City of Biddeford
Staff Review Committee

June 24, 2024 at 1:30 PM
City Hall Second Floor Conference Room & Zoom

Click to Join Zoom Meeting Online
Or call in by phone: +1 312 626 6799
Meeting ID: 927 9064 6066
Passcode: 213045

1. New Business

1.a 2024.11 Five Star Holdings, LLC proposes to redevelop the above referenced site with a proposed building
expansion. The proposed use will be an automotive repair shop. The property is located at 451 Alfred Street
(Tax Map 17, Lot 17-2) in the I-3 Zone.

1.b 2024.19 Review & discuss a proposal by XL Property Management LLC to create an 11 space parking lot at 34 Center Street (Tax Map 38, Lot 152-2) in the MSRD-2 Zone

1.c 2024.12 Review and discuss a proposal by Jeffery Dutton, create a Private Way for the proposed improvements to an existing gravel logging access road located between 11 and 13 Buzzell Road. The improvements to the road are intended to serve three lots including two newly created lots. The two created lots are intended as gifts to the owner's sons. The property is further described as Map 1, Lot 5-5 in the Rural Farm Zone.

OSQ Series

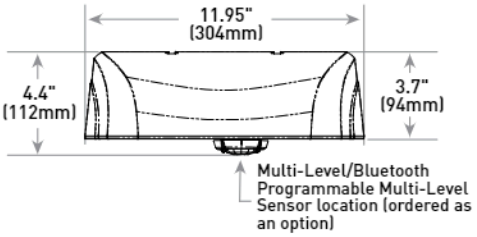
OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort™ Technology

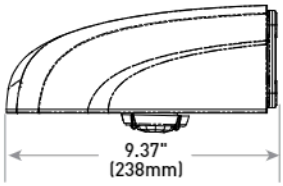
Rev. Date: V2 01/04/2024

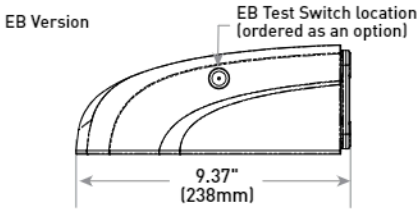
Product Description

The OSQW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoComfort Technology which provides superior glare reduction and visual comfort with high-efficiency illumination delivered precisely where it is needed.

Applications: General area and security lighting







Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

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

Initial Delivered Lumens: Up to 8,600

Input Power: 16 - 55 watts

Efficacy: Up to 159 LPW

CRI: Minimum 70 CRI (2700K, 3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 2700K, 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/up to 5 years for Synapse® accessories/1 year for accessories

Limited Warranty Emergency Back Up (EB) Battery: 1 year for Battery Back Up. Test regularly in accordance with local code

[1] See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Luminaire	Weight
Standard	9.0 lbs. (4.1kg)
Emergency	10.0 lbs. (4.5kg)

Accessories

Field-Installed

Beauty Plate
WM-PLT12** - 12" (305mm) Square
WM-PLT14** - 14" (356mm) Square
- Covers holes left by incumbent wall packs

Synapse® SimplySnap 10V Interface
DIM10-220F
- 120V-277V
- Requires either Synapse Central Base Station or On-Site Controller
- Refer to DIM10-220F spec sheet for details

Synapse SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Synapse Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

** Must specify color

Ordering Information

Example: OSQW-C-2L-27K7-2M-UL-WM-BK

OSQW	C								
Family	**Series**	**Lumen Package***	**CCT/CRI**	**Optic**	**Voltage**	**Mounting**	**Finish**	**Controls****	**Options**
OSQW	C	**2L** 2,550 lumens - Available only with UL voltage **4L** 4,020 lumens **6L** 6,075 lumens **8L** 8,600 lumens	**27K7** 2700K, 70 CRI **30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**2M** Type II Mid **3M** Type III Mid **4M** Type IV Mid	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 2L lumen package, controls options, or EB option **34** 347V - Available only with P control - Not available with 2L lumen package, BML or ML controls, or EB option	**WM** Wall	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Available only with UL voltage - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 8-20' sensor lens installed on luminaire; 20-40' sensor lens and aisle shrouds included - Not available with other controls or EB option **ML Multi-Level** - Refer to ML spec sheet for details - Available only with UL voltage - Not available with other controls or EB option **P Button Photocell** - Available with UL and 34 voltages only - Not available with other controls or EB option	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **EB Emergency Battery Back-Up** - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML or P controls

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Initial Delivered Lumen tables for specific lumen values.
** Luminaire comes standard with 0-10V dimming. Controls by others.

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY

Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort™Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuit board, but not fully populated with LEDs or optics to scale back lumen package
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Includes (4) 3/16" mounting holes for customer supplied hardware. Select hardware appropriate for mounting surface
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** Standard - 9.0 lbs. (4.1kg); Emergency - 10.0 lbs. (4.5kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Dims to 10%. Controls by others
- 0-10V ANSI C137.1-2019 (8-Volt)
- **Maximum 10V Source Current:** 1 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F); Minimum operating temperature with EB option: -20°C (-4°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- UL924 (EB Option) Maximum mounting height: 20.0'(6.1m)
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK09 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- DarkSky Approved when ordered with 27K7 or 30K7 CCTs. (Pending) Please refer to https://darksky.org/what-we-do/darksky-approved/products-companies/#!/~/search/keyword=cree for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	System Watts 120-480V**	System Watts						EB System Watts 120-277V	Total Current (A)			
		120V	208V	240V	277V	347V**	480V**		120V	208V	240V	277V
2L	16	0.13	0.08	0.07	0.06	N/A	N/A	19	0.16	0.09	0.08	0.07
4L	27	0.22	0.13	0.11	0.10	0.08	0.06	30	0.24	0.14	0.12	0.11
6L	40	0.34	0.19	0.17	0.14	0.12	0.08	43	0.36	0.21	0.18	0.16
8L	55	0.47	0.27	0.23	0.20	0.16	0.12	58	0.49	0.28	0.24	0.21

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347- 480V +/- 10%.
** 2L lumen package is only available with 120-277V.

OSQW Series Ambient Adjusted Lumen Maintenance Factors[1]

Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5°C	1.02	0.99	0.93	0.88	0.83
10°C	1.02	0.98	0.93	0.87	0.82
15°C	1.01	0.98	0.92	0.87	0.82
20°C	1.01	0.97	0.92	0.86	0.81
25°C	1.00	0.97	0.91	0.86	0.81
30°C	0.99	0.96	0.90	0.85	0.80
35°C	0.99	0.95	0.90	0.85	0.80
40°C	0.98	0.95	0.89	0.84	0.79
45°C	0.98	0.94	0.89	0.84	0.79
50°C	0.97	0.94	0.88	0.83	0.78

[1] Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

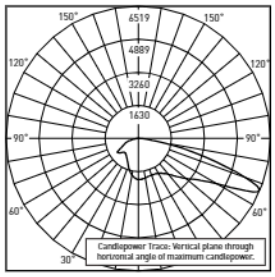
Delivered Emergency Lumens

Lumen Package	CCT/CRI			
	2700K/3000K, 70 CRI	4000K, 70 CRI	5000K, 90 CRI	5700K, 70 CRI
2L	1,070	1,120	810	1,120
4L	1,000	1,040	760	1,040
6L	1,020	1,060	780	1,060
8L	1,110	1,160	800	1,160

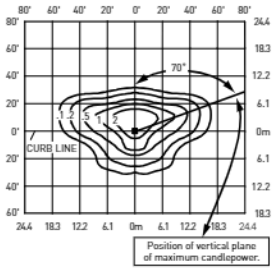
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall

2M



RESTL Test Report #: PL18035-001A
OSQW-C-8L-30K7-2M-UL-WM-WH
Initial Delivered Lumens: 8,577

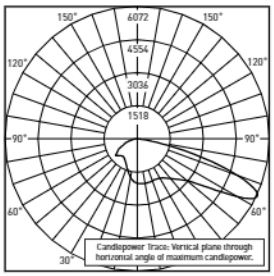


OSQW-C-4L-40K7-2M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

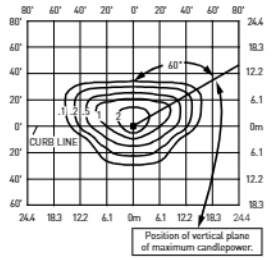
Type II Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

3M



RESTL Test Report #: PL18036-001A
OSQW-C-8L-30K7-3M-UL-WM-WH
Initial Delivered Lumens: 8,543



OSQW-C-4L-40K7-3M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

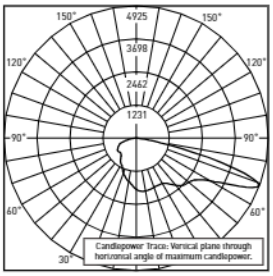
Type III Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

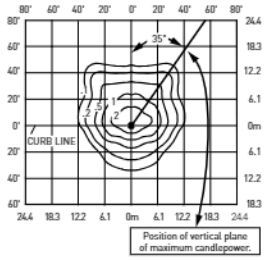
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall

4M



RESTL Test Report #: PL18037-001A
OSQW-C-8L-30K7-4M-UL-WM-WH
Initial Delivered Lumens: 8,441



OSQW-C-4L-40K7-4M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

Type IV Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
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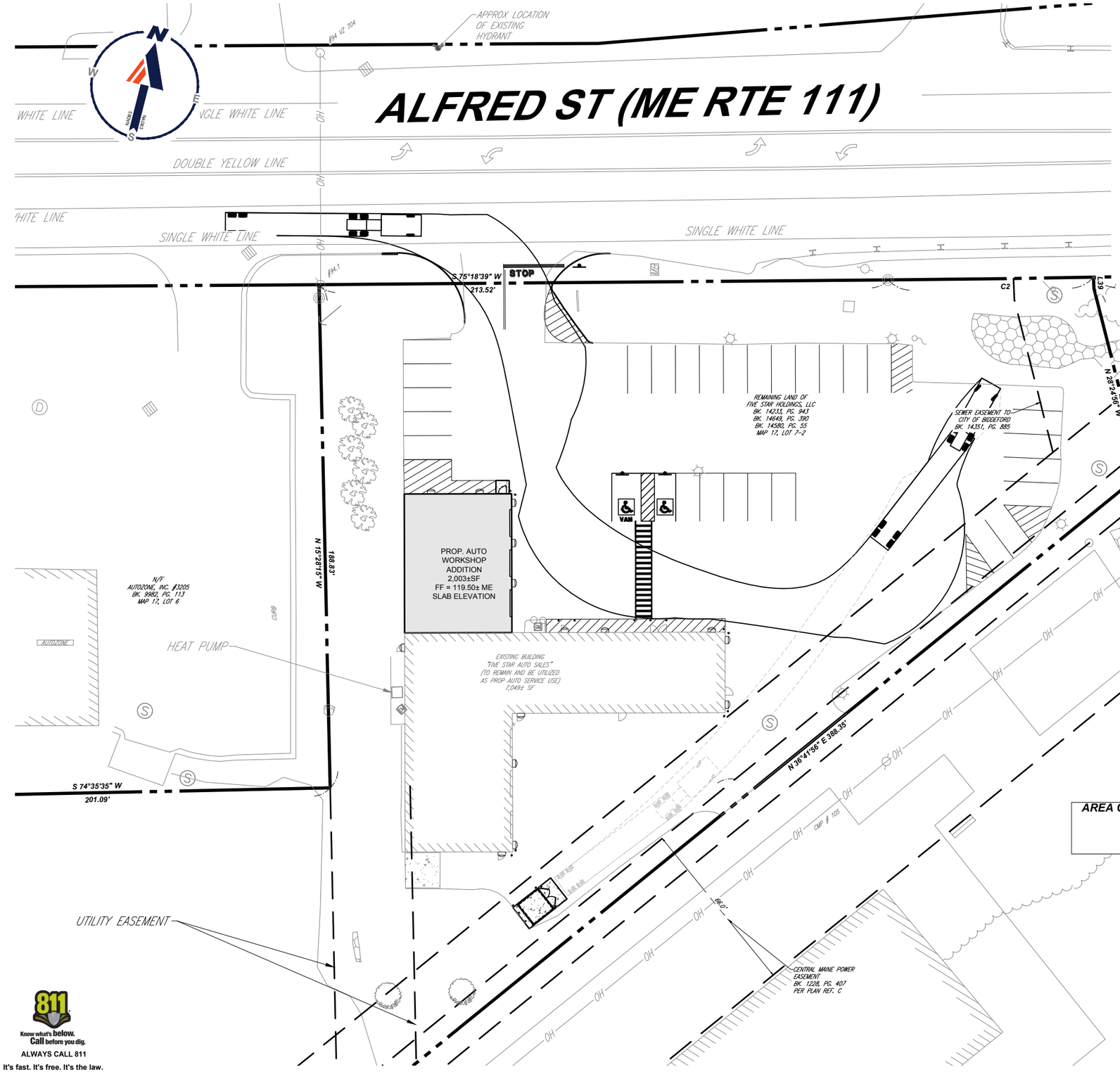
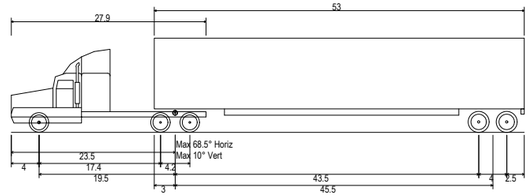
US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

ALFRED ST (ME RTE 111)





WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

FOR EXHIBIT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NHA240012.00-0A
DRAWN BY:	AO
CHECKED BY:	KWC
DATE:	5/14/2024
CAD I.D.:	P-VEHE-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED DEVELOPMENT

MAP:17 | LOT:17-2
451 ALFRED STREET
YORK COUNTY
CITY OF BIDDEFORD

BOHLER
3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

DRAFT: 5/14/24

SHEET TITLE:

VEHICLE INGRESS PLAN

SHEET NUMBER:

EX-1

ORG. DATE - 5/14/2024

I:\BOHLERENG.NET\SHARES\MA-PROJECTS\2024\NHA240012.00\CAD\DRAWINGS\EXHIBITS\VEHICLE CIRCULATION EXHIBIT\P-VEHE-PROP-NHA240012.00-0A-----LAYOUT: EX-1 VEH1

ALFRED ST (ME RTE 111)

APPROX LOCATION OF EXISTING HYDRANT

WHITE LINE

DOUBLE YELLOW LINE

SINGLE WHITE LINE

STOP

S 75°18'39" W
213.52'

N 15°28'15" W
188.83'

S 74°35'35" W
201.09'

C2

C1

CL=61.41'

68.7'

N 28°49'56" W
181.71'

15.0'

66.0'

N 36°41'56" E 388.35'

PROP. AUTO WORKSHOP ADDITION
2,003±SF
FF = 119.50± ME
SLAB ELEVATION

EXISTING BUILDING
"FIVE STAR AUTO SALES"
(TO REMAIN AND BE UTILIZED AS PROP AUTO SERVICE USE)
7,043± SF

VAN

HEAT PUMP

UTILITY EASEMENT

N/F
AUTOZONE, INC. #3205
BK. 9982, PG. 113
MAP 17, LOT 6

AUTOZONE

CURB

REMAINING LAND OF
FIVE STAR HOLDINGS, LLC
BK. 14233, PG. 943
BK. 14648, PG. 390
BK. 14580, PG. 55
MAP 17, LOT 7-2

SEWER EASEMENT TO
CITY OF BIDDEFORD
BK. 14351, PG. 885

GAS EASEMENT TO THE PORTLAND GAS LIGHT COMPANY (NOW NORTHERN UTILITIES)
BK. 1687, PG. 55 – PER PLAN REF. C
APPARENT ENCROACHMENT OF GAS LINE OUTSIDE EASEMENT AREA

CENTRAL MAINE POWER EASEMENT
BK. 1228, PG. 407
PER PLAN REF. C

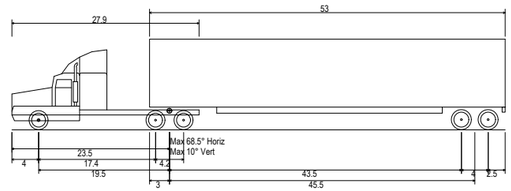
U.P. NO #

CMP # 105

OH

AREA CONVEYED TO STEELCLAD BIDDEFORD, LLC
PROPOSED MAP 17, LOT 7-2-1
139,480 S.F. (3.2 ARES ±)

106.86'
S 28°37'43" W



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

40 20 10 0 40

SCALE: 1" = 40'

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

\\BOHLERENG.NET\SHARES\MA-PROJECTS\2024\NHA240012.00\CAD\DRAWINGS\EXHIBITS\VEHICLE CIRCULATION EXHIBIT\P-VEHE-PROP-NHA240012.00-0A-----LAYOUT: EX-2 VEH2

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

"AUTHORITY TO ACT" STATEMENT: THE AUTHORIZED INDIVIDUAL LISTED BELOW HAS DIRECTED AND APPROVED THAT THIS SUBMITTAL BE MADE TO THE AUTHORITY HAVING JURISDICTION. BY SUBMITTING THESE PLANS, THE DESIGN PROFESSIONAL IS ATTESTING THAT ALL DOCUMENTS CONSISTENT WITH THESE PLANS, AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, HAVE BEEN PREPARED UNDER THEIR DIRECT SUPERVISION.
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

FOR EXHIBIT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NHA240012.00-0A
DRAWN BY:	AO
CHECKED BY:	KWC
DATE:	5/14/2024
CAD I.D.:	P-VEHE-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED DEVELOPMENT

MAP:17 | LOT:17-2
451 ALFRED STREET
YORK COUNTY
CITY OF BIDDEFORD

BOHLER
3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

DRAFT: 5/14/24

SHEET TITLE:

VEHICLE EGRESS PLAN

SHEET NUMBER:

EX-2

ORG. DATE - 5/14/2024

Firestone
COMPLETE AUTO CARE™

Biddeford
451 Alfred St.
Biddeford, ME

Site ID: 952557

02.12.2024

2655 International Parkway
Virginia Beach, VA 23452
757.427.1900
Toll Free: 800.877.7868
www.AGI.net

AGI

SITE MAP

EXTERIOR SIGN LIST		
SIGN #	SIGN CODE	DESCRIPTION
N01	BH-CHF-40-RW-R	40 SQFT Channel Letters on Raceway
P01	Reface	Reface Existing Pylon
P02	Reface	Reface Existing Reader Board

Firestone COMPLETE AUTO CARE

LOCATION
Biddeford
451 Alfred St.
Biddeford, ME

DESIGNER: OD **DATE:** 02.12.2024

PROJECT MANAGER
Eric Marquez
FIRESTONE PROJECT MANAGER

REVISION DATE: xxxxxx

CUSTOMER APPROVAL

Print Name | Title

Signature | Date

☐ Approved
☐ Approved as Noted
☐ Not Approved Resubmit with Changes

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AGI

N01

Remove & Replace

EXISTING

Sign Type: Channel Letters
Sign Code:
Location: Public Facing, Main Entrance

Quantity: 1
Illumination: Internal
Condition:
Assessment: Replace

Dimensions:
OAH:
OAW:
HOG:
Comment:

Existing

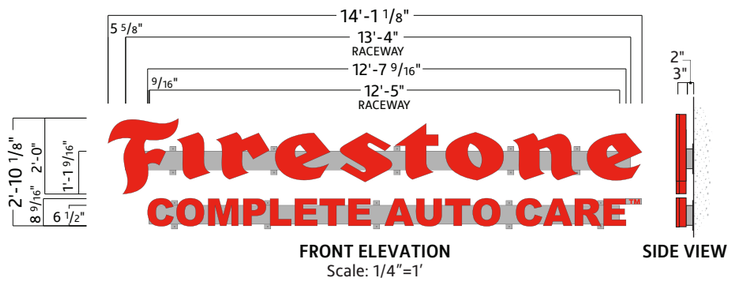
Recommendation

RECOMMENDATION

Action: Remove & Replace
Sign Type: Channel Letters
Sign Code: BH-CHF-40-RW-R
Quantity: 1
Attachment: Fasteners
Illumination: Internally Illuminated
Bar Code:
Approx. Size:
H: 2'-10 1/8"
W: 14'- 1 1/8"
SQFT: 40
Comment: Remove existing sign and

Technical Survey: Required
Code Compliance: Yes

40 SF FCAC LETTERS - ILLUMINATED - RACEWAY (RED NO LOGO)



FRONT ELEVATION
Scale: 1/4"=1'

SIDE VIEW

Firestone COMPLETE AUTO CARE

LOCATION
Biddeford
451 Alfred St.
Biddeford, ME

PROJECT MANAGER
Eric Marquez
FIRESTONE PROJECT MANAGER

DESIGNER: OD **DATE:** 02.12.2024 **REVISION DATE:** xxxxxx

CUSTOMER APPROVAL

Print Name | Title
Signature | Date

☐ Approved
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AGI

P02

Reface Existing Pylon

EXISTING

Sign Type: Pylon
Sign Code:
Location: Public Facing

Quantity: 1
Illumination: Internal
Condition:
Assessment:

Dimensions:
OAH: 6'-1 3/4"
OAW: 9'-0 1/2"
HOG: XXX
Comment:

Detail Side A:

Detail Side B:

Rendering:

RECOMMENDATION

Action: Reface
Sign Type: Pylon
Sign Code: Reface
Quantity: 1
Attachment: Retainer
Illumination: Internally Illuminated
Bar Code:
Approx. Size:
H: 6'-1 3/4"
W: 9'-0 1/2"
SQFT: 55.56
Comment:

Technical Survey: Required
Code Compliance: Yes

Firestone COMPLETE AUTO CARE

LOCATION
Biddeford
451 Alfred St.
Biddeford, ME

DESIGNER: OD **DATE:** 02.12.2024

PROJECT MANAGER
Eric Marquez
FIRESTONE PROJECT MANAGER

REVISION DATE: xxxxxx

CUSTOMER APPROVAL

Print Name | Title
Signature | Date

☐ Approved
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AGI

P01 Reface Existing Reader Board

EXISTING

Sign Type: Pylon
Sign Code:
Location: Public Facing

Quantity: 1
Illumination: Internal
Condition:
Assessment:

Dimensions:
OAH: 3'-0 1/2"
OAW: 6'-1"
HOG:
Comment:

Detail Side A:

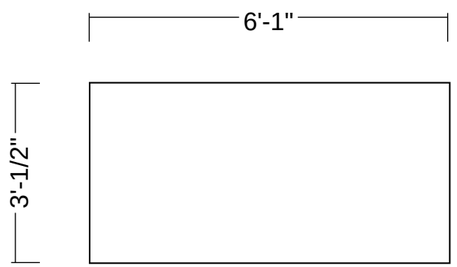
Detail Side B:

Rendering:

RECOMMENDATION

Action: Reface
Sign Type: Pylon Reader Board
Sign Code: Reface
Quantity: 1
Attachment: Fasteners
Illumination: Internally Illuminated
Bar Code:
Approx. Size:
H: 3'-0 1/2"
W: 6'-1"
SQFT: 18.5
Comment: Remove NAPA sign

Technical Survey: Required
Code Compliance: Yes



Firestone COMPLETE AUTO CARE	LOCATION DESIGNER: DATE:	PROJECT MANAGER FIRESTONE PROJECT MANAGER REVISION DATE:	CUSTOMER APPROVAL Print Name Title Signature Date	☐ Approved ☐ Approved as Noted ☐ Not Approved Resubmit with Changes	This document is the sole property of AGI, and II design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design to be incorporated in other projects.	AGI	Page 5 of 6

CODE CHECK

Firestone #
Street Address: 2220 Capital Cir NE
City, State, Zip: Tallahassee FL, 32308

CODE ALLOWED

ZONE APPROVED: YES ☐ NO ☐

Date:	1/29/2024
Total Cost:	
PM version #:	1
Site ID Number:	

EXISTING BUILDING SIGNS					CODE ALLOWED	RECOMMENDED BUILDING SIGNS			
SIGN SKU	DESCRIPTION	SQ. FT.	TOTAL SQ. FT.	ELEVATION	SQ. FT.	SIGN SKU	DESCRIPTION	SQ. FT.	TOTAL SQ. FT.
				North (Front)		N01	BF-CHF-40RW-R	40.00	40.00
		TOTAL						TOTAL	40.00

PROTOTYPE PYLON AND MONUMENT SIGNS				CODE ALLOWED	RECOMMENDED PYLON AND MONUMENT SIGNS			
SIGN SKU	DESCRIPTION	SQ. FT.		SQ. FT.	SIGN SKU	DESCRIPTION	SQ. FT.	TOTAL SQ. FT.
P					P1	Reface existing pylon	55.56	74.06
M					P2	Reface existing readerboard	18.50	

REASONS WHY RECOMMENDED DO NOT MATCH PROTOTYPE

FREE-STANDING SIGN:
WALL SIGNS:
North Elevation: BF-CHF-40RW-R
Elevation:
Elevation:
Elevation:

SUMMARY OF SIGN ORDINANCE

FREE-STANDING SIGN: ten ft setback, 72sf allowed, 20ft OAH
WALL SIGNS: only 1 allowed at a maximum of 48.5sf

SPECIAL DOCUMENTS NEEDED FOR PERMITTING:			
CHANCE OF VARIANCE APPROVAL:		**DOES ZONE WANT TO PURSUE A VARIANCE?**	YES ☐ NO ☐

Firestone COMPLETE AUTO CARE

LOCATION
DESIGNER: **DATE:**
PROJECT MANAGER
FIRESTONE PROJECT MANAGER
REVISION DATE:

CUSTOMER APPROVAL
Print Name / Title
Signature / Date

☐ Approved
☐ Approved as Noted
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AGI

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 X Site Plan Review __ Extraction
__ Conditional Use Permit __ Subdivision __ Private Way
__ Other: _____

Applicant Information:

Name: Five Star Holdings, LLC
Mailing Address: 451 Alfred St, Biddeford, ME 04005
Telephone: 207-283-1777
Email: patrick@fivestarmaine.com
What is your legal interest in the property?
X Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:

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

Agent's Information:

Name: Bohler (Keith Curran)
Mailing Address: 3 Executive Park Drive, Suite 202, Bedford, NH 03110
Telephone: 603-441-2900
Email: kcurran@bohlereng.com

Engineer/Surveyor's Information:

Name: Bohler (Keith Curran)
Mailing Address: 3 Executive Park Drive, Suite 202, Bedford, NH 03110
Telephone: 603-441-2900
Email: kcurran@bohlereng.com

Project Location and Lot Information:

Street Address: 451 Alfred St Drainage Watershed: Thacher Brooke
Tax Map: 17 Lot: 17-2
Current Zoning: I3 Shoreland Zoning: N/A
Size of Lot: 1.84 (+/-) (X)acres ( )s.f. Lot Frontage: 290.5' (+/-)
Existing Use of Property: Auto Repair

Property currently serviced by:

X City Road X Public Sewer X Public Water __ Public Trash
__ Private Road __ 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? __ (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:

The project proposes to maintain the existing use of the site, an auto repair shop, and expand the square footage of the existing building.

Property to be Serviced by:

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

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

Limits of Disturbance: 1.0 (+/-) (X)acres ( )s.f.

Net change in impervious cover: -334 ( )acres (X)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)

N/A **If in a Shoreland Zone:**

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

Percent of structure expansion (Max 30%): _____

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

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

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

Total new square feet footprint of structure: 7,813(+/-)

Total new square feet paving/parking: 0

Waiver Requests (attach details):

1. Landscape Plan - not provided; Zoning Ordinance, Article XI Site Plan Regulations, Section 5.B.4.d.4
2. Street opening - exceeds 26'; Zoning Ordinance, Article VI Performance Standards, Section 49.A.3
3. Parking - not screened along public road; Zoning Ordinance, Article VI Performance Standards, Section 49.A.4
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval

N/A Fire Department – Contact Chief or Deputy Chief – 282-9986

N/A Ability to Serve for Water Service – Maine Water – 282-1543

N/A Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118

N/A 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: _____Date _____

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

XI Attachment 1

City of Biddeford

Site Review Checklist

PROJECT NAME: Building Expansion

LOCATION: 451 Alfred Street ZONE: I3

DATE REVIEWED: _____

WAIVERS REQUESTED: GRANTED BY BOARD:

Landscaping and Photometric Plan

Access onto Alfred St exceeds 26'

Parking not screened by landscaping along public road

Section 5 – Site Design and Development Criteria

	Complete	Incomplete	N/A
A. SITE DEVELOPMENT PLAN.			
Sheet size of 24 by 36 inches.	x		
Scale not less than one inch equals 50 feet.	x		
Bar or graphic scale.	x		
Original plan or Mylar.		x	
Submitted ten paper prints.	x		
Plan shall bear the drawing/revision date.	x		
Title.	x		
North point.	x		

	Complete	Incomplete	N/A
Name and address of developer and applicant.	X		
Location/vicinity sketch (one inch equals 80 feet).	X		
A sketch showing existing natural features including:			
Watercourses and water bodies, seasonal wet areas.			X
Soil type/location and test borings.	X		
Topographic contours (every five feet for 0% to 3% slope; or every two feet for steeper areas).	X		
The preservation/supplementation of existing dominant vegetation.	X		
Plan view of all buildings.	X		
First floor elevation.	X		
Outline of buildings within 200 feet.	X		
Existing use of abutting property.	X		
The location, width, curbing, and paving of accessways, egress ways and streets within the site for both pedestrian and vehicular use.	X		
Location of off-street parking and loading.	X		
Size and proposed location of water mains and sanitary sewerage facilities with all necessary engineering data.			X
Size and location of all other existing and proposed public service connections including, without limitations, gas lines, power lines, telephone lines, and fire alarm connections and locations, indicating whether above or below ground.	X		
Type, nature, and composition of all solid, liquid, and gaseous waste, industrial or otherwise, and the location, type, and design criteria of the storage and disposal facilities dealing with such waste.			X
Location, elevation, and layout of existing and proposed catchbasins and other surface drainage features.	X		
Existing and proposed contours and finished grade elevations as well as the type, extent, and location of existing and proposed landscaping and open space areas which will be retained.	X		

SITE PLAN REVIEW

	Complete	Incomplete	N/A
Location, size, and design of proposed signs and other advertising or instructional devices.	x		
Location and type of lighting for outdoor facilities.	x		
Lines of existing and proposed abutting streets showing width.	x		
Surveyed property lines showing their bearing and distances and monument locations	x		
Lines and names of all proposed streets, lanes, ways, or easements intended to be dedicated for public or private use.			x
Copy of any covenants or restrictions that are intended to cover all or a part of the land areas to be developed.			x
Limits of wetland areas on the property.			x
Delineate existing zoning boundaries within 1,000 feet of the site on location map.	x		
Stamp and signature of licensed land surveyor.	x		
Stamp and signature of professional engineer.	x		
Stamp and signature of architect.		x	
Other exhibits or data that the Planning Board may require in order to adequately evaluate proposed development or project; this would include:			
Traffic study.			x
Community fiscal impact study.			x
Drainage study/calculations.			x
High-intensity soils study.			x
Photographs.	x		

FOR REGISTRY USE ONLY

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 58°41'54" E	22.19'
L2	N 58°41'54" W	44.10'
L3	S 53°18'04" E	13.91'
L4	N 36°41'56" E	57.89'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L5	N 2°33'12" W	69.40'
L6	N 36°41'56" E	55.35'
L7	S 15°28'15" E	9.08'
L8	N 16°32'20" W	4.24'

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L9	N 22°06'12" W	105.00'
L10	N 53°18'03" W	15.00'
L11	N 36°41'57" E	20.00'
L12	S 53°18'03" E	15.00'
L13	N 36°41'56" E	41.22'
L14	N 15°28'15" W	118.15'
L15	N 74°31'25" E	30.00'
L16	S 15°28'15" E	239.53'
L17	S 36°41'56" W	64.80'
L18	N 53°26'45" W	24.45'
L19	S 36°41'56" W	87.80'
L20	S 15°28'15" E	36.49'

GENERAL NOTES:

1. THE RECORD OWNER OF THE SURVEYED PARCEL IS FIVE STAR HOLDINGS, LLC BY THE FOLLOWING THREE DEEDS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS, THE FIRST DATED JULY 20, 2005 RECORDED IN BOOK 14580, PAGE 55, THE SECOND DATED 10-18-2005 RECORDED IN BOOK 14649, PAGE 390 AND THE THIRD DATED SEPTEMBER 24, 2004 RECORDED IN BOOK 14233, PAGE 943 AND IS SHOWN AS LOT 7-2 AND LOT 7-3 ON THE CITY OF BIDDEFORD TAX MAP 17.
2. THE PROPERTY IS LOCATED IN THE INDUSTRIAL 3 (I-3) DISTRICT.

   LAND USE REGULATIONS ARE AS FOLLOWS:

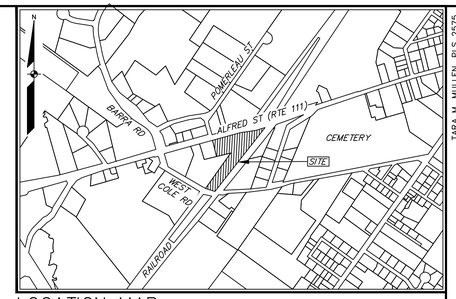
MINIMUM LOT SIZE:	NONE
MINIMUM STREET FRONTAGE:	50 FEET
MINIMUM FRONT YARD (MAJOR ROW):	40 FEET
MINIMUM FRONT YARD (MINOR ROW):	30 FEET
MINIMUM SIDE YARD:	25 FEET
MINIMUM REAR YARD:	25 FEET
MAXIMUM BUILDING HEIGHT:	60 FEET (6 STORIES)
MAXIMUM LOT COVERAGE:	NONE

   • SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 4.41 ACRES.
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REF. C & D, I & O TIED TO FIELD MEASUREMENTS OBSERVED BY NORTHERN SURVEY ENGINEERING, LLC IN JULY, 2021. A COMPLETE RECORDS SEARCH WAS NOT COMPLETED AS PART OF THIS SURVEY, AND THIS PLAT DOES NOT REPRESENT THIS SURVEYORS OPINION AS TO THE EXTENT OF TITLE. THE BOUNDARY SHOWN IS THE PRODUCT OF A HELMERT TRANSFORMATION.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND MEASUREMENTS COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN JULY, 2021.
6. BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE YORK COUNTY REGISTRY OF DEEDS (Y.C.R.D.).
7. PLAN REFERENCES:
   A. "RE-SUBDIVISION OF LAND OF JOURNAL PUBLISHING CORP. ALFRED ST, BIDDEFORD, MAINE" DATED 12-79 BY DES ROBERTS & HENRY. RECORDED IN PLAN BOOK 104, PAGE 10.
   B. "PLAN OF PROPERTY IN BIDDEFORD, MAINE JOURNAL PUBLISHING CORP. SUBDIVISION" DATED FEB. 20, 1979 BY LOUIS T. MAGUIRE, PLS #284. RECORDED IN PLAN BOOK 98, PAGE 33.
   C. "BOUNDARY SURVEY, ALFRED STREET, ROUTE 111, COLE ROAD, CITY OF BIDDEFORD, COUNTY OF YORK, STATE OF MAINE FOR FIVE STAR HOLDINGS, LLC" DATED 3/11/05 BY LEWIS & WASINA, INC. RECORDED IN PLAN BOOK 313, PAGE 11.
   D. "DIVISION OF LAND PLAN OF CHILDREN'S DAY CARE FACILITY" DATED 12-18-09 BY SEBAGO TECHNICS. UNRECORDED.
   E. "AMENDED SITE PLAN...FOR 5 STAR HOLDINGS" DATED 06-23-05 BY SEBACO TECHNICS. RECORDED IN PLAN BOOK 313, PAGE 22.
   F. "BOUNDARY SURVEY OF LAND ON WEST COLE ROAD, AKA OLD ALFRED ROAD, CITY OF BIDDEFORD, COUNTY OF YORK, STATE OF MAINE, BOSTON AND MAINE CORPORATION TO FIVE STAR HOLDINGS, LLC" DATED 7/6 BY LEWIS & WASINA, INC. RECORDED IN PLAN BOOK 313, PAGE 12.
   G. "BUILDING LOCATION PLAN, OF WEST COLE ROAD SITE FOR FIVE STAR HOLDINGS, LLC" DATED 04/16/08 BY SEBAGO TECHNICS. RECORDED IN PLAN BOOK 329, PAGE 27.
   H. "PLAN OF LAND AT 457 ALFRED ROAD, BIDDEFORD, MAINE MADE FOR FIVE STAR HOLDINGS, LLC" DATED MAY 2, 2019 BY OWEN HASKELL, INC. UNRECORDED.
   I. "ALTA/ACSM LAND TITLE SURVEY ON ALFRED ROAD, BIDDEFORD, MAINE MADE FOR COMMUNITY NEWSPAPER, CO." DATED JAN. 7, 1997 BY OWEN HASKELL, INC. UNRECORDED.
   J. "SITE PLAN, LAND OF FIVE STAR HOLDINGS, LLC, ROUTE 111, BIDDEFORD, MAINE" DATED JUNE 2017 BY BH2M, INC. UNRECORDED.
   K. "SITE PLAN, COMMERCIAL DEVELOPMENT - FIVE STAR HOLDINGS, LLC" DATED FEBRUARY 17, 2015 BY MILONE & MACBROM. UNRECORDED.
   L. "STATE HIGHWAY "B" RIGHT OF WAY MAP, FEDERAL AID PROJECT NO STP-7492(10)X PART I & II" DATED JUNE 2001 BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION. DOT FILE NO 16-397.
   M. "STATE HIGHWAY "B" RIGHT OF WAY MAP, FEDERAL AID PROJECT NO STP-7492(01)X" DATED MAY 1999 BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION, DOT FILE NO 16-381.
   N. "STATE HIGHWAY "U" RIGHT OF WAY MAP, FEDERAL AID PROJECT NO F.G.360(2)" DATED JUNE 1948 BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION, DOT FILE NO 16-71.
   O. "LAND TRANSFER, LAND OF FIVE STAR HOLDING, LLC" DATED JULY 2017 BY BH2M. UNRECORDED
8. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
9. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY (SUE LEVEL C), AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BIDDEFORD, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230145 0008 B, HAVING AN EFFECTIVE DATE OF MAY 15, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
11. BOUNDARY NOTES:
    11.1. THE STATUS OF ABUTTING ROAD RIGHT OF WAYS WERE OUTSIDE OF THE SCOPE OF THIS LIMITED BOUNDARY SURVEY. WEST COLE ROAD AND COLE ROAD ARE SHOWN PER PLAN REF. C. THIS PLAN NOTES THAT "THE STATUS OF THE UNUSED PORTION OF COLE ROAD WAS NOT DETERMINED. THE BOUNDARY LINE SHOWN IS AN ATTEMPT TO REPRODUCE THE ROAD RIGHT OF WAY LINE AS SHOWN ON RAILROAD PLANS".
    11.2. THE EXISTING BUILDING NOW OR FORMERLY OCCUPIED BY "FIVE STAR AUTO SALES" IS ENCROACHING OVER THE DIVIDING LINE BETWEEN MAP 17, LOTS 7-2 AND 7. BOTH LOTS ARE CURRENTLY UNDER COMMON OWNERSHIP OF FIVE STAR HOLDINGS, LLC.
    11.3. ROUTE 111 "ALFRED ROAD" IS SHOWN IN IT'S APPROXIMATE LOCATION PER PLAN REF. L, M & N. DETAIL IN PAVEMENT IS SHOWN PER AERIAL IMAGE.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTER LINE
- RIGHT-OF-WAY LINE
- RECORD DEED LINE
- SETBACK
- EASEMENT
- PROPOSED EASEMENT
- BUILDING
- DECK/STEPS
- OVERHANG
- EDGE PAVEMENT
- EDGE CONCRETE
- PAVEMENT PAINT
- EDGE GRAVEL
- CURB LINE
- TREELINE
- 120 / 118 CONTOURS
- X120.00 SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARD RAIL
- RETAINING WALL
- G GAS
- S SANITARY SEWER
- SD STORM DRAIN
- CULVERT
- OHU OVERHEAD UTILITY
- UGU UNDERGROUND UTILITY
- RAILROAD TRACKS

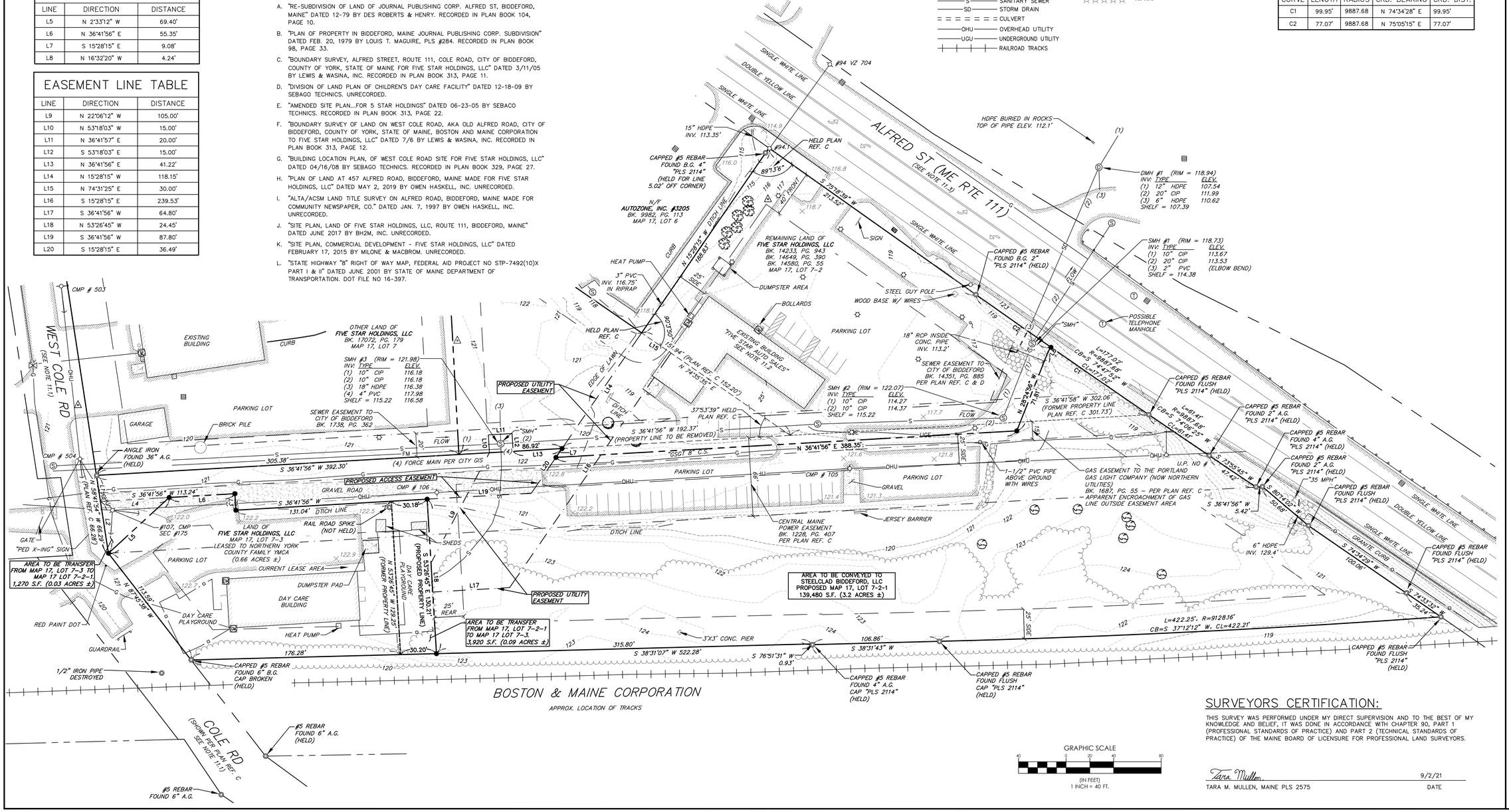
N/F NOW OR FORMERLY
A.G. ABOVE GRADE
B.G. BELOW GRADE
IRON PIPE/ROD FOUND
IRON ROD W/CAP SET
SURVEY CONTROL
DECIDUOUS TREE
CONIFEROUS TREE
BOLLARD/POST
SIGN
GAS GATE VALVE
GAS METER
SANITARY MANHOLE
DRAINAGE MANHOLE
CATCH BASIN
ELECTRIC METER
TELEPHONE MANHOLE
LIGHT POLE
UTILITY POLE
GUY WIRE
FLAG POLE
RIPRAP



LOCATION MAP N.T.S.

