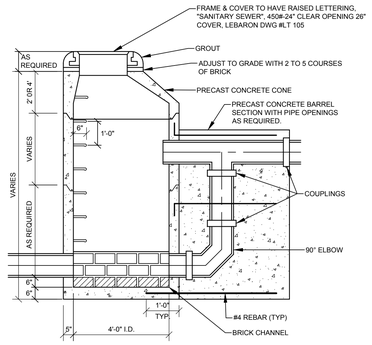
DETAILS - 1
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	NTS
PROJECT	18462

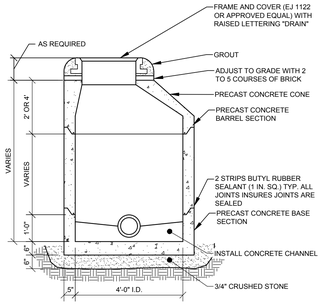
SHEET C-501

F:\Projects\18000\18462\DWG\Design\18462-D.dwg - 10/16/2024 4:39 PM - TANNER F. GOODINE

18462-D.dwg_TAB:42 DETAILS - 1

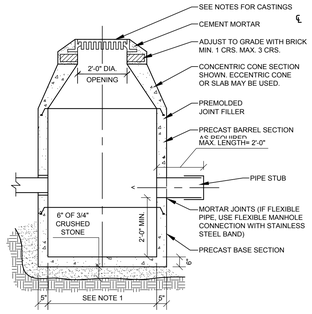


SANITARY EXTERIOR DROP MANHOLE
NOT TO SCALE



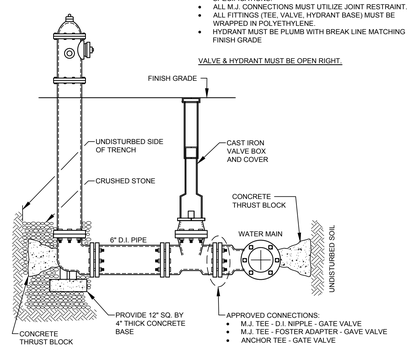
NOTES:
1. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
2. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
3. PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS.

PRECAST MANHOLE
NOT TO SCALE

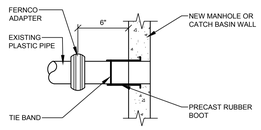


NOTES:
1. 4'-0" I.D. TYPICAL, SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE EJ 5520M5, OR APPROVED EQUAL.

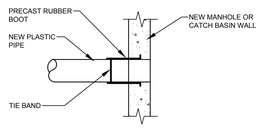
CATCH BASIN
NOT TO SCALE



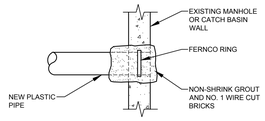
HYDRANT INSTALLATION
NOT TO SCALE



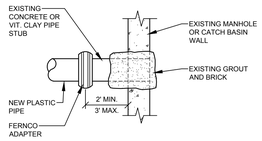
METHOD 1- EXISTING PIPE INTO NEW STRUCTURE



METHOD 2- NEW CONSTRUCTION

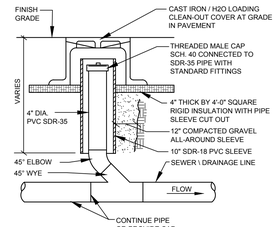


METHOD 3- NEW PIPE INTO EXISTING STRUCTURE

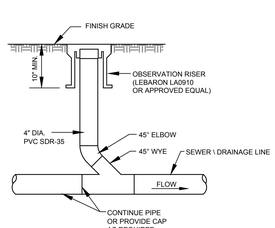


METHOD 4- NEW PIPE INTO EXISTING STUB

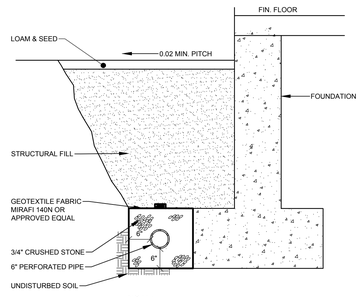
PLASTIC PIPE CONNECTIONS
NOT TO SCALE



CLEAN-OUT IN PAVEMENT AREAS
NOT TO SCALE

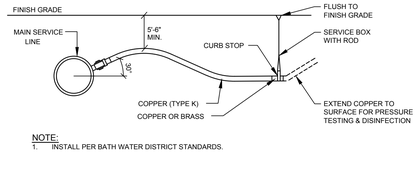


CLEAN-OUT IN GRASSED AREAS
NOT TO SCALE



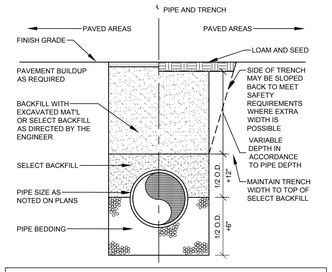
NOTE:
THIS DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL FOUNDATION DRAIN DETAILS WITH ARCHITECTURAL STRUCTURAL DRAWINGS.

FOUNDATION DRAIN SECTION
NOT TO SCALE



NOTE:
1. INSTALL PER BATH WATER DISTRICT STANDARDS.

CHLORINATION TAP
NOT TO SCALE

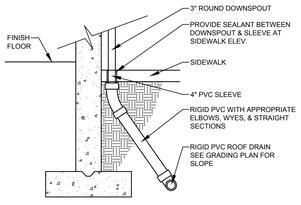


TRENCH BACKFILL SCHEDULE

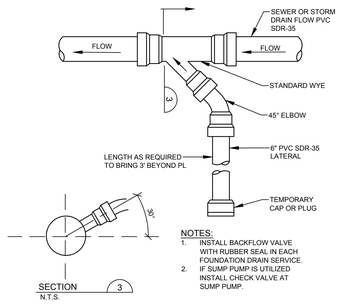
PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE
PERFORATED PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE

NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

TRENCH SECTION
NOT TO SCALE

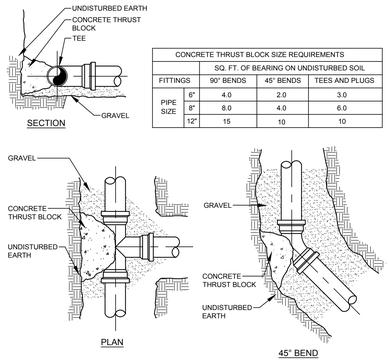


ROOF DRAIN CONNECTOR
NOT TO SCALE



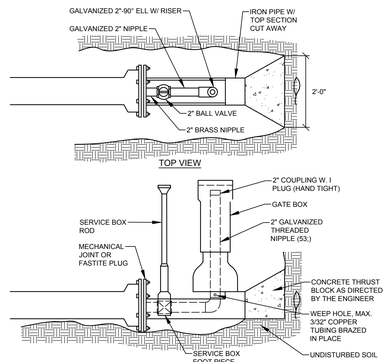
NOTES:
1. INSTALL BACKFLOW VALVE WITH RUBBER SEAL IN EACH FOUNDATION DRAIN SERVICE.
2. IF SUMP PUMP IS UTILIZED INSTALL CHECK VALVE AT SUMP PUMP.

SEWER / FOUNDATION DRAIN SERVICE CONNECTION
NOT TO SCALE

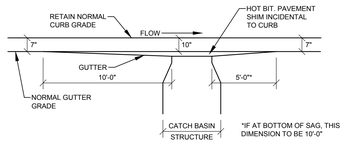


CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
		SQ. FT. OF BEARING ON UNDISTURBED SOIL		
FITTINGS		90° BENDS	45° BENDS	TEES AND PLUGS
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	10	10

TEE & BEND DETAIL
NOT TO SCALE

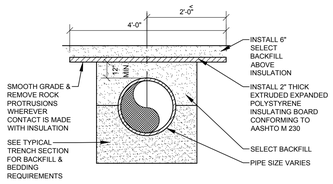


STANDARD 2" BLOW-OFF
NOT TO SCALE



NOTES:
CATCH BASIN GRATES SHALL BE DEPRESSED 2" BELOW THE NORMAL GUTTER GRADE UNLESS THIS DEPRESSION INTERFERES WITH TRAFFIC. PARALLEL BAR GRATES SHALL BE INSTALLED ON A LEVEL GRADIENT. DIMENSIONS ARE INTENDED TO BE NOMINAL.

GUTTER GRADE TRANSITION AT CATCH BASIN
NOT TO SCALE



PIPE INSULATION DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION

STATE OF MAINE — DANIEL L RILEY No. 9967 — REGISTERED PROFESSIONAL ENGINEER
DANIEL L RILEY, PE 9967
10/16/2024

REV.	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

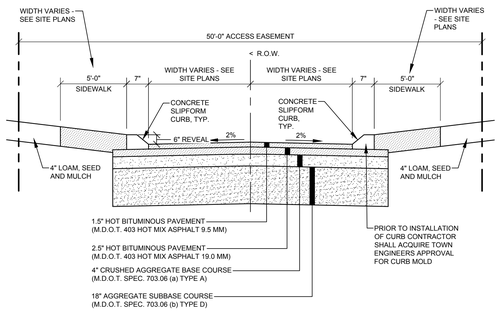
SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, Maine 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

DETAILS - 2
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

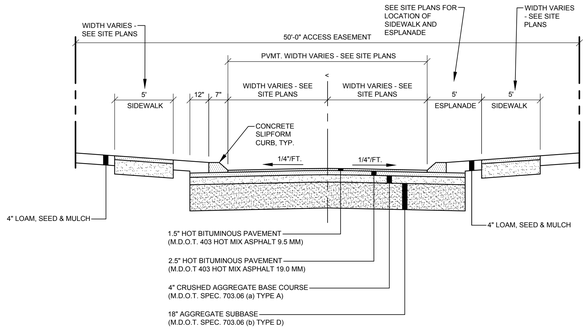
DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	NTS
PROJECT	18462

SHEET C-502

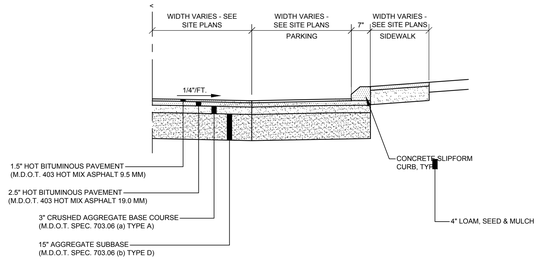
F:\Projects\18500\18462\DWG\Design\18462 D.dwg - 10/16/2024 4:39 PM - TANNER F. GOODINE
18462 D.dwg - TAB-43 DETAILS - 2



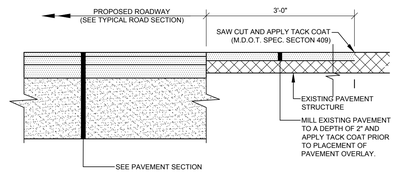
ROAD SECTION
NOT TO SCALE



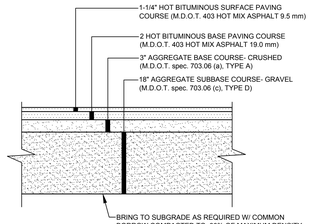
ROAD SECTION WITH ESPLANADE
NOT TO SCALE



ROAD SECTION WITH PARKING
NOT TO SCALE

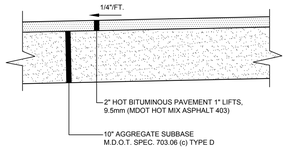


PAVEMENT JOINT
NOT TO SCALE

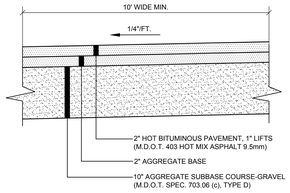


NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

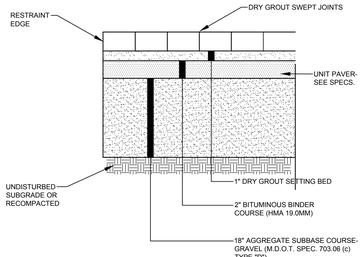
VEHICULAR PAVEMENT
NOT TO SCALE



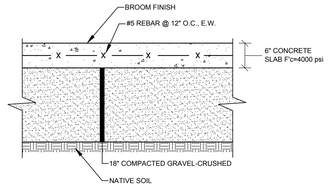
PEDESTRIAN PAVEMENT
NOT TO SCALE



RIVERWALK TRAIL
NOT TO SCALE

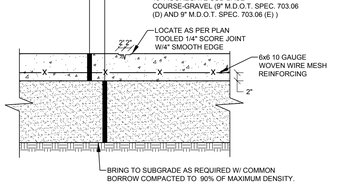


UNIT PAVER
NOT TO SCALE



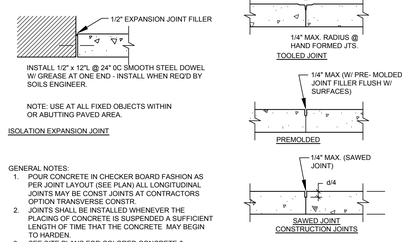
NOTE:
1. PROVIDE CONTRACTION CONTROL JOINTS EVERY 6' IN EACH DIRECTION

CONCRETE SLAB
NOT TO SCALE



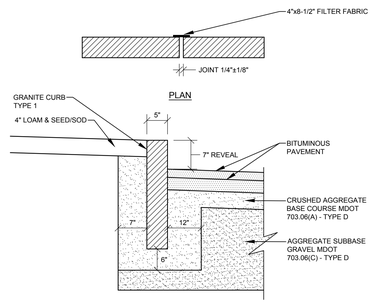
NOTES:
1. COMPACT GRAVEL SUB-BASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. CONCRETE PAD FOR STANDBY GENERATORS TO BE COMPLETED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF MAINE.

HEAVY DUTY CONCRETE PAD
NOT TO SCALE



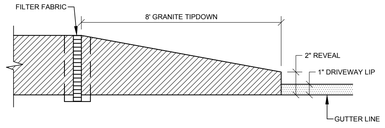
GENERAL NOTES:
1. POUR CONCRETE IN CHECKER BOARD FASHION AS PER JOINT LAYOUT (SEE PLAN) ALL LONGITUDINAL JOINTS MAY BE CONST JOINTS AT CONTRACTORS OPTION TRANSVERSE CONSTR.
2. JOINTS SHALL BE INSTALLED WHENEVER THE PLACING OF CONCRETE IS SUSPENDED A SUFFICIENT LENGTH OF TIME THAT THE CONCRETE MAY BEGIN TO HARDEN.
3. SEE SITE PLANS FOR COLORED CONCRETE & DECORATIVE STAMPED PATTERN LOCATIONS.

CONTROL JOINTS & DETAILS
NOT TO SCALE

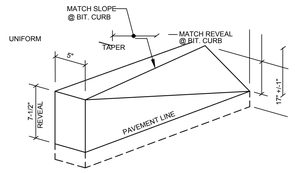


NOTES:
1. EXCAVATION INCIDENTAL TO COST OF CURB
2. SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB

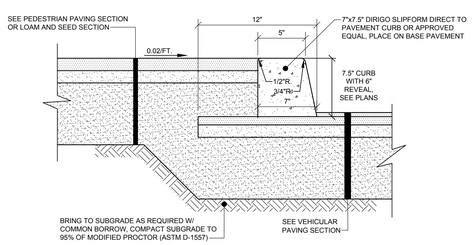
VERTICAL GRANITE CURB
NOT TO SCALE



GRANITE TIPDOWN CURB INSTALLATION
NOT TO SCALE

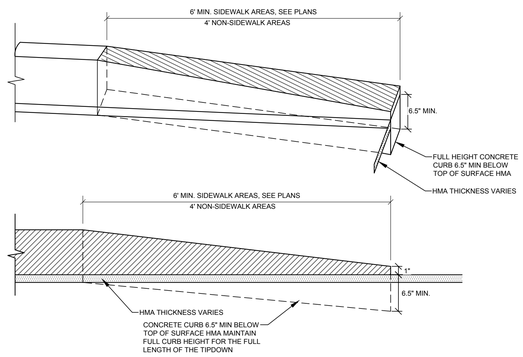


VERTICAL TO SLOPED CURB GRANITE TRANSITION STONES
NOT TO SCALE

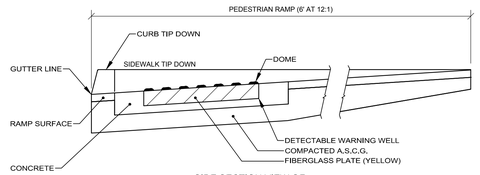


NOTES:
1. COMPACT GRAVEL SUBBASE AND BASE COURSES TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. HOT MIX ASPHALT SURFACE COARSE SHALL BE COMPACTED TO 95% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041). BASE COARSE SHALL BE COMPACTED TO 95% ±2.5% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041).
3. APPLY TACK COAT BETWEEN SUCCESSIVE LIFTS OF BITUMINOUS PAVEMENT.
4. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
5. SEE TYPICAL ACCESS DRIVE SECTION FOR ROADWAY MATERIAL SPECIFICATIONS AND DEPTHS.
6. TIPDOWNS SHALL BE PROVIDED AS SHOWN ON PLANS.