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	99.95'	9887.68	N 74°34'28" E	99.95'
C2	77.07'	9887.68	N 75°05'15" E	77.07'



SURVEYORS CERTIFICATION:

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

Tara Mullen 9/2/21

TARA M. MULLEN, MAINE PLS 2575 DATE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

TARA M. MULLEN, PLS 2575

REV.#	BY:	DATE:	STATUS:
1	TMM	9/2/21	REVISED TO SHOW SQUARE FOOTAGE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION AND ALTERATIONS, AFFIXED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK.

EXISTING CONDITIONS AND LOT DIVISION
OF:
FIVE STAR HOLDINGS, LLC PROPERTY
541 ALFRED ST
BIDDEFORD, MAINE 04005
FOR:
FIVE STAR HOLDINGS, LLC
451 ALFRED ST
BIDDEFORD, MAINE 04005

DRAWN	CHECKED
TMM	SPP
PROJECT NO.	DATE
21074	08/17/21
SHEET SIZE	SCALE
24" X 36"	1" = 40'

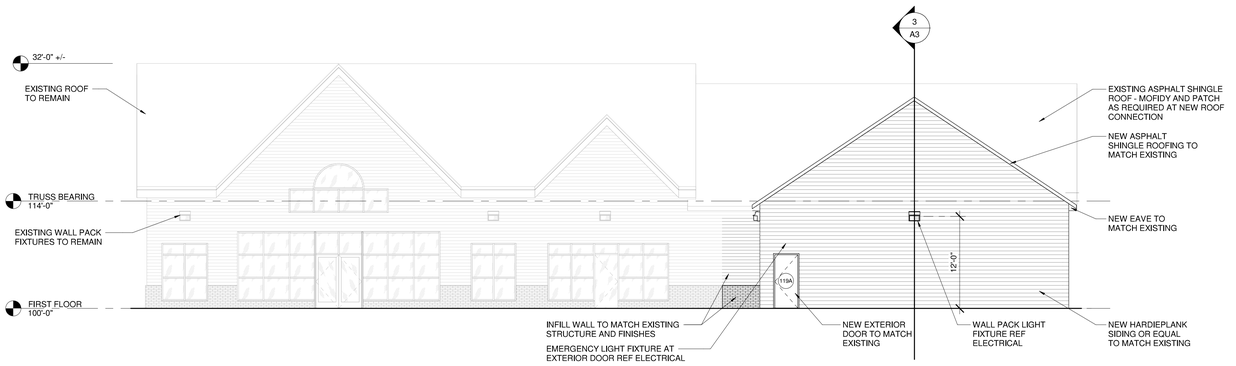
SHEET 1 OF 1

NORSE
NORTHERN SURVEY ENGINEERING
207.440.3487
41 CHURCH ROAD, BRUNSWICK, MAINE 04011
www.northernsurveyengineering.com

4 BACK ELEVATION
1/8" = 1'-0"

3 SIDE ELEVATION
1/8" = 1'-0"

2 SIDE ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

PAINT COLOR SCHEDULE NOTES

1. SERVICE AREA PAINT SCHEME- ALL COLUMNS, BEAMS, JOISTS, ROOF DECK AND BUILDING STRUCTURE TO BE PRIMED BY STEEL SUPPLIER - PAINT FROM DIMENSION: FLOOR TO 5'-4" AFF PT-4 - PAINT FROM DIMENSION: 5'-4" AFF TO STRUCTURE PT-1
2. PAINT ALL EXPOSED CONDUITS, J-BOXES AND EXPOSED SURFACES VISIBLE TO PUBLIC VIEW. PIPING FOR AIR, AND SPRINKLER SYSTEMS ARE NOT TO BE PAINTED. DUCT WORK TO BE PAINT PT-4.
3. ALL EXPOSED COLUMNS, BEAMS, JOISTS, ROOF DECK AND BUILDING STRUCTURE TO BE PRIMED, PAINT EXPOSED STRUCTURE AS NOTED IN FINISH SCHEDULE.
4. USE SHERWIN WILLIAMS WATER BASED CATALYZED EPOXY FOR WALLS, THIS IS A 2-PART PAINT WITH (PART A# / PART B#) = (B70W0211 W/ EPOXY HARDENER B60V25)
5. PROVIDE 4" WIDE PAINTED SAFETY STRIPING AT 12" O.C. AT A 45 DEGREE ANGLE WITH A 4" CONTINUOUS BOUNDARY LINE AROUND PERIMETER AS SHOWN ON PLANS. PAINT STRIPING PT-8 " SAFETY YELLOW"
6. FRP COLOR: VIK #1276 SATIN LINEN TEXTURE FINISH (WALL PRIMER REQUIRED)
7. DO NOT PAINT THE FOLLOWING ITEMS:
   - A. ALUMINUM, BRASS, BRONZE, STAINLESS STEEL, AND CHROME PLATED STEEL.
   - B. PRE-FINISHED ITEMS, SUCH AS MECHANICAL AND ELECTRICAL EQUIPMENT, OR FACTORY FINISHED METAL PANELS AND TRIM.
   - C. UL, FM, AND OTHER CODE-REQUIRED LABELS.
   - D. EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, AND NAME PLATES.
   - E. FINISH HARDWARE.

PAINT SHEEN NOTES

THE FOLLOWING SURFACES ARE TO BE PAINTED IN THE SHEENS LISTED BELOW. REFERENCE PLANS, AND ELEVATIONS FOR SPECIFIC PAINT COLORS.

A. **GLOSS:**
   1. EXTERIOR FERROUS METAL SURFACES
   2. ROOF HATCH (INSIDE AND OUTSIDE SURFACES)
   3. EXTERIOR PIPE BOLLARDS
   4. METAL FIXED LADDERS AND CAGES

B. **SEMI-GLOSS:**
   1. EXTERIOR HOLLOW METAL DOORS
   2. EXTERIOR GALVANIZED NON-FERROUS METAL
   3. INTERIOR HOLLOW METAL DOORS AND FRAMES
   4. WOOD DOORS
   5. CONCRETE MASONRY UNITS, AS INDICATED
   6. INTERIOR GYPSUM WALL BOARD, AS INDICATED

C. **EGGSHELL:**
   1. ALL SURFACES TO BE PAINTED WHERE A SHEEN IS NOT OTHERWISE SPECIFIED
   2. CONCRETE MASONRY UNITS, AS INDICATED
   3. INTERIOR GYPSUM WALL BOARD, AS INDICATED
   4. INTERIOR GYPSUM WALL BOARD CEILINGS, AS INDICATED

D. **SATIN:**
   1. EXTERIOR CONCRETE MASONRY UNITS

E. **FLAT:**
   1. EXTERIOR CONCRETE
   2. INTERIOR FERROUS METAL SURFACES
   3. EXPOSED INTERIOR DUCTWORK
   4. INTERIOR GYPSUM WALL BOARD CEILINGS, AS INDICATED

F. **SEMI-TRANSPARENT STAIN:**
   1. WOOD FENCING

PT-5 "SAFETY RED" CUSTOM MATCH

CCE R4	COLORANT	OZ	32	64	128
	NEW RED	10	63	1	1

PRIMARY RED: 650097140

ONE GALLON: K43R00058
EXTERIOR RESILIENCE SATIN

JOSEPH D. SCHORK
ARCHITECT
P.O. BOX 3227
BENTONVILLE, AR 72712
479-250-9364
WWW.BSA-DESIGNCO.COM

Design Co. DS Bowling Schork

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: **BIDDEFORD, ME. 04005** CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON: **05/03/24** AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BIDDEFORD,
ME, 04005

FIRESTONE SHELL EXPANSION
451 ALFRED RD.
BIDDEFORD, ME, 04005

JOB NUMBER: 09-24-0001

ISSUE BLOCK

DOCUMENT DATE:	05/03/24
PROTO VERSION:	
ISSUE:	45%

NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS &
DETAILS

SHEET:
A2

5/3/2024 1:51:16 PM
C:\Users\cbowling\Documents\BSARO BIDDEFORD ME_christie.bowling@bsa-designco.com.vt

3 Executive Park Drive, Suite 202
Bedford, NH 03110
603.441.2900

Site Photographs

451 Alfred Street, Biddeford, ME

May 9, 2024

Figure 1: Access to site from Alfred Street. Existing Pylon sign to remain and be refaced.

3 Executive Park Drive, Suite 202
Bedford, NH 03110
603.441.2900

Figure 2: Landscape buffer between existing parking area and Alfred Street. Existing Parking area to remain and be re-striped.

3 Executive Park Drive, Suite 202
Bedford, NH 03110
603.441.2900

Figure 3: Front of existing building and parking area. Photo taken from frontage along Alfred Street, facing south.

3 Executive Park Drive, Suite 202
Bedford, NH 03110
603.441.2900

Figure 4: Eastern side of existing building along with associated parking areas, taken from abutting property, looking west.

3 Executive Park Drive, Suite 202
Bedford, NH 03110
603.441.2900

Figure 5: Eastern face of existing building and associated parking area, facing west.

3 Executive Park Drive, Suite 202
Bedford, NH 03110
603.441.2900

Figure 6: Stormwater Management area, located on the southern portion of the site, behind the existing building.

3 Executive Park Drive, Suite 202
Bedford, NH 03110
603.441.2900

Figure 7: Existing stormwater management area, located on the northern side of the site, along Alfred Street.

PROPOSED SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED

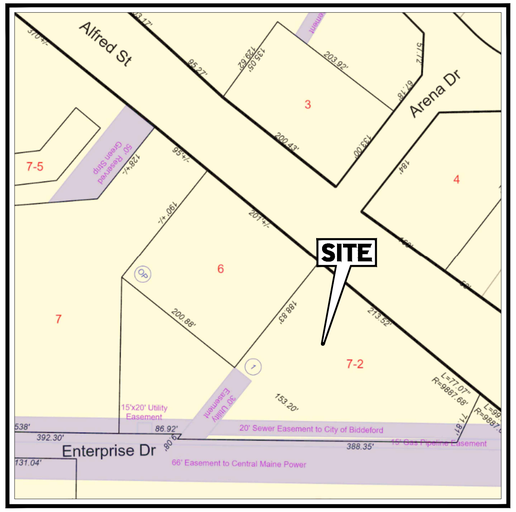
BUILDING EXPANSION

LOCATION OF SITE

451 ALFRED STREET, CITY OF BIDDEFORD

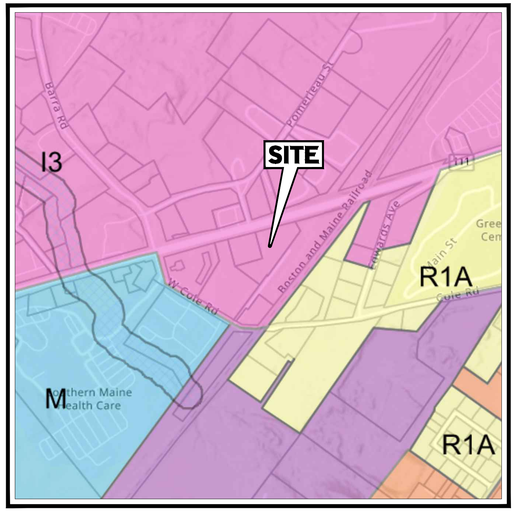
YORK COUNTY, MAINE

MAP 17, LOT 17-2



TAX MAP 17

SCALE: 1" = 100'
SOURCE: CITY OF BIDDEFORD



ZONING MAP

SCALE: 1" = 500'
SOURCE: CITY OF BIDDEFORD

REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
NORSE
41 CHURCH ROAD, BRUNSWICK, MAINE 04011
DATED: 8/17/21, CERTIFIED 9/2/21
JOB # /SURVEY JOB #21074
ELEVATIONS: NAVD 1988

♦ARCHITECTURAL PLAN:
BOWLING SCHORK DESIGN CO.
P.O BOX 3227
BENTONVILLE, AR 72712
DATED: 05/03/2024

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

WAIVERS/VARIANCES:

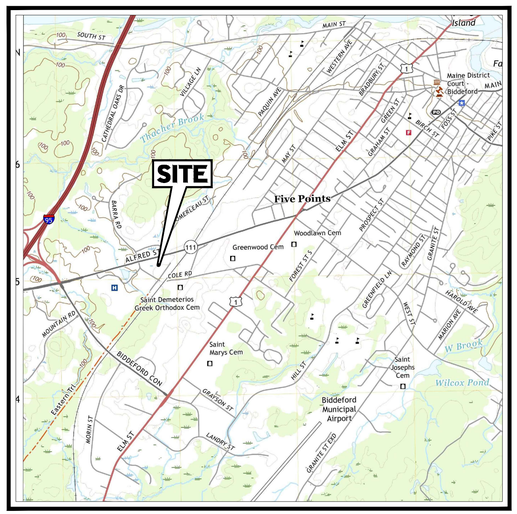
WAIVERS

- LANDSCAPING PLAN - NOT PROVIDED ; PER CITY OF BIDDEFORD LAND DEVELOPMENT REGULATIONS, ARTICLE XI SITE PLAN REGULATIONS, SECTION 5.B.4.d.4
- STREET OPENING EXCEEDS 26 FEET IN WIDTH (30'± EXIST., 40'± PROP) ; PER CITY OF BIDDEFORD LAND DEVELOPMENT REGULATIONS, ARTICLE VI PERFORMANCE STANDARDS, SECTION 49.A.3
- PARKING NOT SCREENED BY LANDSCAPING ALONG PUBLIC ROAD ; PER CITY OF BIDDEFORD LAND DEVELOPMENT REGULATIONS, ARTICLE VI PERFORMANCE STANDARDS, SECTION 49.A.4

VARIANCES

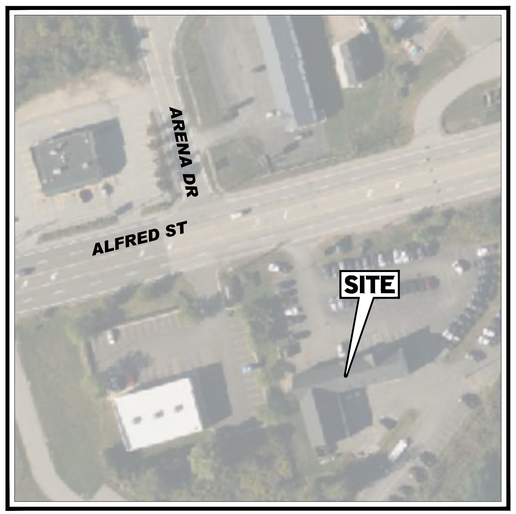
- N/A

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



TAX MAP

SCALE: 1" = 2,000'
SOURCE: USGS BIDDEFORD QUADRANGLE



SITE LOCATION MAP

SCALE: 1" = 80'
SOURCE: MICROSOFT CORPORATION

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE PLAN	C-301
GRADING, DRAINAGE, AND UTILITY PLAN	C-401
EROSION AND SEDIMENT CONTROL PLAN	C-801
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-803
CONSTRUCTION DETAILS	C-901
EXISTING CONDITIONS AND LOT DIVISION (SURVEY) - (PREPARED BY NORSE)	1 OF 1

OWNER
FIVE STAR HOLDINGS, LLC
451 ALFRED ST
BIDDEFORD, ME 04005

DEVELOPER
FIVE STAR HOLDINGS, LLC
451 ALFRED ST
BIDDEFORD, ME 04005

PREPARED BY

BOHLER

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

P:\2024\NHA240012.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-NHA240012.00-0A-----LAYOUT: C-101 COVER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCE
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE COPYRIGHTED AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NHA240012.00-0A
DRAWN BY:	AO
CHECKED BY:	KWC
DATE:	5/14/2024
CAD I.D.:	P-CIVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED BUILDING EXPANSION

MAP:17 | LOT:17-2
451 ALFRED ST
YORK COUNTY
CITY OF BIDDEFORD, MAINE

BOHLER
3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

JASON W. KUKICH
STATE OF MAINE
JASON W. KUKICH
LICENSED PROFESSIONAL ENGINEER
No. 12583
MASSACHUSETTS LICENSE
NEW HAMPSHIRE LICENSE
RHODE ISLAND LICENSE