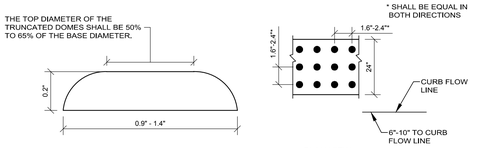
BITUMINOUS SIDEWALK WITH SLIPFORM CURB
NOT TO SCALE



SLIPFORM CONCRETE CURB TIPDOWN, TYPICAL
NOT TO SCALE



SIDE SECTION VIEW OF DETECTABLE WARNING, WELL, CURB AND GUTTER

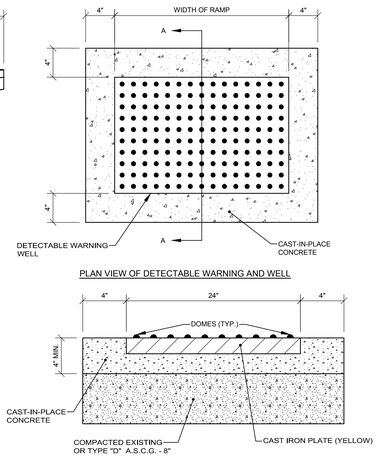


ELEVATION VIEW PLAN VIEW

DOME AND DETECTABLE WARNING DETAILS

NOTE: ALL DETECTABLE WARNING AREAS SHALL START 6" - 10" FROM THE FLOW LINE OF THE CURB, BE 24" IN DEPTH, AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY.

TRUNCATED DOME
NOT TO SCALE



PLAN VIEW OF DETECTABLE WARNING AND WELL

SECTION A-A

NOT FOR CONSTRUCTION

DANIEL L RILEY, PE 9967
STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
10/16/2024

REV	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

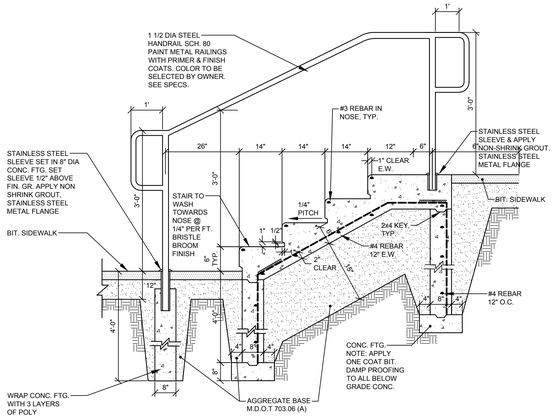
DETAILS - 3
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	NTS
PROJECT	18462

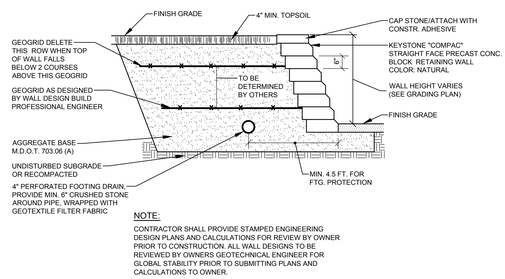
SHEET C-503

F:\Projects\18000\18462\DWG\Design\18462 D.dwg - 10/16/2024 4:39 PM - TANNER F. GOODINE

18462 D.dwg, TAB:44 DETAILS - 3

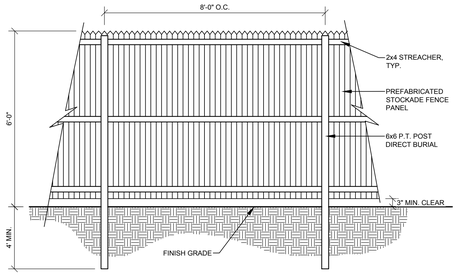


CONCRETE STAIR
NOT TO SCALE

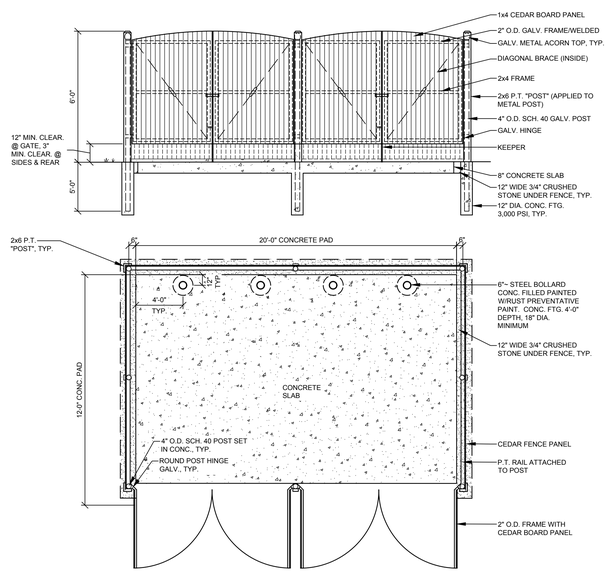


NOTE:
CONTRACTOR SHALL PROVIDE STAMPED ENGINEERING DESIGN PLANS AND CALCULATIONS FOR REVIEW BY OWNER PRIOR TO CONSTRUCTION. ALL WALL DESIGNS TO BE REVIEWED BY OWNERS GEOTECHNICAL ENGINEER FOR GLOBAL STABILITY PRIOR TO SUBMITTING PLANS AND CALCULATIONS TO OWNER.

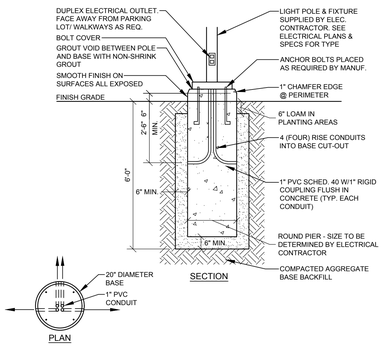
MODULAR BLOCK RETAINING WALL
NOT TO SCALE



PRIVACY FENCE
NOT TO SCALE

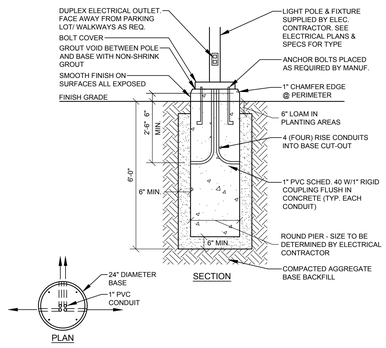


DUMPSTER ENCLOSURE
NOT TO SCALE



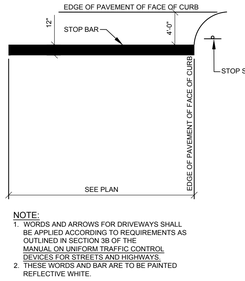
NOTES:
1. CONCRETE f'c=5000 psi. @ 28 DAYS WITH STEEL REINFORCEMENT
2. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED PROVIDED BY ELECTRICAL CONSTRACTOR
3. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
4. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.
5. LIGHT POLE BASE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL

20" ROUND LIGHT POLE BASE
NOT TO SCALE



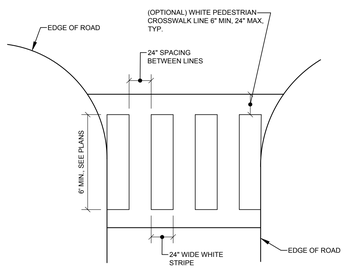
NOTES:
1. CONCRETE f'c=5000 psi. @ 28 DAYS WITH STEEL REINFORCEMENT
2. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED PROVIDED BY ELECTRICAL CONSTRACTOR
3. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
4. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.
5. LIGHT POLE BASE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL

24" ROUND LIGHT POLE BASE
NOT TO SCALE

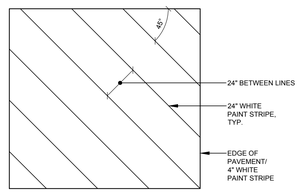


NOTE:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

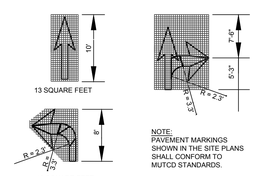
STOP BAR
NOT TO SCALE



CROSSWALK STRIPING
NOT TO SCALE

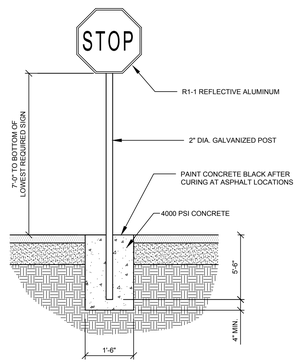


DIAGONAL STRIPING
NOT TO SCALE

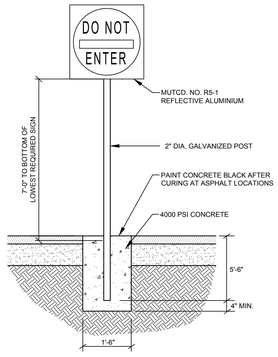


NOTE:
PAVEMENT MARKINGS SHOWN IN THE SITE PLANS SHALL CONFORM TO MUTCD STANDARDS.

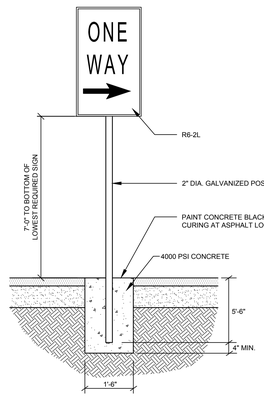
PAINTED DIRECTIONAL ARROW
NOT TO SCALE



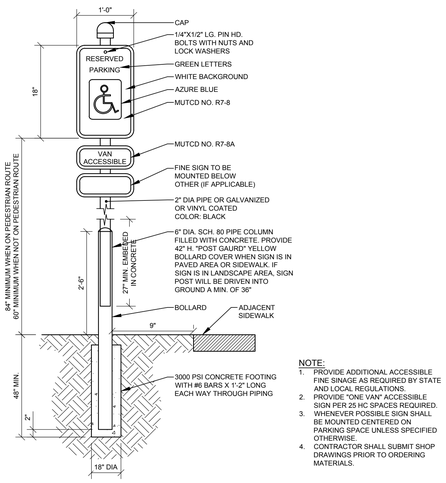
STOP SIGN (S1)
NOT TO SCALE



DO NOT ENTER SIGN (S2)
NOT TO SCALE

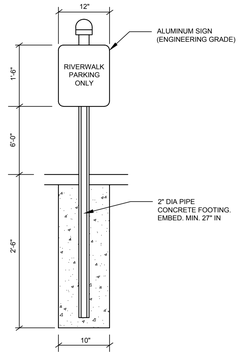


ONE WAY SIGN (S3)
NOT TO SCALE



NOTE:
1. PROVIDE ADDITIONAL ACCESSIBLE FINE SINAGE AS REQUIRED BY STATE AND LOCAL REGULATIONS.
2. PROVIDE "ONE VAN" ACCESSIBLE SIGN PER 25 HC SPACES REQUIRED.
3. WHENEVER POSSIBLE SIGN SHALL BE MOUNTED CENTERED ON PARKING SPACE UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO ORDERING MATERIALS.

ADA RESERVED PARKING SIGN (S4)
NOT TO SCALE



RIVERWALK PARKING SIGN (S5)
NOT TO SCALE

NOTE:
EXAMPLE OF CURRENT WAYFINDING SIGN TREATMENT ALONG THE SACO/BIDDEFORD RIVERWALK - PROPOSED WAYFINDING SIGNAGE TO MATCH

RIVERWALK DIRECTIONAL SIGN (S6)
NOT TO SCALE

NOT FOR CONSTRUCTION

STATE OF MAINE
DANIEL L RILEY
No. 9967
REGISTERED PROFESSIONAL ENGINEER
DANIEL L RILEY, PE 9967
10/16/2024

REV.	BY:	DATE:	STATUS:
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, MODIFICATIONS OR REVISIONS MADE TO THIS PLAN WITHOUT THE WRITTEN AUTHORIZATION OF SEBAGO TECHNICS, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

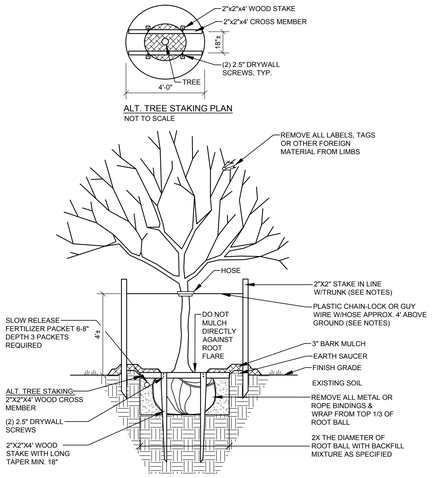
DETAILS - 4
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	NTS
PROJECT	18462

SHEET C-504

F:\Projects\18500\18462\ONVD\Design\18462 D.dwg - 10/16/2024 4:39 PM - TANNER F. GOODINE

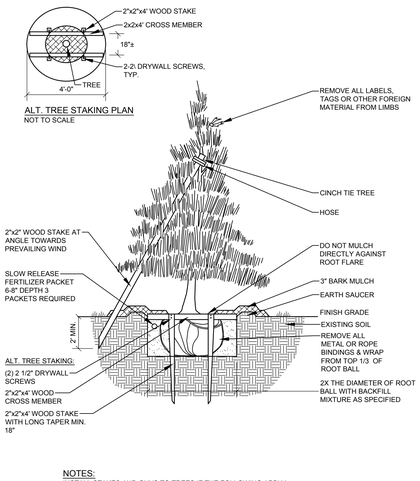
18462 D.dwg - TAB:45 DETAILS - 4



ALT. TREE STAKING PLAN
NOT TO SCALE

NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

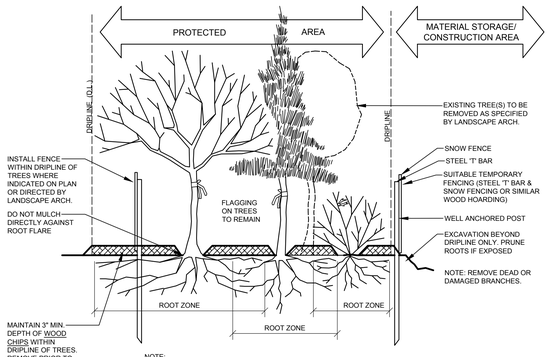
DECIDUOUS TREES
NOT TO SCALE



ALT. TREE STAKING PLAN
NOT TO SCALE

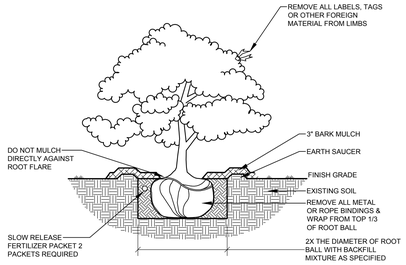
NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

EVERGREEN TREES
NOT TO SCALE



NOTE:
AS THE MAJOR PORTIONS OF THE ROOT SYSTEMS OF THE PLANT(S) TO BE PROTECTED ARE WITHIN THE DRIPLINE ZONE, THIS ENTIRE AREA SHOULD BE FENCED OFF (TO A MINIMUM HEIGHT OF 4') PRIOR TO CONSTRUCTION AND REMOVED THEREAFTER. FOR MAXIMUM PROTECTION, NO VEHICLE TRESPASS, EXCAVATION, FILL, WASTE DISCHARGE OR OR MATERIAL STORAGE SHOULD BE ALLOWED IN THIS ZONE.

TREE PROTECTION DETAIL
NOT TO SCALE CROSS-SECTION OF TYPICAL PLANT GROUPING



DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE

F:\Projects\18000\18462\DWG\Design\18462 D.dwg - 10/16/2024 4:39 PM - TANNER F. GOODINE

NOT FOR CONSTRUCTION

DANIEL S. SEBAGO, MAINE 8869

LICENSED LANDSCAPE ARCHITECT
Amy Bell
Segal
No. 1261
STATE OF MAINE
10/16/2024

REV:	BY:	DATE:	STATUS:
D	DLR	10/16/2024	ISSUED TO CITY OF BIDDEFORD FOR PRELIMINARY SITE PLAN
C	DLR	08/07/2024	ISSUED TO SACO RIVER CORRIDOR COMMISSION FOR APPLICATION REVIEW
B	DLR	06/12/2024	ISSUED TO CITY OF BIDDEFORD FOR FINAL SITE PLAN
A	DLR	05/24/2024	PHASE 1 SCHEMATIC DESIGN SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Springvale and Bath

DETAILS - 5
OF:
ONE DIAMOND
MAIN STREET
BIDDEFORD, MAINE, 04005
FOR:
ONE DIAMOND DEVELOPMENT, LLC
2 LIVEWELL DRIVE, SUITE 201
KENNEBUNK, MAINE, 04043

DESIGNED	TFG / BAM
DRAWN	DAB
CHECKED	DLR
DATE	06/12/2024
SCALE	NTS
PROJECT	18462

18462 D.dwg, TAB:46 DETAILS - 5

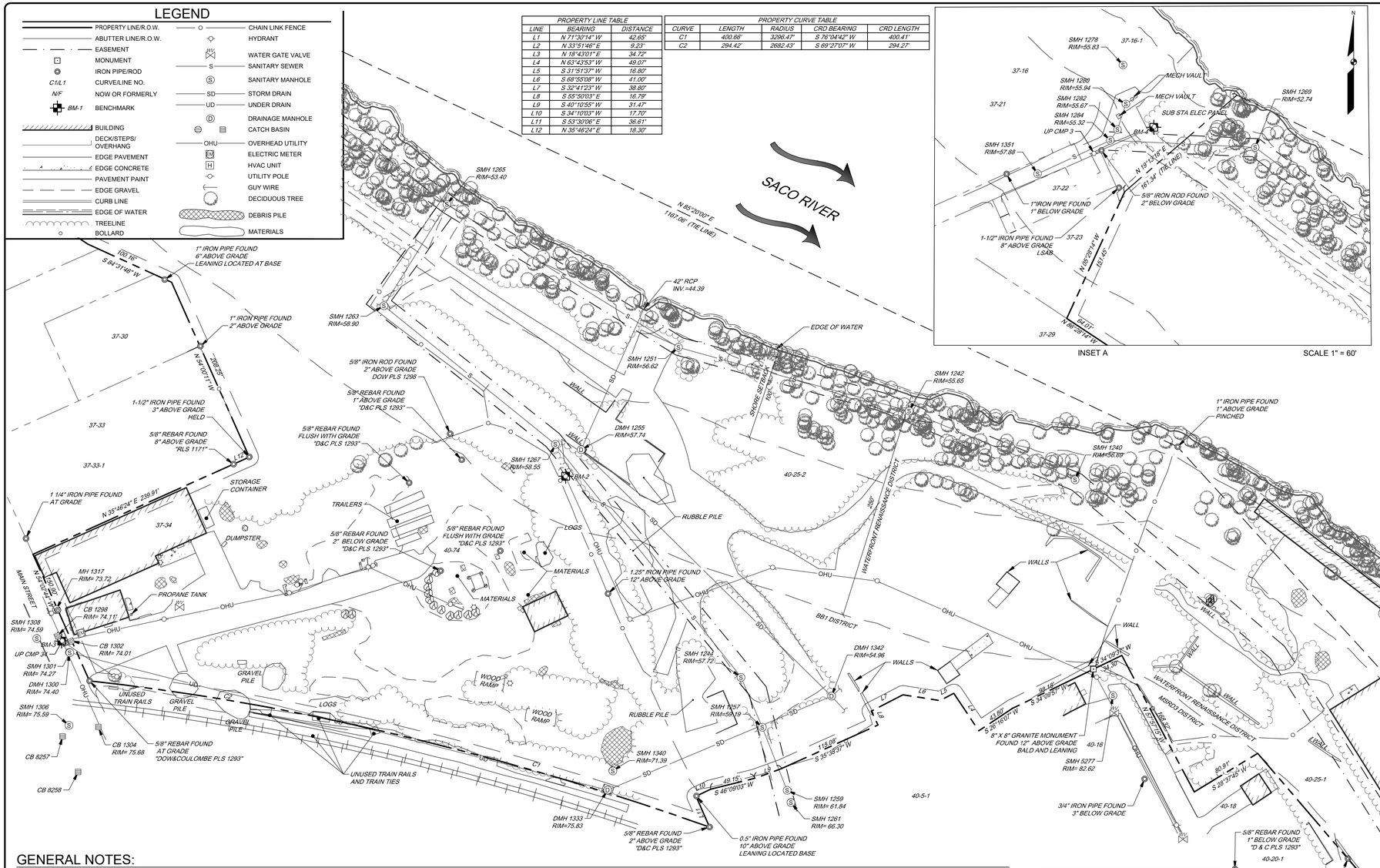
SHEET C-505

LEGEND

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- EASEMENT
- MONUMENT
- IRON PIPE/ROD
- C1/L1 CURVE/LINE NO.
- N/F NOW OR FORMERLY
- BM-1 BENCHMARK
- BUILDING
- DECK/STEPS/ OVERHANG
- EDGE PAVEMENT
- EDGE CONCRETE
- PAVEMENT PAINT
- EDGE GRAVEL
- CURB LINE
- EDGE OF WATER
- TREELINE
- BOLLARD
- CHAIN LINK FENCE
- HYDRANT
- WATER GATE VALVE
- SANITARY SEWER
- SANITARY MANHOLE
- STORM DRAIN
- UNDER DRAIN
- DRAINAGE MANHOLE
- CATCH BASIN
- OVERHEAD UTILITY
- ELECTRIC METER
- HVAC UNIT
- UTILITY POLE
- GUY WIRE
- DECIDUOUS TREE
- DEBRIS PILE
- MATERIALS

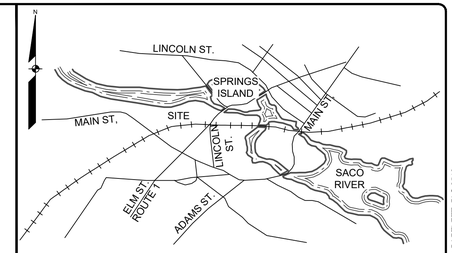
PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 71°30'14" W	42.65'
L2	N 33°51'46" E	9.23'
L3	N 18°43'01" E	34.72'
L4	N 63°43'53" W	48.07'
L5	S 31°51'37" W	16.80'
L6	S 68°55'08" W	41.00'
L7	S 32°41'23" W	38.80'
L8	S 55°50'03" E	16.79'
L9	S 40°10'55" W	31.47'
L10	S 34°11'03" W	17.70'
L11	S 53°30'06" E	36.61'
L12	N 35°46'24" E	18.30'

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	400.66'	3296.47'	S 76°04'42" W	400.41'
C2	294.42'	2682.43'	S 69°27'07" W	294.27'



INSET A

SCALE 1" = 60'



LOCATION MAP N.T.S.