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 5/14/2024

GENERAL NOTES

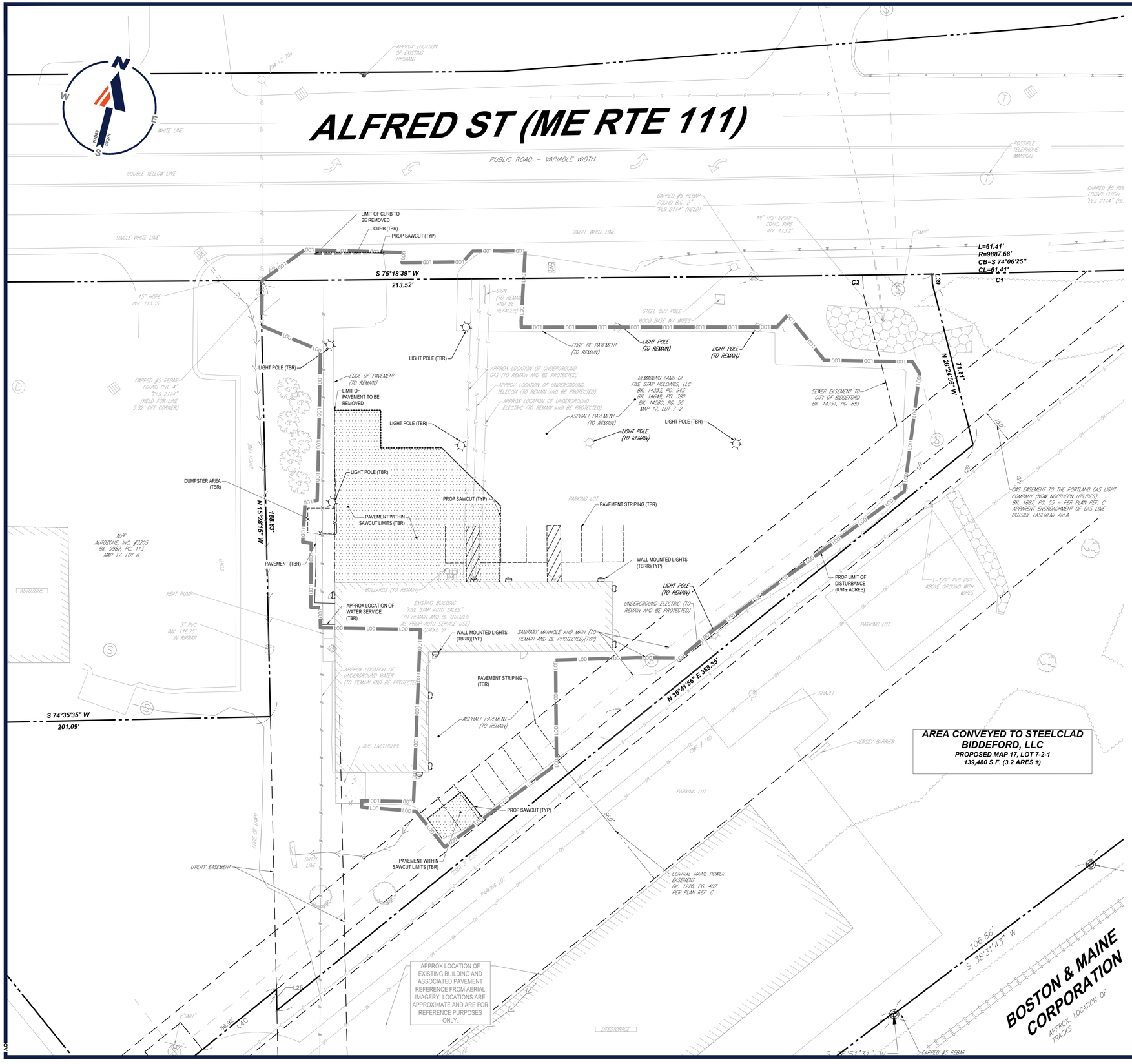
(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING MA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS, ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE CONSTRUCTION WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PERMITS AND OTHER DOCUMENTS REQUIRED FOR APPROVAL BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT, AND ALL PROVISIONS AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS,WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BEING BROUGHT TO THE CONTRACTOR'S ATTENTION IN THE CONTRACTOR GIVING PRIOR WRITTEN NOTIFICATION OF SAME AND BOHLER AND PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF ANY MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PREPARING ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF CONSTRUCTION OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. AND MUST REPAIR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. REPAIR OF ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND IN CONFORMANCE WITH ALL APPLICABLE LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR ANY JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY CLAIMS AND SUITS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD HARMLESS AND DEFEND THE PROFESSIONAL OF RECORD AND BOHLER FROM AND AGAINST ANY AND ALL CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF INSURANCE AND COMMERCIAL LIABILITY ASSOCIATED WITH STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, AGENTS, REPRESENTATIVES, CONSULTANTS, CONSULTANTS' SUBCONSULTANTS, PRINCIPALS, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATES OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR THE COMPLETED OPERATIONS COVERAGE FOR 2 YEARS AFTER THE DATE ON WHICH ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, EMPLOYEES, AGENTS, REPRESENTATIVES, CONSULTANTS, CONSULTANTS' SUBCONSULTANTS, PRINCIPALS, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES (INCLUDING, WITHOUT LIMITATION, DAMAGES, TORT DAMAGES, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, PARTNERS, CONSULTANTS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PERFORMING THE WORK ON THIS PROJECT. BOHLER PARTIES HAVE NO AUTHORITY FOR (OR RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR ANY CLAIMS OR LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, AND FOR SPECIFICATIONS INCLUDING THE NOTES CONTAINED HEREIN, AND FOR ANY CONSEQUENTIAL OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FROM AND AGAINST ANY AND ALL CLAIMS AND LIABILITY RESULTING FROM ALL FEES, ATTORNEY FEES AND DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY
27. OWNER MUST MAINTAIN GRADES PRESENT AT THE TIME PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, AND FOR SPECIFICATIONS INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, AND FOR SPECIFICATIONS INCLUDING THE NOTES CONTAINED HEREIN, AND FOR ANY CONSEQUENTIAL OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FROM AND AGAINST ANY AND ALL CLAIMS AND LIABILITY RESULTING FROM ALL FEES, ATTORNEY FEES AND DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO BE RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER EMPLOYED BY THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD WERE PROPERLY PREPARED AND THAT ALL NECESSARY SOIL IMPROVEMENT MEASURES WERE COMPLETED AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANIC MATERIALS AND DEBRIS. ALL MATERIAL THAT SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND REPLACED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES, CODES, EARTHWORK ACTIVITIES MUST ALSO COMPLY WITH ANY SPECIFICATIONS SET FORTH IN THE SITE OR ADJACENT TO ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
   C. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PL



DEMOLITION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBRR)	TO BE REMOVED AND RELOCATED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

CONTRACTOR SHALL PAVE UTILITY TRENCHES WITHIN RIGHT-OF-WAY WITHIN 3 DAYS OF EXCAVATION OR PRIOR TO ANY RAIN EVENT

CONTRACTOR SHALL CONFIRM LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NHA240012.00-0A
DRAWN BY:	AO
CHECKED BY:	KWC
DATE:	5/14/2024
CAD I.D.:	P-CIVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED BUILDING EXPANSION

MAP:17 | LOT:17-2
451 ALFRED ST
YORK COUNTY
CITY OF BIDDEFORD, MAINE

BOHLER
3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

JOHN W. KUCICH — STATE OF MAINE — No. 12583 — LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:
C-201

ORG. DATE - 5/14/2024

P:\2024\NHA240012.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-PROP-NHA240012.00-0A-----LAYOUT: C-201 EXISM

AO

ALFRED ST (ME RTE 111)

PUBLIC ROAD – VARIABLE WIDTH

ZONING TABLE

ZONE: I-3 - INDUSTRIAL 3 DISTRICT
USE: AUTOMOBILE FILLING STATION, RETAIL SALE OF GOODS AND SERVICES
MAP:17 LOT(S):17-2

APPLICANT/ OWNER INFORMATION

APPLICANT:	FIVE STAR HOLDINGS, LLC 451 ALFRED ST BIDDEFORD, ME 04005-9447
PROPERTY OWNER:	FIVE STAR HOLDINGS, LLC 451 ALFRED ST BIDDEFORD, ME 04005

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA		N/S	1.84 AC (80,460SF ±)	NO CHANGE
MIN LOT FRONTAGE	ARTICLE V; TABLE B	50.0'	290.5' ±	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD (MIN)	ARTICLE V; TABLE B	40' FROM MAJOR ROW; 30' FROM MINOR ROW	130.9'	78.8'
SIDE YARD (MIN)	ARTICLE V; TABLE B	25.0'	29.2'	NO CHANGE
REAR YARD (MIN)	ARTICLE V; TABLE B	25.0'	28.9'	NO CHANGE
PARKING SETBACKS				
SIDE PARKING SETBACK	§49.C.3.d	5.0'	20.6'	NO CHANGE
REAR PARKING SETBACK	§49.C.3.D	5.0'	8.0'	NO CHANGE
MAX PERMITTED HEIGHT	ARTICLE V; TABLE B	60.0' (6 STORIES)	<60.0'	<60.0'
MAX LOT COVERAGE		N/S	48.7% (39,212 SF)	48.0% (38,647 SF)
PERVIOUS LAND COVER		N/S	51.3% (41,248)	52.0% (41,813)

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	§49.C.f	9' X 18'	9' X 16'	9' X 18'
MIN AISLE WIDTH	§49.C.f	24'	N/A	30.6'
LOADING REQUIREMENTS	§49.B.a.ii	1	0	NO CHANGE
MIN NUMBER OF STALLS	§TABLE 6 - 49B	30	14	30

AUTOMOBILE REPAIR GARAGES AND BODY SHOPS AND GASOLINE FILLING STATIONS:
AUTO SHOP = 5 SPACES FOR EACH BAY OR AREA USED FOR REPAIR WORK
TOTAL = 5 STALLS * 6 BAYS = 30 (INCLUDING 2 ADA STALLS)

PROP TRANSITION CURB (TYP)
PROP STOP BAR AND PAVEMENT MARKING
AREA OF PROP ASPHALT PAVEMENT.
PROP SAWCUT (TYP)
PROP STOP SIGN (TYP)
STOP
S 75°18'39" W
213.52'
SINGLE WHITE LINE
DOUBLE YELLOW LINE
WHITE LINE
APPROX LOCATION OF EXISTING HYDRANT
SIGN (TO REMAIN AND BE REFACED)
STEEL GUY POLE WOOD BASE W/ WIRES
PROP SNOW AREA (TYP)
CAPPED #5 REBAR FOUND B.G. 2" "PLS 2114" (HELD)
CAPPED #5 REBAR FOUND FLUSH "PLS 2114" (HE
SMH
L=61.41'
R=9887.68'
CB=S 74°06'25"
CL=61.41'
C1
C2
63'
N 28°25'5" W
71.91'
PROP STRIPING (TYP)
PROP 45° 2' O.C. DIAGONAL PAVEMENT MARKING (TYP)
REMAINING LAND OF FIVE STAR HOLDINGS, LLC BK. 14233, PG. 943 BK. 14649, PG. 390 BK. 14580, PG. 55 MAP 17, LOT 7-2
SEWER EASEMENT TO CITY OF BIDDEFORD BK. 14351, PG. 885
GAS EASEMENT TO THE PORTLAND GAS LIGHT COMPANY (NOW NORTHERN UTILITIES) BK. 1687, PG. 55 – PER PLAN REF. C APPARENT ENCROACHMENT OF GAS LINE OUTSIDE EASEMENT AREA
PROP ASPHALT PAVEMENT WITHIN SAWCUT LIMITS (TYP)
PROP ADA SIGN ON BOLLARD SIGN POST (TYP OF 2)
PROP CONC STOOP (TYP)
PROP BOLLARD (TYP)
PROP WALL MOUNTED LIGHT (TYP)
PROP. AUTO WORKSHOP ADDITION 2,003±SF FF = 119.50± ME SLAB ELEVATION
PROP SAWCUT (TYP)
PARKING LOT
PROP 6' CROSSWALK
PROP 45° 2' O.C. DIAGONAL PAVEMENT MARKING (TYP)
PROP WALL MOUNTED LIGHT (TYP)
VAN
N 15°28'15" W
188.83'
BOLLARDS (TO REMAIN)
CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF PROP BOLLARDS AND NOTIFY DESIGN ENGINEER OF CONFLICTS PRIOR TO COMMENCEMENT OF CONSTRUCTION (TYP)
EXISTING BUILDING "FIVE STAR AUTO SALES" (TO REMAIN AND BE UTILIZED AS PROP AUTO SERVICE USE) 7,049± SF
PROP LIMIT OF DISTURBANCE (0.91± ACRES)
PROP BOLLARD (TYP)
PROP WALL MOUNTED LIGHT (TYP)
N 36°41'56" E 388.35'
S 74°35'35" W
201.09'
N/F AUTOZONE, INC. #3205 BK. 9982, PG. 113 MAP 17, LOT 6
AUTOZONE
HEAT PUMP
CURB
TIRE ENCLOSURE
PROP SNOW AREA (TYP)
EDGE OF LAWN
PROP TRASH ENCLOSURE WITH PRESSURE TREATED WOOD FENCING ON CONC PAD. SEE DETAILS.
PROP CONC PAVEMENT WITHIN SAWCUT LIMITS (TYP)
PROP BOLLARD (TYP)
UTILITY EASEMENT
CENTRAL MAINE POWER EASEMENT BK. 1239, PG. 407 PER PLAN REF. C
APPROX LOCATION OF EXISTING BUILDING AND ASSOCIATED PAVEMENT. REFERENCE FROM AERIAL IMAGERY. LOCATIONS ARE APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY.
BOSTON & MAINE CORPORATION
APPROX. LOCATION OF TRACKS
106.86'
S 38°37'43" W
CAPPED #5 REBAR
L40
L25
66.92'
"SMH"
LITESTORAGE
GRAVEL
JERSEY BARRIER
CMP ± 105
PARKING LOT
60.0'

AREA CONVEYED TO STEELCLAD BIDDEFORD, LLC
PROPOSED MAP 17, LOT 7-2-1
139,480 S.F. (3.2 ARES ±)

APPROVED BY THE CITY OF BIDDEFORD: _____ DATE
CERTIFIED BY:
CHAIR: _____

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ELECTRICAL ENGINEERING
PERMITTING SERVICES
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PERMIT SET

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PROJECT No.:	NHA240012.00-0A
DRAWN BY:	AO
CHECKED BY:	KWC
DATE:	5/14/2024
CAD I.D.:	P-CIVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED BUILDING EXPANSION

MAP:17 | LOT:17-2
451 ALFRED ST
YORK COUNTY
CITY OF BIDDEFORD, MAINE

BOHLER
3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

JOHN K. KUECH — STATE OF MAINE — No. 12583 — LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 5/14/2024

P:\2024\NHA240012.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-PROP-NHA240012.00-0A-----LAYOUT C-301 SITE

ALFRED ST (ME RTE 111)

PUBLIC ROAD – VARIABLE WIDTH

APPROX LOCATION OF EXISTING HYDRANT

POSSIBLE TELEPHONE MANHOLE

CAPPED #5 REBAR FOUND B.G. 2" "PLS 2114" (HELD)

CAPPED #5 REBAR FOUND FLUSH "PLS 2114" (HE...

18" RCP INSIDE CONC. PIPE INV. 113.2'

L=61.41'
R=9887.68'
CB=S 74°06'25"
CH=61.41'
C1

C2

MATCH EX TC 116.50 BC116.00

PROP SAWCUT (TYP)

G 117.2

S 75°18'39" W
213.52'

ME|G 118.70±

G118.05±

ME|G 118.30±

ME|G 118.90±

15" HDPE INV. 113.35'

PROP UNDERGROUND ELECTRIC CONNECTION (CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY)

PROP UNDERGROUND ELECTRIC (TYP)

CAPPED #5 REBAR FOUND B.G. 4" "PLS 2114" (HELD FOR LINE 5.02' OFF CORNER)

APPROX LOCATION OF UNDERGROUND GAS (TO REMAIN AND BE PROTECTED)

APPROX LOCATION OF UNDERGROUND TELECOM (TO REMAIN AND BE PROTECTED)

APPROX LOCATION OF UNDERGROUND ELECTRIC (TO REMAIN AND BE PROTECTED)

REMAINING LAND OF FIVE STAR HOLDINGS, LLC BK. 14233, PG. 943 BK. 14649, PG. 390 BK. 14580, PG. 55 MAP 17, LOT 7-2

SEWER EASEMENT TO CITY OF BIDDEFORD BK. 14351, PG. 885

N 28°25'57" W
71.18'

GAS EASEMENT TO THE PORTLAND GAS LIGHT COMPANY (NOW NORTHERN UTILITIES) BK. 1687, PG. 55 – PER PLAN REF. C APPARENT ENCROACHMENT OF GAS LINE OUTSIDE EASEMENT AREA

ME|G 118.09±

G119.40±

ME|G 119.1±

G 118.6±

G119.50±

G119.50±

G119.50±

PROP ELECTRIC SERVICE. CONTRACTOR SHALL COORDINATE WITH ARCH/MEP PLANS

PROP. AUTO WORKSHOP ADDITION 2,003±SF FF = 119.50± ME SLAB ELEVATION

PROP SAWCUT (TYP)

ME|G 119.00±

G119.50±

G119.50±

ME|G 119.50±

VAN

CONTRACTOR SHALL FIELD VERIFY SLOPES OF EXISTING ADA PARKING SPACES AND CROSSWALK AREA AND SHALL NOTIFY OWNER AND ENGINEER OF RECORD IF CONFLICTS EXIST (MAX 2% SLOPE IN PARKING AREAS; MAX 5% RUNNING SLOPE AND 2% CROSS SLOPE ON CROSSWALK)

N/F AUTOZONE, INC. #3205 BK. 9982, PG. 113 MAP 17, LOT 6

N 15°28'15" W
188.83'

AUTOZONE

HEAT PUMP

3" PVC INV. 116.75' IN RIPRAP

EXISTING BUILDING "FIVE STAR AUTO SALES" (TO REMAIN AND BE UTILIZED AS PROP AUTO SERVICE USE) 7,049± SF

PROP 1" WATER SERVICE (TYP)

APPROX LOCATION OF UNDERGROUND WATER (TO REMAIN AND BE PROTECTED)

S 74°35'35" W
201.09'

UTILITY EASEMENT

ME|G 118.95±

PROP SAWCUT (TYP)

ME|G 118.95±

N 36°41'56" E 388.35'

PROP LIMIT OF DISTURBANCE (0.91± ACRES)

1-1/2" PVC PIPE ABOVE GROUND WITH WIRES

AREA CONVEYED TO STEELCLAD BIDDEFORD, LLC
PROPOSED MAP 17, LOT 7-2-1
139,480 S.F. (3.2 ARES ±)

MAP 7 / 105

CENTRAL MAINE POWER EASEMENT BK. 1328, PG. 407 PER PLAN REF. C

106.86'
S 38°37'43" W

BOSTON & MAINE CORPORATION

APPROX. LOCATION OF TRACKS

CAPPED #5 REBAR

APPROX LOCATION OF EXISTING BUILDING AND ASSOCIATED PAVEMENT. REFERENCE FROM AERIAL IMAGERY. LOCATIONS ARE APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY.

L40

85.92'

L25

L35

LIKESTORAGE

CONTRACTOR SHALL CONFIRM LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

P:\2024\NHA240012.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-PROP-NHA240012.00-0A-----LAYOUT C-401 GRAD

AO

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PROJECT No.:	NHA240012.00-0A
DRAWN BY:	AO
CHECKED BY:	KWC
DATE:	5/14/2024
CAD I.D.:	P-CIVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED BUILDING EXPANSION

MAP:17 | LOT:17-2
451 ALFRED ST
YORK COUNTY
CITY OF BIDDEFORD, MAINE

BOHLER
3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

JAMES W. KUKICH — STATE OF MAINE — LICENSED PROFESSIONAL ENGINEER — No. 12533

SHEET TITLE:

GRADING, DRAINAGE, & UTILITY PLAN

SHEET NUMBER:

C-401

ORG. DATE - 5/14/2024

ALFRED ST (ME RTE 111)

PUBLIC ROAD – VARIABLE WIDTH

LIMIT OF SILT FENCE (TYP)
PROP SAWCUT (TYP)
S 75°18'39" W
213.52'
L=61.41'
R=9887.68'
CB=S 74°06'25"
CH=61.41'
CAPPED #5 REBAR FOUND B.G. 2" "PLS 2114" (HELD)
18" RCP INSIDE CONC. PIPE INV. 113.2'
"SMH"
CAPPED #5 REBAR FOUND FLUSH "PLS 2114" (HE
15" HDPE INV. 113.35'
PROP HAYBALES (TYP)
CAPPED #5 REBAR FOUND B.G. 4" "PLS 2114" (HELD FOR LINE, 5.02' OFF CORNER)
LIMIT OF SILT FENCE
PROP SILT FENCE (TYP)
LIMIT OF SILT FENCE
REMAINING LAND OF FIVE STAR HOLDINGS, LLC BK. 14233, PG. 943 BK. 14649, PG. 390 BK. 14580, PG. 55 MAP 17, LOT 7-2
PROP STOCKPILE WITH COMPOST FILTER SOCK (IF REQUIRED)
PROP SILT FENCE (TYP)
PROP SAWCUT (TYP)
PROP. AUTO WORKSHOP ADDITION 2,003±SF FF = 119.50± ME SLAB ELEVATION
LIMIT OF SILT FENCE (TYP)
N 15°52'51" W
188.83'
N/F AUTOZONE, INC. #3205 BK. 9682, PG. 113 MAP 17, LOT 6
AUTOZONE
3" PVC INV. 116.75' IN RIPRAP
EXISTING BUILDING "FIVE STAR AUTO SALES" (TO REMAIN AND BE UTILIZED AS PROP AUTO SERVICE USE) 7,449± SF
PROP LIMIT OF DISTURBANCE (0.91± ACRES)
1-1/2" PVC PIPE ABOVE GROUND WITH WIRES
S 74°35'35" W
201.09'
LIMIT OF SILT FENCE (TYP)
PROP SAWCUT (TYP)
LIMIT OF SILT FENCE (TYP)
PROP SILT FENCE (TYP)
DITCH LINE
AREA CONVEYED TO STEELCLAD BIDDEFORD, LLC
PROPOSED MAP 17, LOT 7-2-1
139,480 S.F. (3.2 ARES ±)
APPROX LOCATION OF EXISTING BUILDING AND ASSOCIATED PAVEMENT REFERENCE FROM AERIAL IMAGERY. LOCATIONS ARE APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY.
106.86'
S 38°31'43" W
BOSTON & MAINE CORPORATION
APPROX. LOCATION OF TRACKS
S 38°51'31" W
CAPPED #5 REBAR
LIFESTORAGE
LAD
SMH
Sc
CrB

CONTRACTOR SHALL IMPLEMENT DUST CONTROL METHODS WHEREVER PRACTICABLE DURING GRADING OPERATIONS

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 20'

P:\2024\NHA240012.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-PROP-NHA240012.00-0A-----1LAYOUT, C-801 EROS

AO

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PROJECT No.:	NHA240012.00-0A
DRAWN BY:	AO
CHECKED BY:	KWC
DATE:	5/14/2024
CAD I.D.:	P-CIVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED BUILDING EXPANSION

MAP:17 | LOT:17-2
451 ALFRED ST
YORK COUNTY
CITY OF BIDDEFORD, MAINE

BOHLER
3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

JOHN W. KUCICH — STATE OF MAINE — No. 12583 — LICENSED PROFESSIONAL ENGINEER

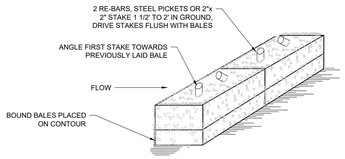
SHEET TITLE:

SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-801

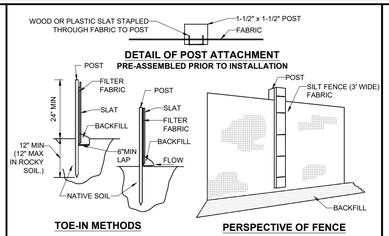
ORG. DATE - 5/14/2024



NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. DRAINAGE AREA NO MORE THAN ½ AC. PER 100 FEEL OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.
6. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE BARRIER

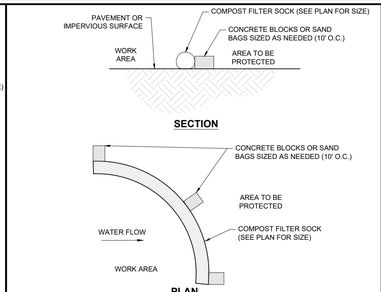
(NE-O030302 - 09/2023) NOT TO SCALE



NOTES:
1. EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
2. UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.