LOT INFORMATION:

MAP-LOT	OWNER (NOW OR FORMALLY)	DEED (BOOK-PAGE)	PROPERTY ADDRESS
37-16	CITY OF BIDDEFORD	2482-220	432 MAIN STREET
37-16-1	CITY OF BIDDEFORD	1619-477	20 HORRIGAN COURT
37-21	ROBERT E. DEMELLO	17700-196	11 HORRIGAN COURT
37-22	ROBERT E. DEMELLO	17191-396	10 HORRIGAN COURT
37-23	BRUCE A. HUBERT	16187-870	8 HORRIGAN COURT
37-29	MEREDITH L. CRAIN	14025-944	6 HARVEY STREET
37-30	BALDWINS, LLC	18612-443	3 HARVEY STREET
37-33	386 MAIN STREET, LLC	16272-139	386 MAIN STREET
37-33-1	WILLIAM R. & CATHY T. LANGEVIN	3580-212	382 MAIN STREET
37-34	ABILITY EQUIPMENT SALES	16704-200	378 MAIN STREET
37-35	ABILITY PROPERTIES, LLC.	17956-129	368 MAIN STREET
40-5-1	BOSTON & MAINE RAILROAD	1757-20 & 3266-182	OFF HAZEL STREET
40-16	SEAN O'KEEFE & REBECCA O'KEEFE	17144-62	31 HOOPER STREET
40-18	MARK P. TIBBETTS	13777-62	24 HOOPER STREET
40-20	KELLY T. WILMOT & DANIEL J. WILMOT	12516-345	20 HOOPER STREET
40-20-1	DEBRA M. ARGETES	16143-684	22 HOPPER STREET
40-22	DEANNA GAMBOA & JESSICA J. DYER	18175-7	6 HOOPER STREET
40-23	88 ELM STREET, LLC	14739-651	88 ELM STREET
40-24 (LOCUS)	PFP LAWRENCE, INC.	15374-58	68 ELM STREET
40-25 (LOCUS)	RSTBR, LLC	12912-263	52 ELM STREET
40-25-1 (LOCUS)	ONE DIAMOND DEVELOPMENT, LLC	18913-96	1 DIAMOND STREET
40-25-2 (LOCUS)	TOWN OF BIDDEFORD	2158-491	OFF MAIN STREET
40-74	UNION OIL COMPANY OF MAINE	7465-84	OFF MAIN STREET

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 INCH = 60 FT.

GRID N

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS AS FOLLOWS BY DEEDS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD).

ONE DIAMOND DEVELOPMENT, LLC	MAP 37, LOT 34	18941/666
ONE DIAMOND DEVELOPMENT, LLC	MAP 37, LOT 35	18941/668
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 25-1	18913/96
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 24	18996/930
ONE DIAMOND DEVELOPMENT, LLC	MAP 40, LOT 25	18941/344
UNION OIL CO. OF MAINE	MAP 40, LOT 74	7465/84
CITY OF BIDDEFORD	MAP 40, LOT 25-2	2158/491

2. THE PROPERTY IS SHOWN AS LOTS 24, 25, 25-1, 25-2 AND 74 ON THE CITY OF BIDDEFORD TAX MAP 40 AND LOTS 34 AND 35 ON MAP 37 AND IS LOCATED IN THE WATERFRONT RENAISSANCE, HIGH DENSITY MIXED USE(MSRD3), AND GENERAL BUSINESS (B1) DISTRICTS.
3. SPACE AND BULK CRITERIA FOR DISTRICTS ARE AS FOLLOWS: (AREA IS IN SQUARE FEET)

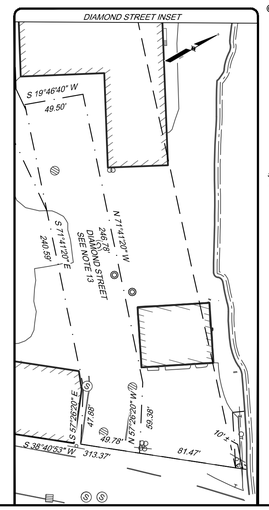
	WATERFRONT	MSRD3	B1
NET RESIDENTIAL DENSITY:	425/UNIT - RESIDENTIAL	--	--
MINIMUM LOT SIZE:	5,000 -COMMERCIAL 425 - RESIDENTIAL	--	1,000
MINIMUM STREET FRONTAGE:	--	--	--
MINIMUM SHORE FRONTAGE:	NONE(RESIDENTIAL) 100 FT -COMMERCIAL	--	--
MINIMUM SHORE SETBACK:	25 FT	--	--
MINIMUM FRONT YARD:	--	--	10 FT
MINIMUM SIDE YARD:	--	--	10 FT
MINIMUM REAR YARD:	--	--	10 FT
MAXIMUM BUILDING HEIGHT:	--	MINIMUM 26 FT/ 2 STORIES	60 FT/ 6 STORIES
MAXIMUM LOT COVERAGE:	55%		

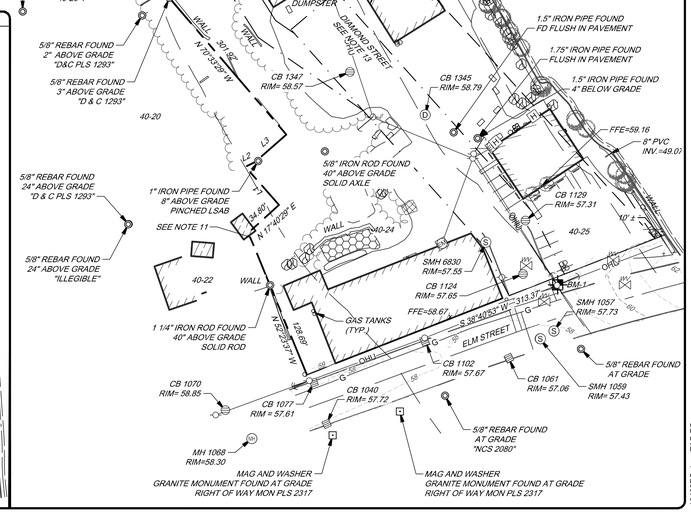
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 18.20 ACRES TO THE PROPOSED DIVISION LINE.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY AND FEBRUARY OF 2022. TOPOGRAPHIC INFORMATION IS BASED UPON AN ORTHORECTIFIED AERIAL PHOTOGRAPHY TAKEN IN NOVEMBER 2019 AND UPDATED WITH PUBLICLY AVAILABLE LIDAR FLOWN IN 2020 FROM NOAA.
6. PLAN REFERENCES:
   - A. "PLAN SHOWING A SURVEY OF LAND FOR DIAMOND INTERNATIONAL CORP. BIDDEFORD, MAINE" MADE BY DOW, COULOMBE & BROWN INCORPORATED ENGINEERS & SURVEYORS SACO, MAINE, DATED JANUARY 1973.
   - B. "PLAN OF DIAMOND MATCH PARK BIDDEFORD, MAINE" FOR GORRILL-PALMER MADE BY TITCOMB ASSOCIATES FALMOUTH MAINE, DATED APRIL 27, 2012.
   - C. "PLAN SHOWING A BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY MADE FOR THE CITY OF BIDDEFORD" DATED APRIL 6, 2021 BY DOW & COULOMBE, INC.
   - D. "PLAN SHOWING LAND ON RIVER STREET - BIDDEFORD, MAINE" DATED OCTOBER 11, 1950 BY LIBBY & DOW ENGINEERS AND RECORDED AT THE YCRD IN PLAN BOOK 15, PAGE 36.
   - E. WAKEFIELD BROOK LOT, BELONGING TO THE ESTATE OF DOMINICUS CUTTS, DATED JULY 20, 1846 BY TRISTRM JORDAN, JR. AND RECORDED AT THE YCRD IN PLAN BOOK 2, PAGE 46.
   - F. "LAND IN BIDDEFORD, ME." DATED JULY 29, 1925 BY E.W. CHAPMAN AND RECORDED AT THE YCRD IN PLAN BOOK 10, PAGE 9.
   - G. "PLAN SHOWING A BOUNDARY SURVEY OF LAND LOCATED AT 368 MAIN STREET BIDDEFORD, MAINE" DATED MAY 10, 2019 BY DOW & COULOMBE, INC. AND RECORDED AT THE YCRD IN PLAN BOOK 402, PAGE 3.
   - H. "PLAN OF LAND TO THE HEIRS OF WILLIAM D. SOONER, ESQ. SITUATED IN BIDDEFORD IN THE COUNTY OF YORK" DATED OCTOBER 6, 1958 BY G.W. LUQUES AND RECORDED AT THE YCRD IN PLAN BOOK 1, PAGE 47.
   - I. CROCKETT LOT IN HOLLIS BY LIBBY & DOW, ENGR'S AND RECORDED AT THE YCRD IN PLAN BOOK 25, PAGE 28.
   - J. "PLAN SHOWING A PROPOSED SEWER EASEMENT BIDDEFORD, MAINE" DATED APRIL 6, 1964 BY LIBBY & DOW ENGR'S AND RECORDED AT THE YCRD IN PLAN BOOK 38, PAGE 11.
   - K. "PLAN SHOWING A PROPOSED SEWER EASEMENT AND PUMPING STATION LOT BIDDEFORD, MAINE" DATED MARCH 24, 1964 BY LIBBY & DOW AND RECORDED AT THE YCRD IN PLAN BOOK 39, PAGE 40.
   - L. "PLAN SHOWING LAND IN KENNEBUNK, MAINE TO BE CONVEYED BY ROBINSON TO THE ROMAN CATHOLIC BISHOP OF PORTLAND" BY LIBBY & DOW ENGR'S DATED JANUARY 23, 1967 AND RECORDED AT THE YCRD IN PLAN BOOK 43, PAGE 20.
   - M. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "I" BIDDEFORD YORK COUNTY FEDERAL AID PROJECT NO. BR-01-01(74)" DATED JANUARY 1985, MAY 1985, BY RICHARD A. COLEMAN AND RECORDED AT THE YCRD IN BOOK 161, PAGE 16.
   - N. "PLAN OF LAND OF E.H.C. HOOPER AND THOMAS H. COLE LYING UPON THE NORTH WESTERLY SIDE OF MAIN STREET IN BIDDEFORD, YORK CO., ME" BY G.W. LUQUES DATED APRIL 19, 1850 AND RECORDED AT THE YCRD IN PLAN BOOK 0001, PAGE 0010.
   - O. "PLAN OF LAND OF E.H.C. HOOPER AND LAND OF HEIRS OF HON. P. HOOPER IN BIDDEFORD" BY G.W. LUQUES DATED JULY 14, 1859 AND RECORDED AT THE YCRD IN PLAN BOOK 0001, PAGE 43.
   - P. "PLAN OF LAND OF E.H.C. HOOPER AND THOMAS H. COLE IN BIDDEFORD ON THE SOUTHWESTERLY SIDE OF A RESERVED STREET FROM MAIN STREET TOWARDS THE "STEAM MILL" BY G.W. LUQUES DATED OCTOBER 2, 1856 AND RECORDED AT THE YCRD IN PLAN BOOK 0001, PAGE 0048.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. BENCHMARK:

BM-1	SPIKE IN UTILITY POLE	ELEVATION: 59.94' (NAVD88)
BM-2	NAIL IN UTILITY POLE	ELEVATION: 60.98' (NAVD88)
BM-3	NAIL IN UTILITY POLE	ELEVATION: 75.39' (NAVD88)
BM-4	NAIL IN UTILITY POLE	ELEVATION: 55.60' (NAVD88)

9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. THE LOCUS PROPERTY AS DEPICTED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BIDDEFORD, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230145 0003 B, HAVING AN EFFECTIVE DATE OF MAY 15, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE AB & A11, AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. A PORTION OF THE PARCEL ALSO FALLS WITHIN AN AREA IDENTIFIED AS ZONE B, AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
11. A PORTION OF THE SHED UTILIZED BY GAMBOA & DYER IS OVER THE PROPERTY LINE ON THE SURVEYED PREMISES. NO RECORD WAS FOUND ALLOWING THIS USE.
12. TREES SHOWN ON THIS PLAT ARE 4" OR LARGER AND LOCATED WITHIN 75' OF THE EDGE OF WATER.
13. DIAMOND STREET IS A PUBLIC WAY PER THE CITY OF BIDDEFORD. THE RIGHT OF WAY SHOWN HEREON IS SHOWN ON MULTIPLE PLANS DATING BACK TO 1859, BUT PLAN REFERENCE 6A AND 6D HAVE THE BEST DEFINITION OF THE ROADWAY AS IT APPEARS TO HAVE BEEN UTILIZED IN RECENT HISTORY.





JACOB I. BARTLETT PLS 2513

STATE OF MAINE — JACOB I. BARTLETT — 2513 — PROFESSIONAL LAND SURVEYOR

REV.	BY:	DATE:	STATUS:
B	JIB	10-16-2024	REVISED PLAN AROUND DIAMOND STREET
A	JIB	05-12-2023	ISSUED TO CLIENT FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite A
South Portland, ME 04106
Tel. 207-200-2100

EXISTING CONDITIONS PLAN
OF:
ONE DIAMOND STREET
1, DIAMOND STREET
BIDDEFORD, MAINE
FOR RECORD OWNER:
ONE DIAMOND DEVELOPMENT, LLC
2 LEWELL DRIVE, SUITE 201
KENNEBUNK, ME 04043

DESIGNED	-
DRAWN	DCB / JMC
CHECKED	JIB
DATE	04/22/2022
SCALE	1" = 60'
PROJECT	18462

SHEET 1 OF 4

18462EC.dwg, TAB:EC

Whitten, Nan

From: Dan Riley <driley@sebagotechnics.com>
Sent: Monday, November 4, 2024 9:25 AM
To: Whitten, Nan
Cc: Galbraith, David; Iriqat, Adi; Dexter, Edward; Gervais, George; Tanner F. Goodine
Subject: RE: Staff Comments on One Diamond
Attachments: Pages from 18462 - One Diamond Plans for Preliminary Site Plan 2024-10-16.pdf

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

Hi All-
Before we revise the drawings, I wanted to ask for a couple of clarifications:

Phase 1: The first driveway behind the building is only 16' between parking spaces. This needs to be increased to 20'

Is this comment just referring to the curb cut/entrance width at the street or the drive aisle width through the parking lot? The 16' width was established based on the performance standards for parking in the land use ordinance where 60 degree angled one-way parking requires a 16' aisle.

(f) Parking stalls and aisle layout shall conform to the following standards:

Table 6-49A

Parking Stall Size

Parking Angle (degrees)	Stall Width	Skew Width	Stall Depth	Aisle Width
90	9 feet 0 inches	N/A	18 feet 0 inches	24 feet 0 inches
60	8 feet 6 inches	10 feet 5 inches	18 feet 5 inches	16 feet 0 inches one-way
45	8 feet 6 inches	12 feet 9 inches	17 feet 0 inches	12 feet 0 inches one-way
30	8 feet 6 inches	17 feet 0 inches	16 feet 5 inches	12 feet 0 inches

Regarding the hydrant locations. Is this comment confirming that we have located them as discussed or are additional revisions needed?
Following our last discussions, one hydrant was relocated from the southwest corner of the building along Diamond Street. It was moved east into the parking lot area at the southeast corner of the building.
A hydrant was added along Diamond Street at station 3+65 (west side of the building).
A 3rd is proposed at station 9+65 northeast of the building. I've attached the plan with the hydrants highlighted.
Please let me know if the hydrant locations need to be adjusted.

The FDC is located on the west side of the building, adjacent to the west entrance in an area where there is no on-street parking

Thanks for your time, happy to have a call to discuss.