SILT FENCE

(NE-O040101 - 09/2023) NOT TO SCALE

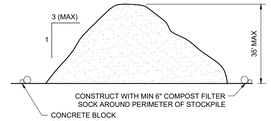


NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS.
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. FILTER MEDIA TO BE DISPERSED ON SITE AT COMPLETION OF CONSTRUCTION AFTER STABILIZATION IS ACHIEVED. AS DETERMINED BY ENGINEER IN OWNER.

OR APPROVED EQUIVALENT

COMPOST FILTER SOCK IN PAVED CONDITION

(NE-O040202 - 09/2023) NOT TO SCALE



TEMPORARY STOCK PILE WITH FILTER SOCK

(NE-O060104 - 09/2023) NOT TO SCALE

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DRAWN BY:	AO
CHECKED BY:	KWC
DATE:	5/14/2024
CAD I.D.:	P-CIVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED
BUILDING EXPANSION

MAP:17 | LOT:17-2
451 ALFRED ST
YORK COUNTY
CITY OF BIDDEFORD, MAINE

BOHLER
3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

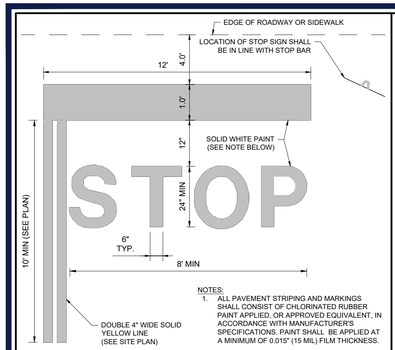
JOHN KUCICH — STATE OF MAINE — No. 12553 — LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:
C-803

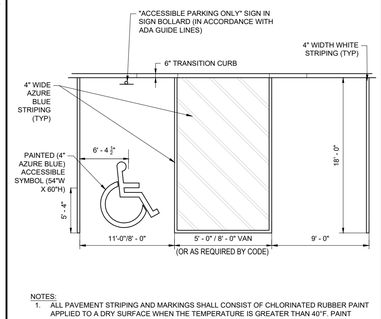
ORG. DATE - 5/14/2024

P:\2024\NHA240012.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-NHA240012.00-0A-----LAYOUT: C-803 EROD
AO



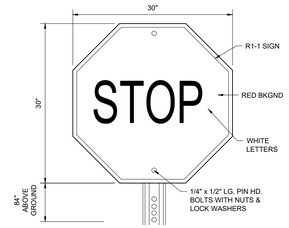
STOP BAR

(NE-S050301 - 09/2023) NOT TO SCALE



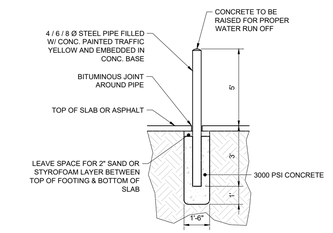
ACCESSIBLE PARKING STALL

(NE-S050101 - 09/2023) NOT TO SCALE



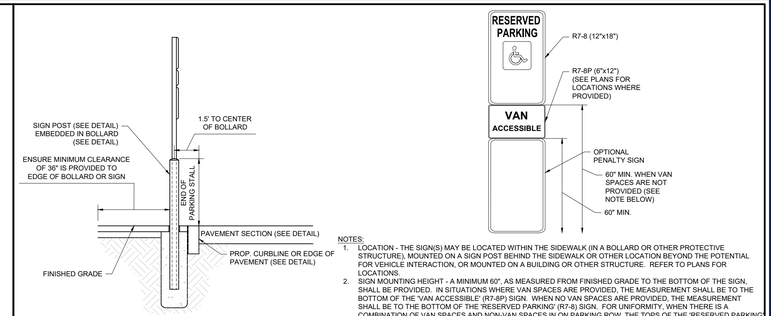
STOP SIGN

(NE-S060202 - 09/2023) NOT TO SCALE



BOLLARD

(NE-S070101 - 09/2023) NOT TO SCALE



RESERVED PARKING SIGN

(BE-S060101 - 08/2023) NOT TO SCALE

TRASH ENCLOSURE PAD

(NE-S100201 - 09/2023) NOT TO SCALE

CROSSWALK

(NE-S060401 - 09/2023) NOT TO SCALE

SINGLE TRASH ENCLOSURE WITH BOARD-ON-BOARD FENCE

(NE-S100102 - 09/2023) NOT TO SCALE

BOARD ON BOARD FENCE

(BE-S080101 - 08/2023) NOT TO SCALE

PAVEMENT SECTION

(NE-S010101 - 07/2023) NOT TO SCALE

TRANSITION CURB

(NJ-S029903 - 03/2024) NOT TO SCALE

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
MUNICIPAL AND PLANNING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NHA240012.00-0A
DRAWN BY:	AO
CHECKED BY:	KWC
DATE:	5/14/2024
CAD I.D.:	P-CIVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED
BUILDING EXPANSION

MAP:17 | LOT:17-2
451 ALFRED ST
YORK COUNTY
CITY OF BIDDEFORD, MAINE

BOHLER
3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

JOHN K. KUCICH
STATE OF MAINE
No. 12553
LICENSED PROFESSIONAL ENGINEER
Professional Engineer Licensed in: CT, MA, ME, NH, NJ, NY, PA, RI, VT, WV
Massachusetts License No. 52553

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-901

ORG. DATE - 5/14/2024

P:\2024\NHA240012.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-NHA240012.00-0A-----LAYOUT: C-901 DETL
AO

3 Executive Park Drive, Suite 202
Bedford, NH 03110
603.441.2900

May 15, 2024

David Galbraith
City of Biddeford Planning Board
205 Main Street
Biddeford, ME 04005

RE: Proposed Building Expansion
Site Plan Review
451 Alfred Street
Tax Map 17, Lot 17-2

Dear Members of the Board,

Five Star Holdings, LLC proposes to redevelop the above referenced site with a proposed building expansion. The proposed use will be an automotive repair shop. Enclosed please find the submission materials for Site Plan Review relative to the above reference property. The following documents are enclosed:

- Ten (10) fully size (24'' x 36'') copies of the Site Development Plans, dated 05/14/2024
- One (1) copy of site photographs, taken 5/9/2024
- One (1) full size (42'' x 36'') copy of the Building Elevations, prepared by Bowling Schork, dated 05/03/24
- One (1) full size (24'' x 36'') copy of the Existing Conditions and Lot Division, prepared by Norse, dated 8/17/21
- One (1) copy of the Site Review Checklist
- One (1) copy of the Planning Board Application
- One (1) copy of the Sign Survey
- One (1) half size (11'' x 17'') size copy of the truck turn exhibit
- One (1) copy of the Wall Mounted lights specification sheet

The site (Tax Map 17, Lot 17-2) is 1.85± acres, located on Alfred Street. The lot is located in the I-3 zoning district. The lot currently contains an existing automotive sales building and associated site features. The area is bordered to the north by Alfred Street, to the east open space, to the south by a storage facility, and to the west by an automobile parts store. The project proposes expanding the existing building with a 2,003(+/-) square foot addition and associated site features.

Access to the lot will be provided from Alfred Street. The location of the access point will remain the same, although minor alterations will be changing the width and shape of the curb cuts, to allow for movement of delivery trucks. It is our belief that the traffic generation for the site will remain the same.

The existing site contains two stormwater management areas. One is located on the northern side of the site, along Alfred Street, and the other is located at the southern side of the site, behind the existing building. Currently, water sheet flows over the existing site into these two areas. Overall, there is a reduction in impervious coverage due to the removal of concrete pads to the west of the existing building and proposed expansion.

For all proposed work, erosion control measures will be implemented during construction to reduce sediment runoff into existing stormwater management areas, and surrounding sites. Please refer to the Soil Erosion and Sediment Control sheet within the Site Development Plans.

Please consider this correspondence as our request for waivers of the following requirements if and to the extent a waiver is needed:

- Landscaping Plan not provided, per City of Biddeford Zoning Ordinance, Article XI Site Plan Regulations, Section 5.B.4.d.4 – Due to the nature of the project, no new landscaping has been proposed. Limits of existing pavement will remain the same, aside from the access onto the site. The intent of the project is to keep the trees that currently exist on the site.

- Street opening exceeds 26 feet in width, per City of Biddeford Zoning Ordinance, Article VI Performance Standards, Section 49.A.3 – To ensure that delivery trucks will be able to maneuver into/out of the site, the access width has been altered. Please refer to the truck exhibit sheets for proposed truck turns showing delivery truck paths.

- Parking area not screened from view along public road, per City of Biddeford Zoning Ordinance, Article VI Performance Standards, Section 49.A.4 – The project does not propose to alter the edge of pavement around the perimeter of the site's off-street parking and proposed no work within the current landscape buffer that separated the off-street parking and the public road. Therefore, no new landscape features have been proposed in this area.

We look forward to discussing this project further with you. We trust that this information is sufficient for your needs at this time. Please do not hesitate to contact us at (603) 441-2900 should you have any questions or wish to discuss further.

Sincerely,

Keith Curran, P.E.

#
#
#

ACORN ENGINEERING, INC.

Department of Planning & Development
City of Biddeford, Maine
205 Main Street,
Biddeford, ME 04005

March 25, 2024

Subject: Minor Development Site Plan Review Application
Redevelopment of 34 Center Street

Dear Staff Review Committee:

On behalf of XL PROPERTY MANAGEMENT, LLC, we are pleased to submit the accompanying package of submission materials related to the proposed redevelopment at 34 Center Street (Map 38, Lot 152-2) in the Main Street Revitalization District – Residential Conservation (MSRD 2) Zone in Biddeford, Maine. 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 multi-family buildings. The project is subject to a Site Plan Review – minor project development review per City of Biddeford's Land Development Regulations, Article XI.

The site was formerly developed as a residential multi-family dwelling, and current land area is mostly compacted gravel with smaller pockets of vegetation at the rear of parcel. Redevelopment for the parking area will consist of approximately 3,800 square feet of new impervious area. The parking area will have a swale on the west side of the parcel which drains to a level spreader, to prevent any erosion or flooding on adjacent parcels due to stormwater run-off.

If you have any questions regarding these materials or the completeness of the application materials, please do not hesitate to contact us.

Sincerely,

Mike Triglione, P.E.
Project Engineer
Acorn Engineering, Inc.

TABLE OF CONTENTS

EXHIBIT #	TITLE
1.	COVER LETTER
2.	CITY OF BIDDEFORD PLANNING APPLICATION
3.	WAIVER REQUEST
4.	SITE PHOTOS
5.	STORMWATER MEMORANDUM

LIST OF DRAWINGS

C-01	COVER SHEET & LEGEND
C-02	GENERAL NOTES
EX	BOUNDARY SURVEY – BY SURVEY, INC.
C-10	SITE & GRADING PLAN
C-40	SITE DETAILS
SW-1	STORMWATER 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 X Site Plan Review __ Extraction
__ Conditional Use Permit __ Subdivision __ Private Way
X Other: Minor Development Review

Applicant Information:

Name: XL PROPERTY MANAGEMENT, LLC
Mailing Address: PO Box 1830, Biddeford, ME 04005
Telephone: _____
Email: _____
What is your legal interest in the property?
X Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:

Name: SAME AS APPLICANT
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: Acorn Engineering, C/O Mike Triglione
Mailing Address: 500 Washington Ave, Suite 202, Portland Maine 04103
Telephone: (207) 775-2655
Email: mtriglione@acorn-engineering.com

Engineer/Surveyor's Information:

Name: SAME AS AGENT
Mailing Address: _____
Telephone: _____
Email: _____

Project Location and Lot Information:

Street Address: 34 Center Street Drainage Watershed: Saco River
Tax Map: 38 Lot: 152-2
Current Zoning: Main Street Revitalization District – Residential Conservation (MSRD 2) Zone Shoreland Zoning: No
Size of Lot: 5,650 (X)acres ( )s.f. Lot Frontage: 50 feet
Existing Use of Property: Vacant lot

Property currently serviced by:

X 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) X__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? X (Yes) __(No) If yes attach information

Description of proposed use of property:

Project/Proposed Use:

Proposed parking area with eleven (11) 9'x18' parking stalls, and a 20 foot drive aisle. The parking area will be graded to a level spreader for storm water runoff management. No proposed utility work.

Property to be Serviced by:

X City Road __ Public Sewer __ Public Water __ Public Trash
__ Private Road __ Septic System __ Private Well __ Private Hauler

Limits of Disturbance: 5,650 ( )acres (X)s.f.
Net change in impervious cover: 3,781 ( )acres (X)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? X (Yes) __(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: 0 square feet
Total new square feet paving/parking: 3,781 square feet

Waiver Requests (attach details):

1. A reduction of parking aisle width from 24' to 20'
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval
   n/a Fire Department – Contact Chief or Deputy Chief – 282-9986
   n/a Ability to Serve for Water Service – Maine Water – 282-1543
   n/a Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
   n/a 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: _____ **Date** 3/25/24

Signature of Property Owner: _____ **Date** 3/25/24

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

Waiver Request

Submission Requirement

24-foot parking aisle width

City of Biddeford, ME Part III: Land Development Regulations, Article VI Performance Standards table 6-49A

Waiver Request

Reduce aisle width to 20 feet

Explanation

This waiver is being sought to minimize impervious area and driveway curb cut width. 20 feet will be adequate space for turning movements of vehicles for the single aisle of parking stalls. This is not a high-use parking lot and need for 2 lane vehicle traffic will be rare.

Photos of the Project Site

Photo 1: Site looking north from Center Street sidewalk
Taken by Craig Burgess, PE, 3-25-24

Photo 2: Existing sidewalk and curb cut along Center Street
Taken by Craig Burgess, PE, 3-25-24

Photos of the Project Site

Photo 3: Rear portion of site, looking north
Taken by Craig Burgess, PE, 3-25-24

Photo 4: Western property line and abutter
Taken by Craig Burgess, PE 3-25-24

Photos of the Project Site

Photo 5: Northern property line and abutter
Taken by Craig Burgess, PE 3-25-24

ACORN ENGINEERING, INC.

Stormwater Memorandum

34 Center Street, Biddeford Maine

Acorn Engineering was contracted to provide civil and site design work for the proposed parking lot located at 34 Center Street, Biddeford, within the Main Street Revitalization District – Residential Conservation (MSRD 2) Zone. The project proposes to construct a parking lot to serve the client's adjacent multi-family buildings. The site is within the direct watershed of the Saco River, which is not classified as Urban Impaired by the Maine Department of Environmental Protection, nor is it within a 100-year floodplain as defined by Federal Emergency Management Agency (FEMA).

The site was formerly developed as a residential multi-family dwelling which was demolished approximately twenty years ago. Since then, the parcel has been vacant, with the front half of the parcel being used as an informal parking area intermittently. The current ground cover is mostly compacted gravel with smaller pockets of vegetation at the rear of parcel. The existing slopes are mild (between 3% and 7%), with the stormwater runoff surface flowing north to the back of the parcel.

With the proposed site improvements, the total paved area will be approximately 4,065 square feet. A majority of the area to be paved is considered redevelopment, as the existing ground cover is bituminous pavement and gravel. A drainage swale is proposed on the eastern side of the parcel, which the paved area will drain to. The swale will direct the stormwater runoff to a level spreader, which will slow and detain runoff before it leaves the property.

The City of Biddeford's land use performance standards require that all new construction and development shall be designed to reflect or resemble, as nearly as possible, natural runoff conditions in terms of volume, velocity and location of runoff. HydroCAD modelling was used to determine potential impacts to the runoff quantity from the proposed site improvements. The Tc paths were calculated using land cover, with six minutes used as a minimum as advised by the TR-55 model.

Using the NRCS web soil survey, it was found that the existing soils on site are Urban fill. This means that there are no soil characteristics on file. Since the soil characteristics are unknown, the soils on-site were modeled hydrologically as 'C' soils. This is standard practice for unknown soils, as C soils are considered average.

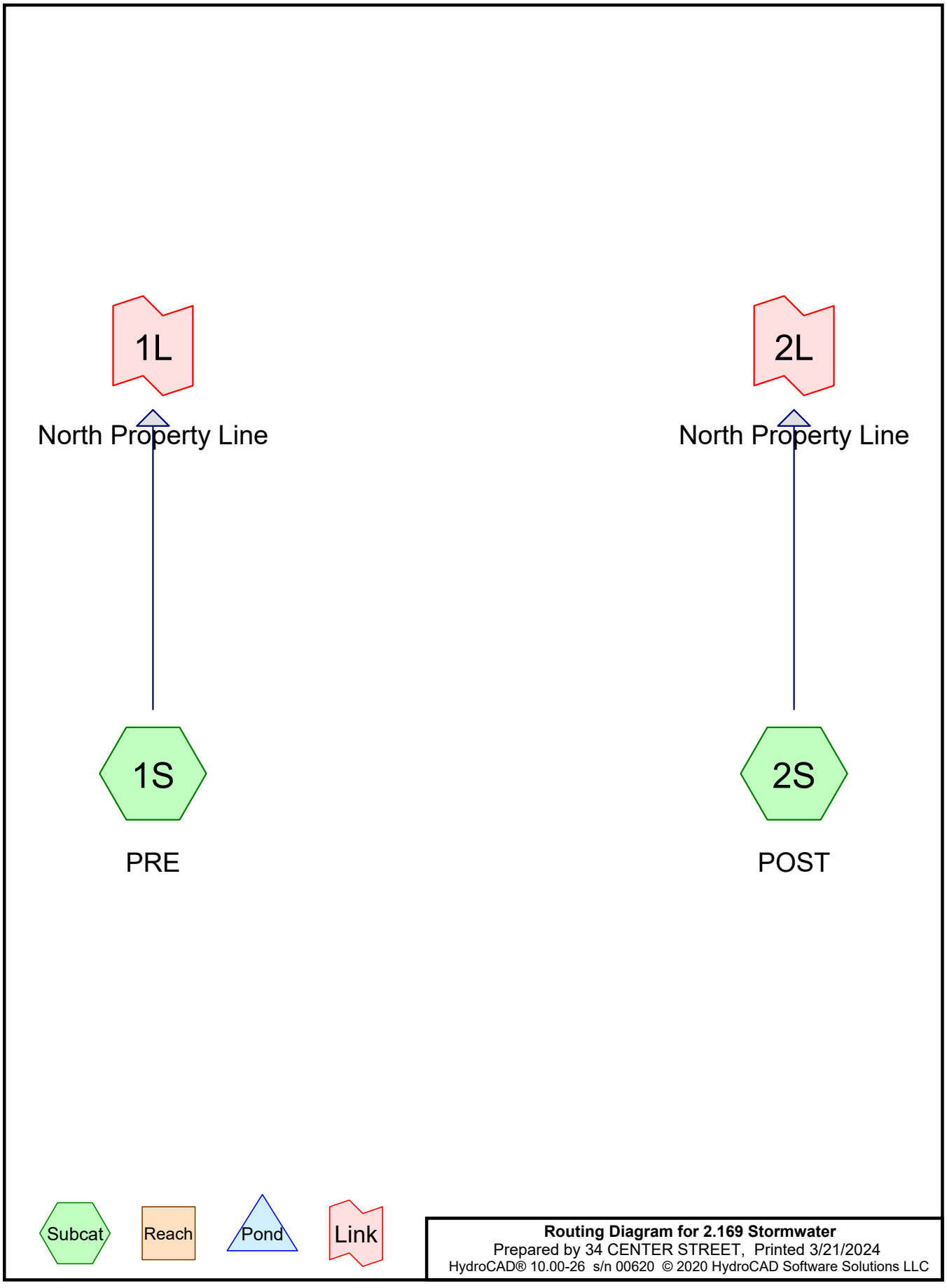
Please see Table 1 for the results of the HydroCAD modeling.

Table 1: 34 CENTER STREET - STORMWATER RUNOFF DISCHARGE SUMMARY			
	STORM FREQUENCY	EXISTING DISCHARGE (CFS)	PROPOSED DISCHARGE (CFS)
POI	Q_2	0.3 CFS	0.3 CFS
	Q_{10}	0.5 CFS	0.5 CFS
	Q_{25}	0.7 CFS	0.7 CFS
	Q_{100}	1.0 CFS	1.0 CFS

By modeling the existing and proposed conditions, it was found that the proposed site improvements are not expected to impact the peak flows of the stormwater runoff leaving the property in the 2-, 10-, 25-, or 100-year precipitation events. A Stormwater Plan has been included in the plan set. The HydroCAD calculations have been included below for review.

Thank you,

Mike Triglione, PE
Project Engineer
Acorn Engineering, Inc.


1L
North Property Line
2L
North Property Line
1S
PRE
2S
POST
Subcat
Reach
Pond
Link
Routing Diagram for 2.169 Stormwater
Prepared by 34 CENTER STREET, Printed 3/21/2024
HydroCAD® 10.00-26 s/n 00620 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.100	74	>75% Grass cover, Good, HSG C (1S, 2S)
0.074	96	Gravel surface, HSG C (1S)
0.085	98	Paved parking, HSG C (2S)
0.259	**88**	**TOTAL AREA**

Time span=0.00-46.00 hrs, dt=0.01 hrs, 4601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: PRE Runoff Area=5,639 sf 0.00% Impervious Runoff Depth=7.13"
Flow Length=120' Tc=6.0 min CN=87 Runoff=1.0 cfs 0.077 af

Subcatchment2S: POST Runoff Area=5,639 sf 65.92% Impervious Runoff Depth=7.50"
Flow Length=115' Tc=7.0 min CN=90 Runoff=1.0 cfs 0.081 af

Link 1L: North Property Line Inflow=1.0 cfs 0.077 af
Primary=1.0 cfs 0.077 af

Link 2L: North Property Line Inflow=1.0 cfs 0.081 af
Primary=1.0 cfs 0.081 af

Total Runoff Area = 0.259 ac Runoff Volume = 0.158 af Average Runoff Depth = 7.31"
67.04% Pervious = 0.174 ac 32.96% Impervious = 0.085 ac

Summary for Subcatchment 1S: PRE

Runoff = 1.0 cfs @ 12.08 hrs, Volume= 0.077 af, Depth= 7.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=8.70"

Area (sf)	CN	Description
2,419	74	>75% Grass cover, Good, HSG C
* 3,220	96	Gravel surface, HSG C
5,639	87	Weighted Average
5,639		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	50	0.0800	2.12		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.1	10	0.0200	2.87		**Shallow Concentrated Flow, B to C** Paved Kv= 20.3 fps
1.0	60	0.0200	0.99		**Shallow Concentrated Flow, C to D** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Min Tc**
6.0	120	Total			

Summary for Subcatchment 2S: POST

Runoff = 1.0 cfs @ 12.10 hrs, Volume= 0.081 af, Depth= 7.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=8.70"

Area (sf)	CN	Description
1,922	74	>75% Grass cover, Good, HSG C
3,717	98	Paved parking, HSG C
5,639	90	Weighted Average
1,922		34.08% Pervious Area
3,717		65.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	95	0.0600	2.15		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.3	20	0.0200	0.99		**Shallow Concentrated Flow, B to D** Short Grass Pasture Kv= 7.0 fps
6.0					**Direct Entry, Tc Min**
7.0	115	Total			

Summary for Link 1L: North Property Line

Inflow Area = 0.129 ac, 0.00% Impervious, Inflow Depth = 7.13" for 100-yr event
Inflow = 1.0 cfs @ 12.08 hrs, Volume= 0.077 af
Primary = 1.0 cfs @ 12.08 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Link 2L: North Property Line

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 7.50" for 100-yr event
Inflow = 1.0 cfs @ 12.10 hrs, Volume= 0.081 af
Primary = 1.0 cfs @ 12.10 hrs, Volume= 0.081 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S: PRE

Runoff = 0.3 cfs @ 12.09 hrs, Volume= 0.022 af, Depth= 2.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.30"

Area (sf)	CN	Description
2,419	74	>75% Grass cover, Good, HSG C
* 3,220	96	Gravel surface, HSG C
5,639	87	Weighted Average
5,639		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	50	0.0800	2.12		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.1	10	0.0200	2.87		**Shallow Concentrated Flow, B to C** Paved Kv= 20.3 fps
1.0	60	0.0200	0.99		**Shallow Concentrated Flow, C to D** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Min Tc**
6.0	120	Total			

Summary for Subcatchment 2S: POST

Runoff = 0.3 cfs @ 12.10 hrs, Volume= 0.024 af, Depth= 2.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.30"

Area (sf)	CN	Description
1,922	74	>75% Grass cover, Good, HSG C
3,717	98	Paved parking, HSG C
5,639	90	Weighted Average
1,922		34.08% Pervious Area
3,717		65.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	95	0.0600	2.15		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.3	20	0.0200	0.99		**Shallow Concentrated Flow, B to D** Short Grass Pasture Kv= 7.0 fps
6.0					**Direct Entry, Tc Min**
7.0	115	Total			

Summary for Link 1L: North Property Line

Inflow Area = 0.129 ac, 0.00% Impervious, Inflow Depth = 2.00" for 2-yr event
Inflow = 0.3 cfs @ 12.09 hrs, Volume= 0.022 af
Primary = 0.3 cfs @ 12.09 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Link 2L: North Property Line

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 2.26" for 2-yr event
Inflow = 0.3 cfs @ 12.10 hrs, Volume= 0.024 af
Primary = 0.3 cfs @ 12.10 hrs, Volume= 0.024 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S: PRE

Runoff = 0.5 cfs @ 12.09 hrs, Volume= 0.037 af, Depth= 3.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.90"

	Area (sf)	CN	Description
	2,419	74	>75% Grass cover, Good, HSG C
*	3,220	96	Gravel surface, HSG C
	5,639	87	Weighted Average
	5,639		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	50	0.0800	2.12		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.1	10	0.0200	2.87		**Shallow Concentrated Flow, B to C** Paved Kv= 20.3 fps
1.0	60	0.0200	0.99		**Shallow Concentrated Flow, C to D** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Min Tc**
6.0	120	Total			

Summary for Subcatchment 2S: POST

Runoff = 0.5 cfs @ 12.10 hrs, Volume= 0.041 af, Depth= 3.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.90"

Area (sf)	CN	Description
1,922	74	>75% Grass cover, Good, HSG C
3,717	98	Paved parking, HSG C
5,639	90	Weighted Average
1,922		34.08% Pervious Area
3,717		65.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	95	0.0600	2.15		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.3	20	0.0200	0.99		**Shallow Concentrated Flow, B to D** Short Grass Pasture Kv= 7.0 fps
6.0					**Direct Entry, Tc Min**
7.0	115	Total			

Summary for Link 1L: North Property Line

Inflow Area = 0.129 ac, 0.00% Impervious, Inflow Depth = 3.47" for 10-yr event
Inflow = 0.5 cfs @ 12.09 hrs, Volume= 0.037 af
Primary = 0.5 cfs @ 12.09 hrs, Volume= 0.037 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Link 2L: North Property Line

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 3.78" for 10-yr event
Inflow = 0.5 cfs @ 12.10 hrs, Volume= 0.041 af
Primary = 0.5 cfs @ 12.10 hrs, Volume= 0.041 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S: PRE

Runoff = 0.7 cfs @ 12.09 hrs, Volume= 0.051 af, Depth= 4.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=6.20"

	Area (sf)	CN	Description
	2,419	74	>75% Grass cover, Good, HSG C
*	3,220	96	Gravel surface, HSG C
	5,639	87	Weighted Average
	5,639		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	50	0.0800	2.12		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.1	10	0.0200	2.87		**Shallow Concentrated Flow, B to C** Paved Kv= 20.3 fps
1.0	60	0.0200	0.99		**Shallow Concentrated Flow, C to D** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Min Tc**
6.0	120	Total			

Summary for Subcatchment 2S: POST

Runoff = 0.7 cfs @ 12.10 hrs, Volume= 0.054 af, Depth= 5.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=6.20"

Area (sf)	CN	Description
1,922	74	>75% Grass cover, Good, HSG C
3,717	98	Paved parking, HSG C
5,639	90	Weighted Average
1,922		34.08% Pervious Area
3,717		65.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	95	0.0600	2.15		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.3	20	0.0200	0.99		**Shallow Concentrated Flow, B to D** Short Grass Pasture Kv= 7.0 fps
6.0					**Direct Entry, Tc Min**
7.0	115	Total			

Summary for Link 1L: North Property Line

Inflow Area = 0.129 ac, 0.00% Impervious, Inflow Depth = 4.71" for 25-yr event
Inflow = 0.7 cfs @ 12.09 hrs, Volume= 0.051 af
Primary = 0.7 cfs @ 12.09 hrs, Volume= 0.051 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Link 2L: North Property Line

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 5.04" for 25-yr event
Inflow = 0.7 cfs @ 12.10 hrs, Volume= 0.054 af
Primary = 0.7 cfs @ 12.10 hrs, Volume= 0.054 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

34 CENTER STREET PARKING LOT

XL PROPERTY MANAGEMENT, LLC.
BIDDEFORD, MAINE

LEGEND

EXISTING		PROPOSED
REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION	RIPRAP	
	UTILITY PAVEMENT CUTS	
	STRIPING	
	SEDIMENT BARRIER	SB
	EDGE OF 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	
W — W — W	UNDERGROUND WATER LINE	
65	MINOR CONTOURS (1 FT)	64
	MAJOR CONTOURS (5 FT)	65
G — G	GAS LINE	
SD — SD	STORM DRAIN LINE	
S — S	SEWER LINE	
	EXISTING/PROPOSED BUILDING	
OHU	OVERHEAD ELECTRICAL/TELEPHONE/CABLE	
	PROPERTY LINE	
	SETBACKS	

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

PROJECT TEAM

DEVELOPER

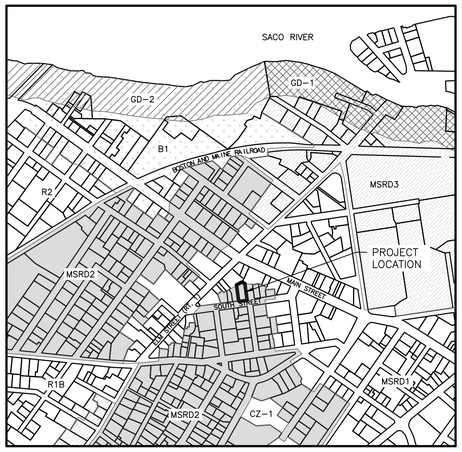
XL PROPERTY MANAGEMENT, LLC
CONTACT: TYLER BUSHEY
PO BOX 1830
BIDDEFORD, MAINE

CIVIL ENGINEER:

ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: MIKE TRIGLIONE, P.E.
(207) 775-2655

SURVEYOR

SURVEY, INC.
WINDHAM, MAINE
CONTACT: WILLIAM SHIPPEN
(207) 892-2556



VICINITY MAP
SCALE: 1:500

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

PERMITTING
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
MINOR SITE PLAN	MKT	3/25/2024

DRAWING NAME: COVER SHEET & LEGEND
PROJECT NAME: 34 CENTER STREET PARKING LOT
CLIENT: XL PROPERTY MANAGEMENT, LLC
PO BOX 1830, BIDDEFORD, ME 04005

ACORN ENGINEERING, INC.
THESE PLANS SHALL NOT BE, IN WHOLE OR IN PART, USED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PORTLAND, MAINE 04104
PO BOX 3422
(207) 775-2655

FILE: AE_CIVIL_2.169
JN: 2.169
SCALE: AS NOTED
DESIGNED BY: MKT
DRAWN BY: EOR
CHECKED BY: CAB

STATE OF MAINE
MICHAEL K. TRIGLIONE
No. 17922
LICENSED PROFESSIONAL ENGINEER
3/25/2024

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 FROM THE PLAN TITLED EXISTING CONDITIONS SURVEY BY SURVEY, INC. FOR XL PROPERTY MANAGEMENT, LLC, DATED DECEMBER 2023. TOPOGRAPHIC INFORMATION COMPILED FROM PLANS PROVIDED BY SURVEY, INC. DATED 12-2023 & LIDAR INFORMATION VIA NOAA DIGITAL COAST: DATA ACCESS VIEWER.

8. 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. 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 SURVEY ROCK SURFACE PRIOR TO EXCAVATION AND DEVELOP VOLUME CALCULATIONS TO SHARE WITH THE ENGINEER, ACORN ENGINEERING INC. (ACORN), IF ANY.

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

15. 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. 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.

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

8. 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.

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

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

11. 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).

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. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED PROFESSIONAL LAND SURVEYOR TO PROVIDE A MINIMUM OF TWO TEMPORARY BENCHMARKS WITHIN THE SITE.

5. 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 SITE PLAN PERMIT FROM THE CITY OF BIDDEFORD.

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.

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. 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.

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 THE CURRENT MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL 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, AT NO ADDITIONAL COST TO THE OWNER, CONDUCT EXPLORATORY EXCAVATIONS AT LOCATIONS WHERE PROPOSED EXCAVATION WILL INTERSECT WITH EXISTING UTILITIES.

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

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

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. THE CLIENT HAS NOT REQUESTED NOR HAS ACORN COMPLETED A PHASE I – ENVIRONMENTAL SITE ASSESSMENT FOR THE PROPERTY.

PERMITTING
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY DATE
MINOR SITE PLAN	MKT 5/25/2024

DRAWING NAME: GENERAL NOTES

PROJECT NAME: 34 CENTER STREET PARKING LOT

CLIENT: XL PROPERTY MANAGEMENT, LLC
PO BOX 1830, BIDDEFORD, ME 04005

ACORN ENGINEERING, INC.

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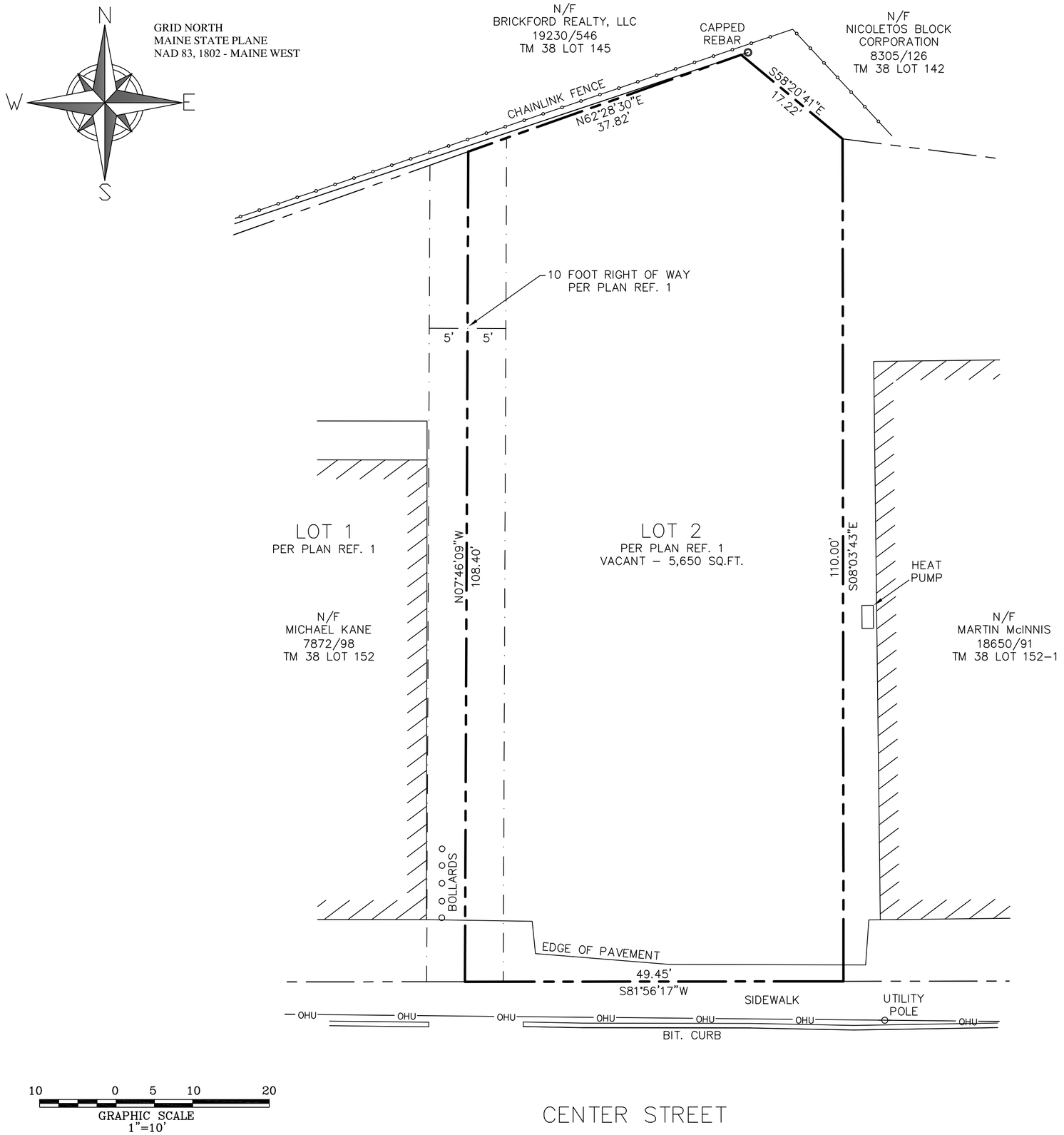
ACORN ENGINEERING, INC.
53 ROUTE 1 FALMOUTH, MAINE 04104
PO BOX 3137 (207) 775-2655

FILE:	AE_CIVIL_2.169
JN:	2.169
SCALE:	AS NOTED
DESIGNED BY:	MKT
DRAWN BY:	EOR
CHECKED BY:	CAB

STATE OF MAINE
MICHAEL K. TRIGLIONE
No. 17922
LICENSED PROFESSIONAL ENGINEER

3/25/2024

DRAWING NO.
C-02



SURVEY NOTES:

(1) DEED REFERENCES:
DEED BOOK 15538, PAGE 433 (RICHARD A. BOARDMAN AND TIMOTHY L. BOARDMAN TO MICHAEL KANE) YORK COUNTY REGISTRY OF DEEDS (YCRD)

(2) TAX MAP REFERENCE:
CITY OF BIDDEFORD TAX MAP 38, LOT 152-2

(3) NORTH REFERENCE: MAINE STATE PLANE 1802 WEST ZONE

(4) BOUNDARIES HEREON REPRESENT A RETRACEMENT OF PLAN REF. 1.

PLAN REFERENCES:

(1) SUBDIVISION OF LAND OF GERALD L. & ANITA P. TOUSSAINT 34-40 CENTER STREET BIDDEFORD, MAINE DATED 2-19-85 BY LECLERC STOWELL ASSOCIATES AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 135, PAGE 11.

(2) PLAN SHOWING AN ALTA/ACSM LAND TITLE SURVEY FOR 265 MAIN STREET, LLC DATED NOVEMBER 24, 2010 BY CORNER POST LAND SURVEYING, INC AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 417, PAGE 7.

STATE OF MAINE
WILLIAM C. SHIPPEN
2118
PROFESSIONAL LAND SURVEYOR

CERTIFICATION

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF .

12-5-23

WILLIAM C. SHIPPEN P.L.S. 2118

BOUNDARY SURVEY

34 CENTER STREET
BIDDEFORD, ME

FOR:

XL PROPERTY MANAGEMENT, LLC
PO BOX 1830
BIDDEFORD, ME 04005
(CLIENT)

SURVEY BY:

SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

DWN: DRR CHK: WCS

DATE: DECEMBER 2023 JOB NO. 23193

GENERAL NOTES:

1. THE SITE LOCATION IS 34 CENTER STREET, WHICH IS LOT 152-2 OF THE CITY OF BIDDEFORD TAX MAP 38. THE OWNER IS THE APPLICANT AND DEVELOPER.
2. ALL BITUMINOUS SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF BIDDEFORD STANDARDS.
3. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF BIDDEFORD STANDARDS.
4. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
5. 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.
6. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
7. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
8. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS AND SNOW REMOVAL.
9. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.
10. BOUNDARY AND EXISTING CONDITIONS INFORMATION SHOWN HEREON IS BASED ON RECORD INFORMATION AVAILABLE FROM PLAN REFERENCES.
11. ALL SOILS ON SITE ARE LISTED AS URBAN SOILS WITH UNKNOWN SOIL CHARACTERISTICS BY THE NRCS MEDIUM INTENSITY ONLINE SURVEY.