Dan

Daniel L. Riley, PE, CFM *Senior Vice President, Engineering*
Sebago Technics, Inc. | An Employee-Owned Company
75 John Roberts Rd., Suite 4A, South Portland, ME 04106
Office: 207.200.2100 | Direct: 207.200.2080 | Mobile: 207.615.7912
driley@sebagotechnics.com | www.sebagotechnics.com

From: Whitten, Nan <Nan.Whitten@Biddefordmaine.org>
Sent: Monday, November 4, 2024 8:09 AM
To: Dan Riley <driley@sebagotechnics.com>
Cc: Galbraith, David <David.Galbraith@biddefordmaine.org>; Iriqat, Adi <adi.iriqat@biddefordmaine.org>; Dexter, Edward <Edward.Dexter@Biddefordmaine.org>; Gervais, George <George.Gervais@biddefordmaine.org>
Subject: [External] Staff Comments on One Diamond
Importance: High

Hi Dan:

We received the following comments from the Fire Department:

Notes for One Diamond:
Phase 1: The first driveway behind the building is only 16' between parking spaces. This needs to be incre

Making sure access to FDC is clear and unobstructed of parking areas.

Hydrant locations as previously discussed.

That is all that is on the initial comments.

Thank you
Ed

Nan Whitten
City of Biddeford
Office Manager
Planning & Development
207-284-9115

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

Whitten, Nan

From: Whitten, Nan
Sent: Monday, November 4, 2024 8:09 AM
To: Dan Riley (driley@sebagotechnics.com)
Cc: Galbraith, David; Iriqat, Adi; Dexter, Edward; Gervais, George
Subject: Staff Comments on One Diamond

Importance: High

Tracking:

Recipient	Delivery
Dan Riley (driley@sebagotechnics.com)	
Galbraith, David	Delivered: 11/4/2024 8:09 AM
Iriqat, Adi	Delivered: 11/4/2024 8:09 AM
Dexter, Edward	Delivered: 11/4/2024 8:09 AM
Gervais, George	Delivered: 11/4/2024 8:09 AM

Hi Dan:

We received the following comments from the Fire Department:

Notes for One Diamond:
Phase 1: The first driveway behind the building is only 16' between parking spaces. This needs to be incre

Making sure access to FDC is clear and unobstructed of parking areas.

Hydrant locations as previously discussed.

That is all that is on the initial comments.

Thank you
Ed

Nan Whitten
City of Biddeford
Office Manager
Planning & Development
207-284-9115

Whitten, Nan

From: Galbraith, David
Sent: Monday, November 4, 2024 7:58 AM
To: Whitten, Nan
Subject: FW: One Diamond Preliminary Application

Not yet, but could you please forward to Dan Riley. Thanks!

From: Whitten, Nan <Nan.Whitten@Biddefordmaine.org>
Sent: Thursday, October 31, 2024 2:51 PM
To: Galbraith, David <David.Galbraith@biddefordmaine.org>
Subject: RE: One Diamond Preliminary Application

Have we shared Ed's comments with the applicant?

From: Galbraith, David <David.Galbraith@biddefordmaine.org>
Sent: Wednesday, October 30, 2024 1:03 PM
To: Chekan, Craig <Craig.Chekan@Biddefordmaine.org>
Cc: Iriqat, Adi <adi.iriqat@biddefordmaine.org>; Whitten, Nan <Nan.Whitten@Biddefordmaine.org>; Crocker, Jason <Jason.Crocker@Biddefordmaine.org>; Dexter, Edward <Edward.Dexter@Biddefordmaine.org>; Demers, Jeff <Jeff.Demers@Biddefordmaine.org>; Milligan, Tom <Tom.Milligan@Biddefordmaine.org>; Fecteau, Roby <Roby.Fecteau@Biddefordmaine.org>; Gervais, George <George.Gervais@biddefordmaine.org>
Subject: RE: One Diamond Preliminary Application

All, I have comments on the One Diamond project from Craig (see below email) and from Ed (see below "paste"). Let's discuss at our Monday SRC meeting. I have TENTATIVELY scheduled this Preliminary Review for December 5th Planning Board meeting, so we have some breathing room. Thanks for the comments received to date.

ED's Comments:

Notes for One Diamond:
Phase 1: The first driveway behind the building is only 16' between parking spaces. This needs to be incre

Making sure access to FDC is clear and unobstructed of parking areas.

Hydrant locations as previously discussed.

That is all that is on the initial comments.

Thank you
Ed

CRAIG: I talked to Dan Riley (Sebago Technics) this morning who found that the original layout of what is now Diamond Street (formerly River Street?) is technically in the wrong location. The original deed for the roadway layout from 1858 places the roadway running through the Subway building. Naturally, they want to keep the roadway in the current location, and he has numerous plans showing it in the current location, but they will be

resolving this deed matter as part of this project. He and I also discussed the outfall issue you need resolved and he will be contacting you on both items.

David

From: Chekan, Craig <Craig.Chekan@Biddefordmaine.org>
Sent: Monday, October 21, 2024 8:45 AM
To: Galbraith, David <David.Galbraith@biddefordmaine.org>
Cc: Iriqat, Adi <adi.iriqat@biddefordmaine.org>; Whitten, Nan <Nan.Whitten@Biddefordmaine.org>; Crocker, Jason <Jason.Crocker@Biddefordmaine.org>; Dexter, Edward <Edward.Dexter@Biddefordmaine.org>; Demers, Jeff <Jeff.Demers@Biddefordmaine.org>; Milligan, Tom <Tom.Milligan@Biddefordmaine.org>; Fecteau, Roby <Roby.Fecteau@Biddefordmaine.org>; Gervais, George <George.Gervais@biddefordmaine.org>
Subject: RE: One Diamond Preliminary Application

Initial feedback:

1. To deter interior traffic backups, I think two outbound lanes onto Main Street is likely warranted
    a. There looks like there is adequate space to add a dedicated right-turn outbound lane
    b. For Phase 2, two outbound lanes may be beneficial onto Elm Street (dedicated right)
2. There is still some cleanup/clarification needed on the sewer design, but this should be sufficient for preliminary approval
    a. When appropriate, Sebago should schedule a meeting with PW to do a closer detailed review together
        i. Demo plan notes 23 & 26
        ii. Clarifying SMH-9 is a proposed manhole; I don't think a 60" can tie into the existing Horrigan Court SMH1284
        iii. Sewer pipes are frozen on C-306
        iv. Show riprap on C-301/C-303
3. Right-of-Way/Boundary Lines
    a. Boundary lines and bearings/distances need to be shown for individual lots and for the Diamond Street right-of-way
    b. For Phase 2, I assume lots 40-24 & 40-25 will be consolidated and Diamond Street's public right-of-way will be relinquished

Let's review #1 internally together before distributing to the applicant

---

From: Whitten, Nan <Nan.Whitten@Biddefordmaine.org>
Sent: Thursday, October 17, 2024 11:54 AM
To: Best, Lawrence <lawrence.best@biddefordmaine.org>; Chekan, Craig <Craig.Chekan@Biddefordmaine.org>; Crocker, Jason <Jason.Crocker@Biddefordmaine.org>; Demers, Jeff <Jeff.Demers@Biddefordmaine.org>; Dexter, Edward <Edward.Dexter@Biddefordmaine.org>; Favreau, Brad <Brad.Favreau@Biddefordmaine.org>; Fecteau, Roby <Roby.Fecteau@Biddefordmaine.org>; Fisk, JoAnne <joAnne.fisk@biddefordmaine.org>; Galbraith, David <David.Galbraith@biddefordmaine.org>; Gervais, George <George.Gervais@biddefordmaine.org>; Iriqat, Adi <adi.iriqat@biddefordmaine.org>; Milligan, Tom <Tom.Milligan@Biddefordmaine.org>; Sanchioni, Robert <Robert.Sanchioni@Biddefordmaine.org>; Vail, Deanne <deanne.vail@biddefordmaine.org>
Subject: One Diamond Preliminary Application
Importance: High

P:\City Hall\Planning\Task Directory\2024\2023.29-One Diamond Street Development\10-17-24 Preliminary Submittal

Good Morning:

We received the Preliminary Application for One Diamond. This will not be going to Planning Board until November 20th, may we please have all comments back by November 8th?

Thank you

Nan.