DEMOLITION NOTES:

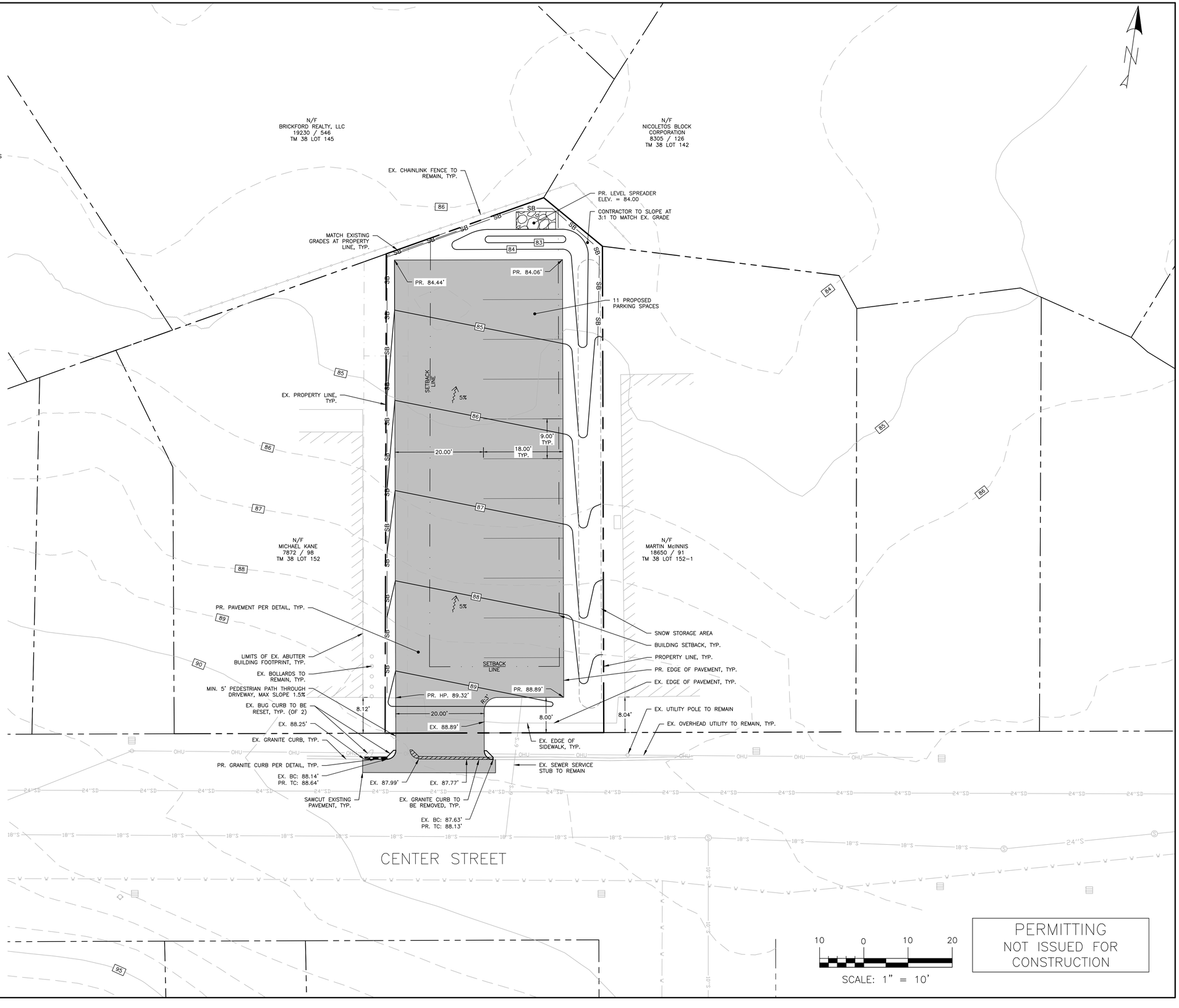
1. CONTRACTOR SHALL EMPLOY DUST CONTROL MEASURE DURING THE FULL DURATION OF CONSTRUCTION.

GRADING NOTES:

1. LIDAR AND TOPOGRAPHIC INFORMATION FOUND ON THE PLAN(S) WAS COMPILED FROM PLAN REFERENCE(S) A & B
2. CONTOUR INFORMATION PROVIDED ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE USED FOR VISUAL REFERENCE OF PREFERRED DRAINAGE PATTERN ONLY. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL SLOPE AT 3:1 TO MATCH EXISTING GRADE WHERE NEEDED. CONTRACTOR TO NOTIFY ENGINEER OF ANY SLOPES >3:1

PLAN REFFERENCES:

A. NOAA DIGITAL COAST: DATA ACCESS VIEWER
B. PLANS PROVIDED BY SURVEY, INC. DATED 12-2023, FOR XL PROPERTY MANAGEMENT, LLC (SURVEY, INC. JOB#23193)



PERMITTING
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
MINOR SITE PLAN	MKT 3/25/2024

DRAWING NAME: SITE & GRADING PLAN

PROJECT NAME: 34 CENTER STREET PARKING LOT

CLIENT: XL PROPERTY MANAGEMENT, LLC
PO BOX 1830, BIDDEFORD, ME 04005

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ACORN ENGINEERING, INC.
P.O. BOX 1234, BIDDEFORD, MAINE 04104
(207) 775-2655

FILE:	AE_CIVIL_2.169
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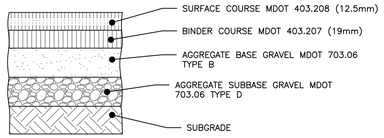
SCALE:	AS NOTED
DESIGNED BY:	MKT
DRAWN BY:	EOR
CHECKED BY:	CAB

STATE OF MAINE
MICHAEL K. TRIGLIONE
No. 17922
LICENSED PROFESSIONAL ENGINEER
3/25/2024

DRAWING NO.
C-10



NOTES:

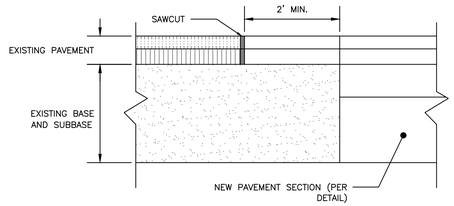
1. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557
2. SURFACE AND AGGREGATE MATERIALS SHALL MEET THE CITY OF BIDDEFORD STANDARDS IN ADDITION TO MDOT STANDARDS.

THICKNESS OF LAYERS	
STANDARD	LAYERS
1.25"	SURFACE COURSE MDOT 403.208 (12.5mm)
2"	BINDER COURSE MDOT 403.207 (19mm)
3"	AGGREGATE BASE GRAVEL MDOT 703.06 TYPE B
15"	AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D

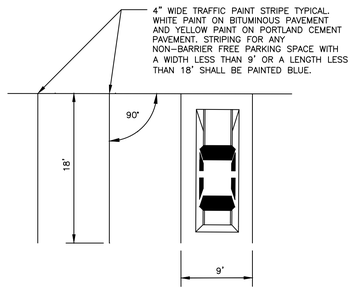
BITUMINOUS PAVEMENT PROFILE
NOT TO SCALE

NOTES:

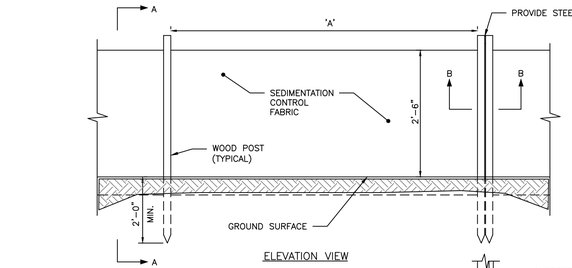
1. SAWCUT EXISTING PAVEMENT AND REMOVE 2' STRIP OF EXISTING PAVEMENT. APPLY BITUMINOUS TACK COAT PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
2. THE NEW PAVEMENT SECTION SHALL MEET THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH.

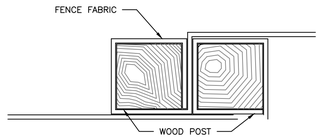


PAVEMENT SAWCUT DETAIL
NOT TO SCALE

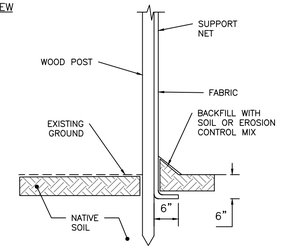


PARKING SPACE DIMENSIONS
NOT TO SCALE

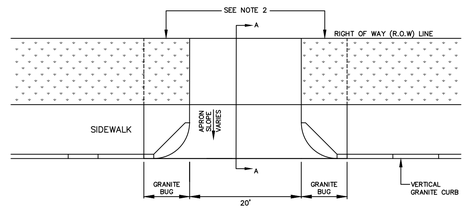


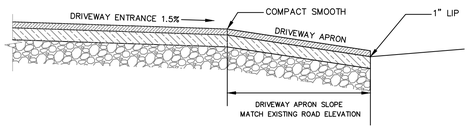


SILT FENCE REINFORCEMENT	MAX. SPACING "A"
NONE	6'
WIRE REINFORCEMENT 14 GAUGE, 6" MESH	10'



SILTATION FENCE DETAIL
NOT TO SCALE





SECTION A-A
NOT TO SCALE

NOTES:

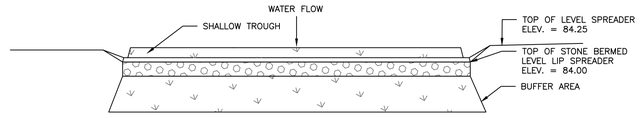
1. MATCH EXISTING GRADE AT R.O.W LINE. WHERE REQUIRED TO MEET A.D.A. AND DRIVEWAY APRON SLOPE REQUIREMENTS, A CONSTRUCTION EASEMENT MAY BE REQUIRED.
2. IF MATCHING THE EXISTING GRADE AT ROW CAUSES APRON SLOPE TO EXCEED RECOMMENDED %, SIDEWALK TRANSITION AREAS MAY BE ADDED, BUT SHALL NOT EXCEED 8.33%.
3. ALL MATERIALS IN ROW TO COMPLY WITH CITY'S SIDEWALK & DRIVEWAY MATERIAL POLICY.

DRIVEWAY APRON LAYOUT
NOT TO SCALE

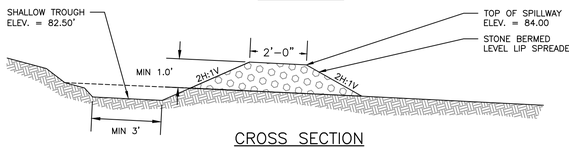
BERM STONE SIZE	
SIEVE SIZE	% PASSING BY WEIGHT
12"	100
6"	84-100
3"	63-83
1"	42-55
#4	8-12

NOTES:

1. FIELDSTONE, ROUGH QUARRIED STONE, BLASTED LEDGE ROCK OR TAILINGS ARE ACCEPTABLE BERM MATERIALS.
2. MEDIAN STONE SIZE TO BE APPROX 3 INCHES AT A MAXIMUM SIZE OF 6 INCHES. SEE TABLE.

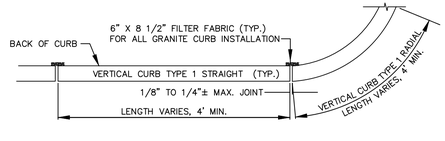


PLAN VIEW

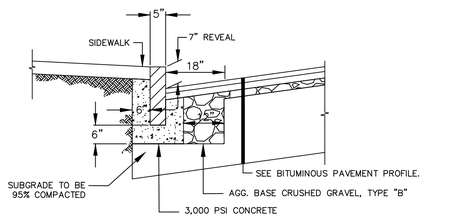


CROSS SECTION

LEVEL LIP SPREADER DETAIL
NOT TO SCALE



VERTICAL GRANITE CURB PLAN VIEW



VERTICAL GRANITE CURB CROSS SECTION

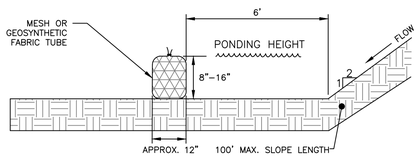
NOTES:

1. INDIVIDUAL PIECES OF CURB SHORTER THAN 4 L.F. ARE NOT ALLOWED, WITH THE EXCEPTION OF RADIAL CURB.
2. THE MINIMUM HEIGHT OF THE CONCRETE BACKING SHALL BE 10-INCHES OR TO THE BOTTOM OF THE HOT MIX ASPHALT PAVEMENT, WHICHEVER IS GREATER, MEASURED FROM THE BOTTOM OF CURB.
3. CURBING SHALL BE SET IN A 6-INCH BED OF POURED IN PLACE 3,000 PSI CONCRETE MIX.
4. WOODEN SHIMS MAY BE USED TO SET CURB.

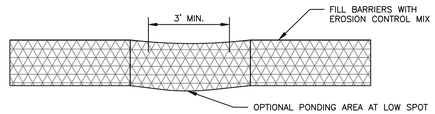
VERTICAL GRANITE CURB

NOTES:

1. FULL CONTACT WITH THE GROUND IS CRITICAL TO PREVENT SHORT CIRCUITING UNDER THE TUBE – THE GROUND SURFACE SHOULD BE SMOOTH AND LEVEL. IN WOODED AREAS, PROTRUDING ROOTS AND DEBRIS MAY NEED TO BE REMOVED. IN GRASSED AREAS, THE GRASS NEEDS TO BE EITHER MOWED OR COMPRESSED DOWN.
2. STAKING MAY BE NECESSARY ON STEEP SLOPES.
3. UPON FINAL STABILIZATION, THE TUBE CAN BE CUT OPEN AND THE MATERIAL SPREAD OUT ONTO THE GROUND. THE MESH MATERIAL SHOULD BE REMOVE.
4. LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE COMPOST FILTER SOCK, FILLING THE SEAM BETWEEN THE SOIL SURFACE AND THE DEVICE, IMPROVING FILTRATION AND SEDIMENT RETENTION.

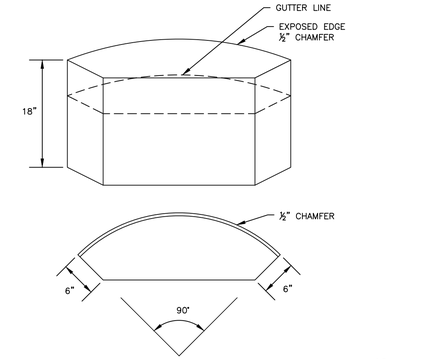


SIDE VIEW

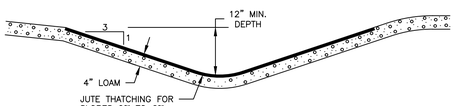


FRONT VIEW

FILTER SOCK DETAIL
NOT TO SCALE



GRANITE RADIUS CORNER "BUG"
NOT TO SCALE



GRASS LINED DITCH
NOT TO SCALE

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

NOTES:

1. 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.
2. 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.
3. LIMESTONE SHALL BE APPLIED TO THE SITE AT A RATE OF 138 POUNDS PER 1,000 SQUARE FEET.
4. THE COMPOSITION AND AMOUNT OF TEMPORARY SEED APPLIED TO A SITE SHALL BE DETERMINED BY THE FOLLOWING TABLE:

SEEDING NOTES

PERMITTING
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
MINOR SITE PLAN	MKT 3/25/2024

DRAWING NAME: SITE DETAILS

PROJECT NAME: 34 CENTER STREET PARKING LOT

CLIENT: XL PROPERTY MANAGEMENT, LLC
PO BOX 1830, BIDDEFORD, ME 04005

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ACORN ENGINEERING, INC
56 COMMERCIAL STREET, SUITE 4A
PORTLAND, MAINE 04104
PO BOX 4593
(207) 775-2655

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DRAWN BY:	EOR
CHECKED BY:	CAB

STATE OF MAINE
MICHAEL K. TRIGLIONE
No. 17922
LICENSED PROFESSIONAL ENGINEER

3/25/2024

DRAWING NO.
C-40

34 CENTER STREET - PREDEVELOPMENT LAND COVER SUMMARY							
			Subdrainage Land Cover Areas				
Drainage Area	Area (SF)	Area (AC)	Impervious Area (SF)	Gravel Area HSG 'C' (SF)	Pervious Area HSG 'C' (SF)	Composite CN	Tc (hours)
			CN: 98	CN: 96	CN: 74		
1S	5,639	0.13	0	3,220	2,419	87	0.1

34 CENTER STREET - POSTDEVELOPMENT LAND COVER SUMMARY							
			Subdrainage Land Cover Areas				
Drainage Area	Area (SF)	Area (AC)	Impervious Area (SF)	Gravel Area HSG 'X' (SF)	Pervious Area HSG 'X' (SF)	Composite CN	Tc (hours)
			CN: 98	CN: 96	CN: 74		
2S	5,639	0.13	3,717	0	1,922	90	0.1

34 CENTER STREET - LAND COVER CURVE NUMBER SUMMARY TABLE				
USDA-NRCS SOIL CLASSIFICATION	HYDROLOGIC SOIL GROUP (HSG)	LAND COVER TYPES - CURVE NUMBERS		
		Impervious	Gravel	Pervious, Good
URBAN	UNKNOWN	98	96	74*

* AREAS WITH UNKNOWN SOIL CHARACTERISTICS WERE MODELED AS SOILS IN THE 'C' HYDROLOGIC SOIL GROUP.

BIDDEFORD - 24 HR RAINFALL DEPTHS	
2-YR	3.3 in
10-YR	4.9 in
25-YR	6.2 in
100-YR	8.7 in

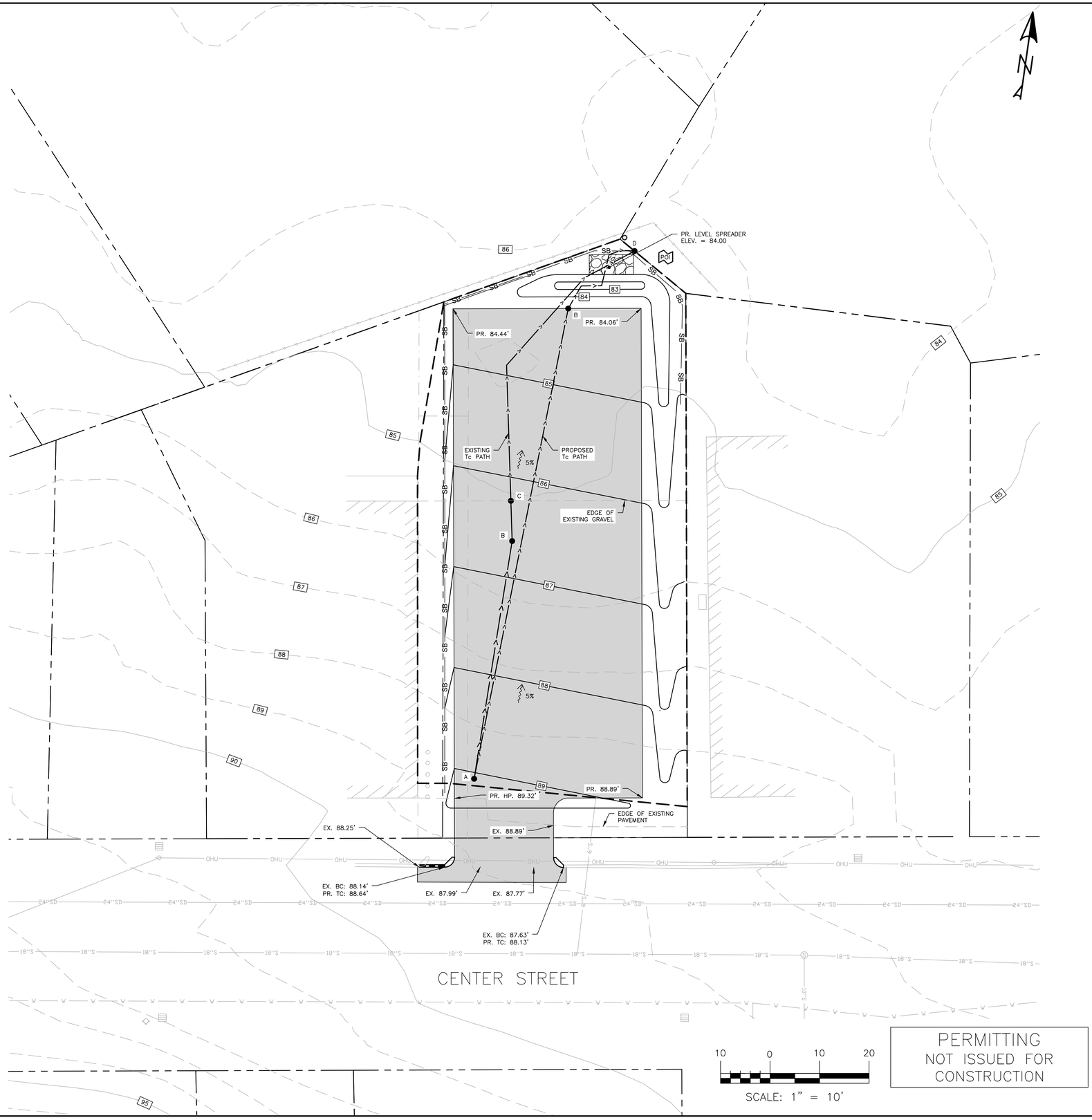
34 CENTER STREET - STORMWATER RUNOFF DISCHARGE SUMMARY				
	STORM FREQUENCY	EXISTING DISCHARGE (CFS)	PROPOSED DISCHARGE (CFS)	NOTES
POI	Q_2	0.3 CFS	0.3 CFS	
	Q_{10}	0.5 CFS	0.5 CFS	
	Q_{25}	0.7 CFS	0.7 CFS	
	Q_{100}	1.0 CFS	1.0 CFS	

LEGEND

EXISTING

- WATERSHED BOUNDARY
- TIME OF CONCENTRATION (Tc) PATH
- REACH
- BUILDINGS
- PAVEMENT
- POINT OF INTEREST LABEL
- RIPRAP
- MINOR CONTOURS (1 FOOT)
- MAJOR CONTOUR (5 FEET)
- PROPERTY LINE
- SETBACK

PROPOSED



PERMITTING
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
MINOR SITE PLAN	MKT	3/25/2024

DRAWING NAME: STORMWATER PLAN

PROJECT NAME: 34 CENTER STREET PARKING LOT

CLIENT: XL PROPERTY MANAGEMENT, LLC
PO BOX 1830, BIDDEFORD, ME 04005

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

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STATE OF MAINE
MICHAEL K. TRIGLIONE
No. 17922
LICENSED PROFESSIONAL ENGINEER
3/25/2024

DRAWING NO.
SW-1

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
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:heir absence.
e rejected.

APPLICANT RESPONSE
REASON NOT PROVIDED/COMMENT
Waiver requested for drive aisle width - waiver request included in application documents.
no buildings existing or proposed on-site

It is unclear what the purpose of 10 foot right of way shown on plan
No identified natural resources or resources buffers within site area
Flood zone boundary not near site area, site area not within a flood zone
No soil boundaries within the surrounding area
No existing buildings on-site
None existing
None existing
No proposed utility connections
None existing
None existing
Entire parcel to be disturbed
None existing
None existing
None proposed
None existing
None proposed
None proposed
None on site
None proposed
Not a subdivision
No applicable zoning or parking calculations
None existing
None existing
None proposed
None proposed

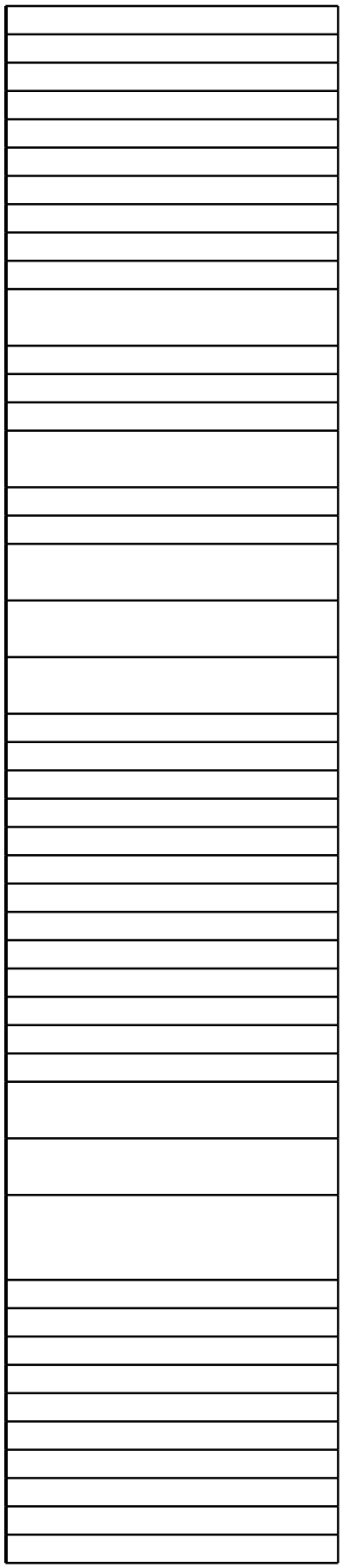
None proposed
None proposed
None proposed
None proposed
No road proposed
No road proposed
No road proposed
Entire parcel to be disturbed
None proposed
None existing
None existing
No road proposed
No road proposed
No road proposed
No road proposed
No road proposed
No road proposed
No road proposed

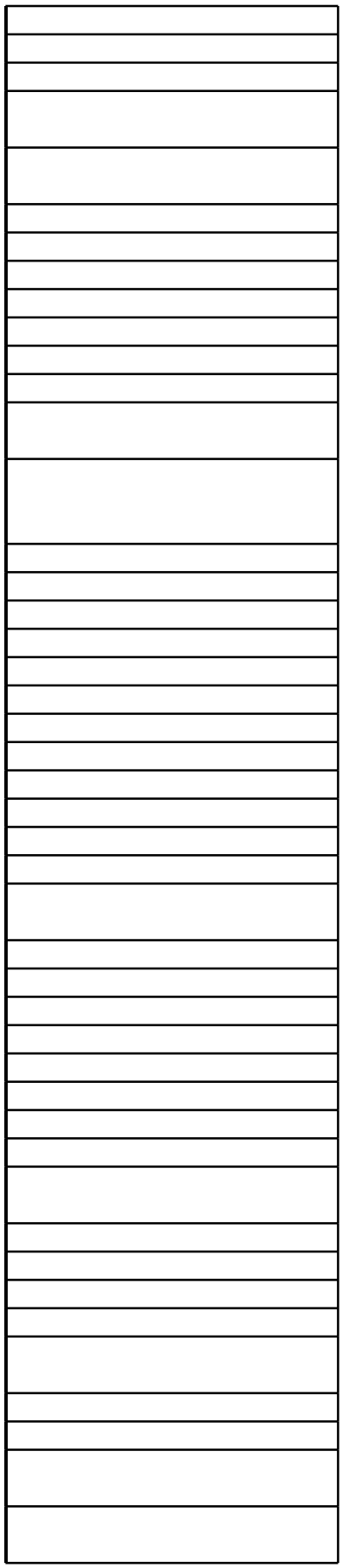
No proposed utility connections
No proposed utilities
No proposed uutiliies
No proposed storm or sewer structures
No proposed pipes
No proposed pipes
No proposed utilities

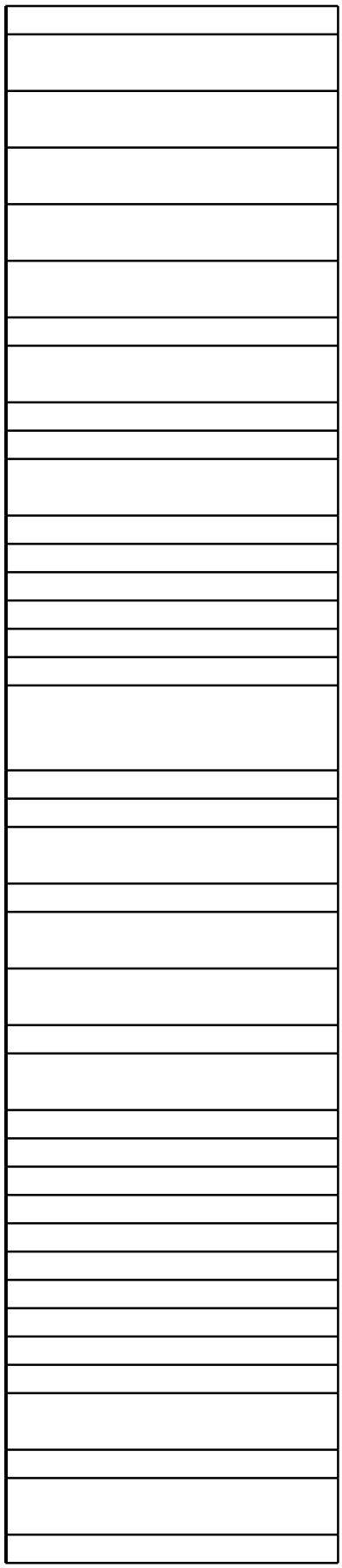
Both pre and post-development plans are shown on the same plan sheet, SW-1
No proposed sewer discharge
Not a SLODA project

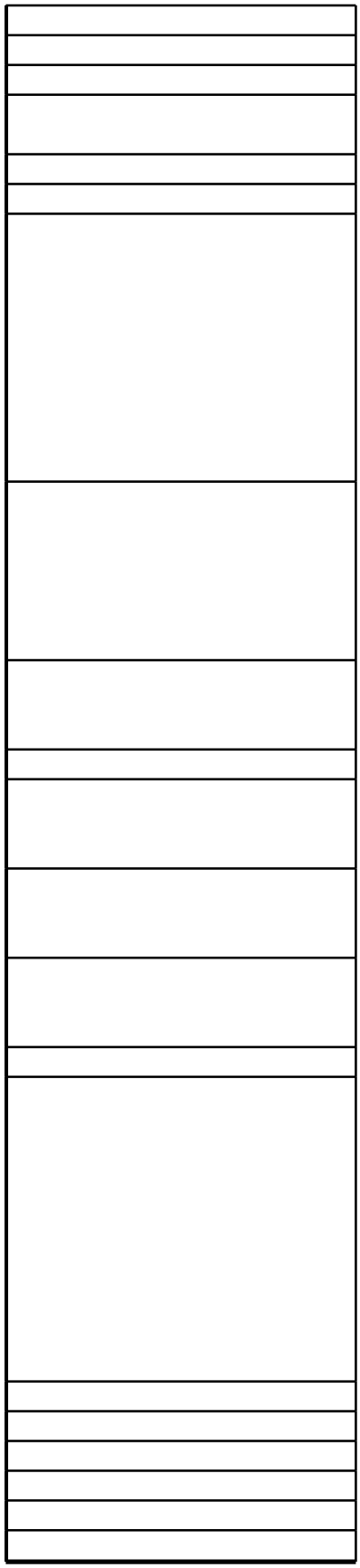
Project Name:
Planning Board # (if available):
Applicant Name/Info:
Submittal #/Type (Prelim/Final):
Submittal Date:

ACCEPTABLE (YES/NO-REVISE & RESUBMIT)



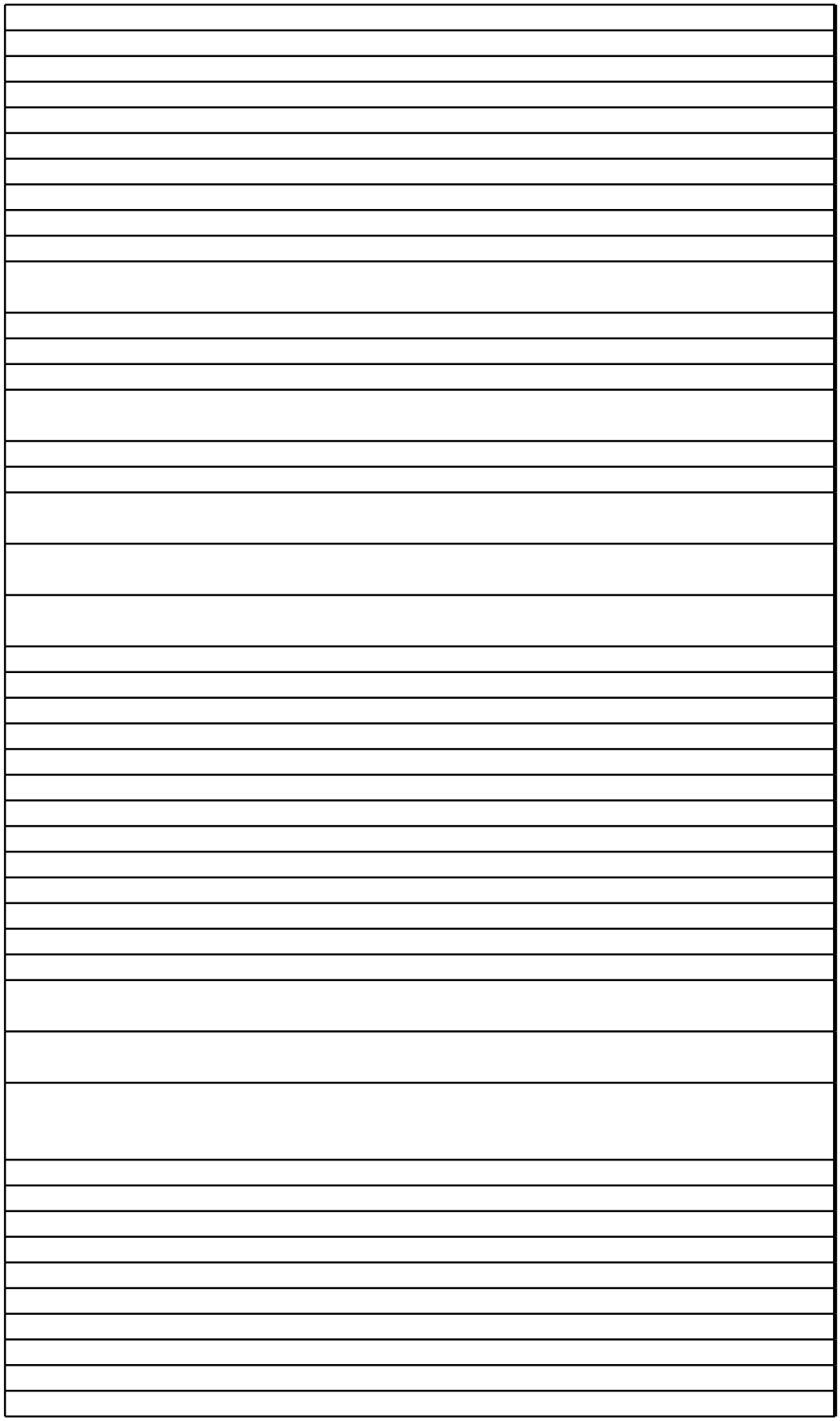


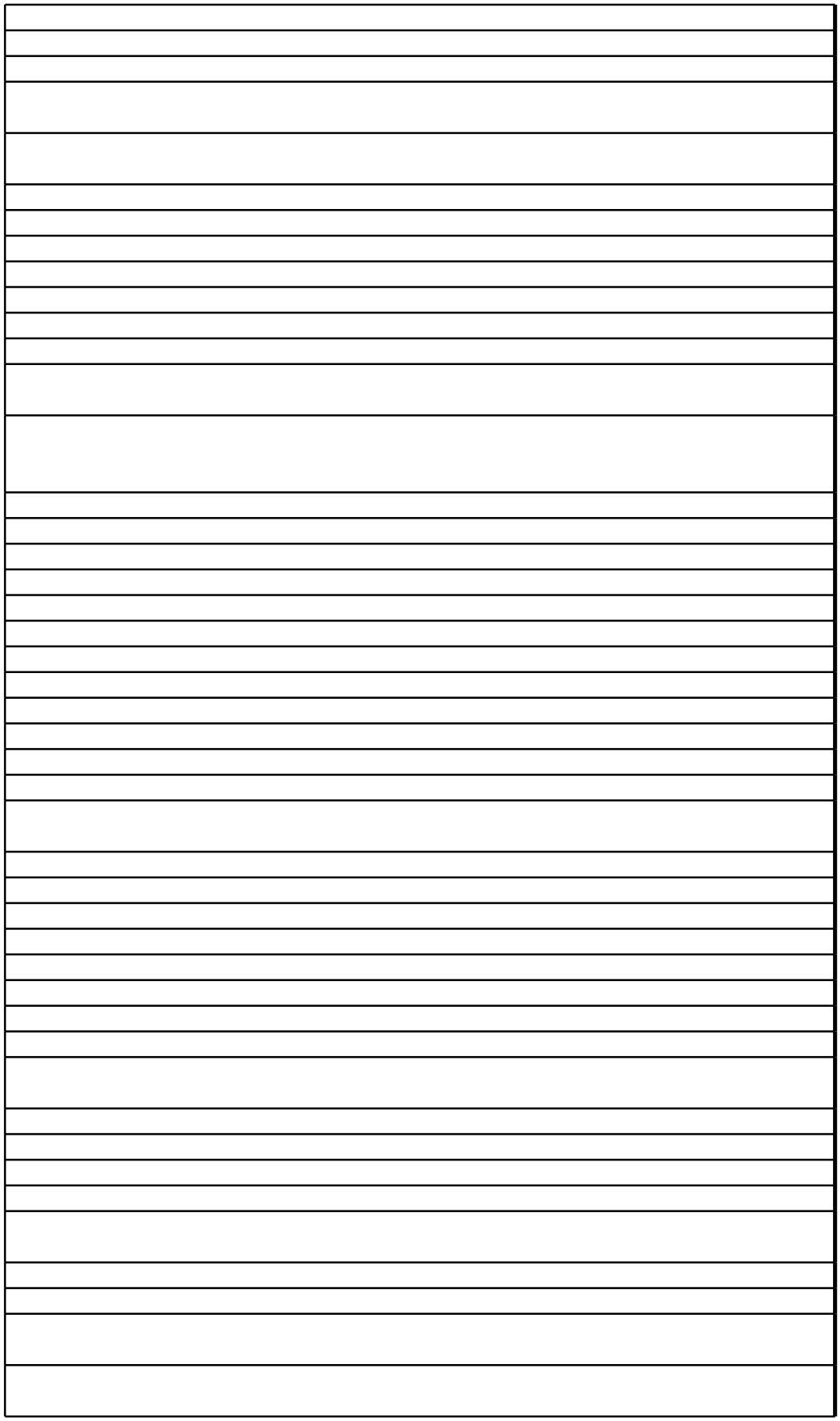


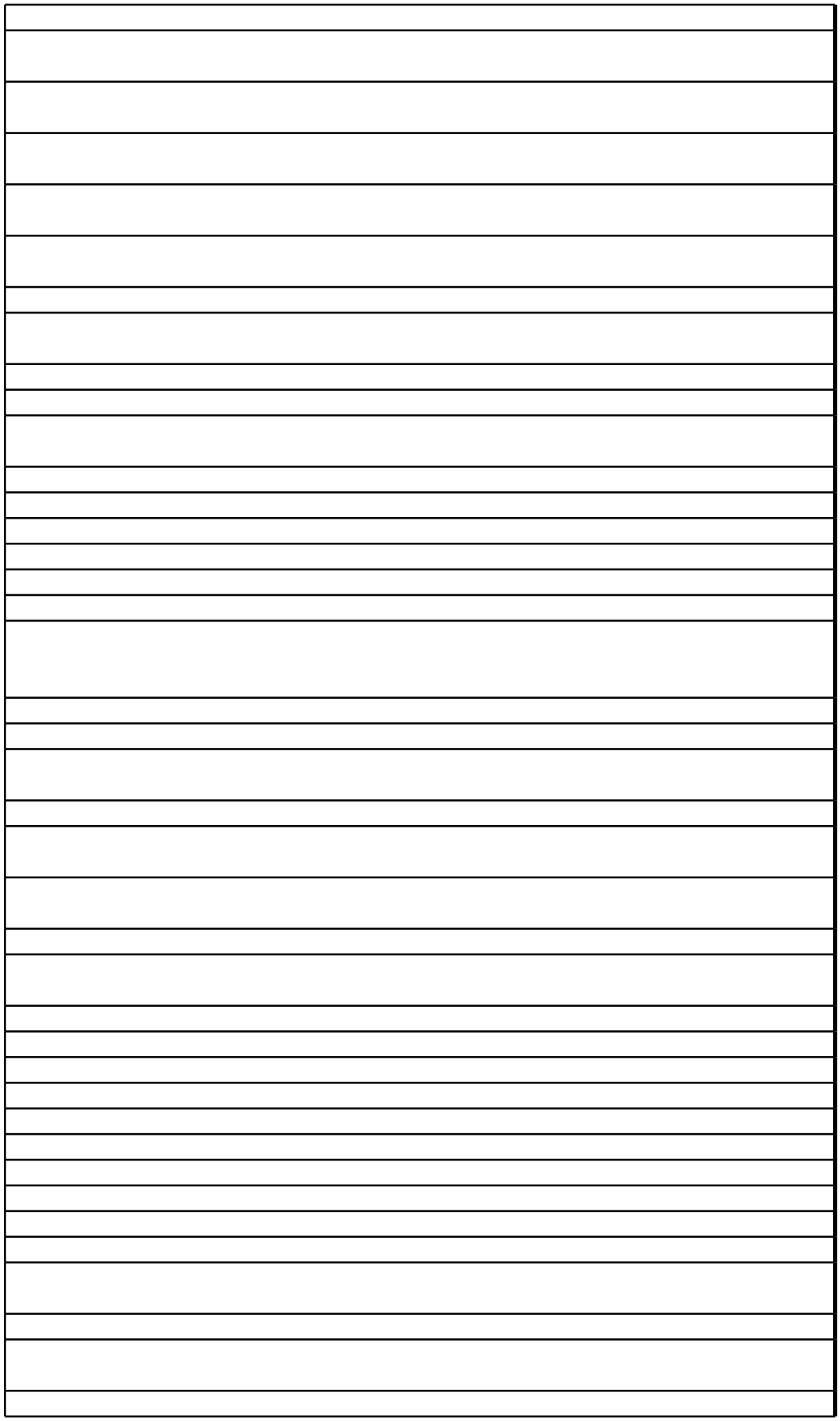


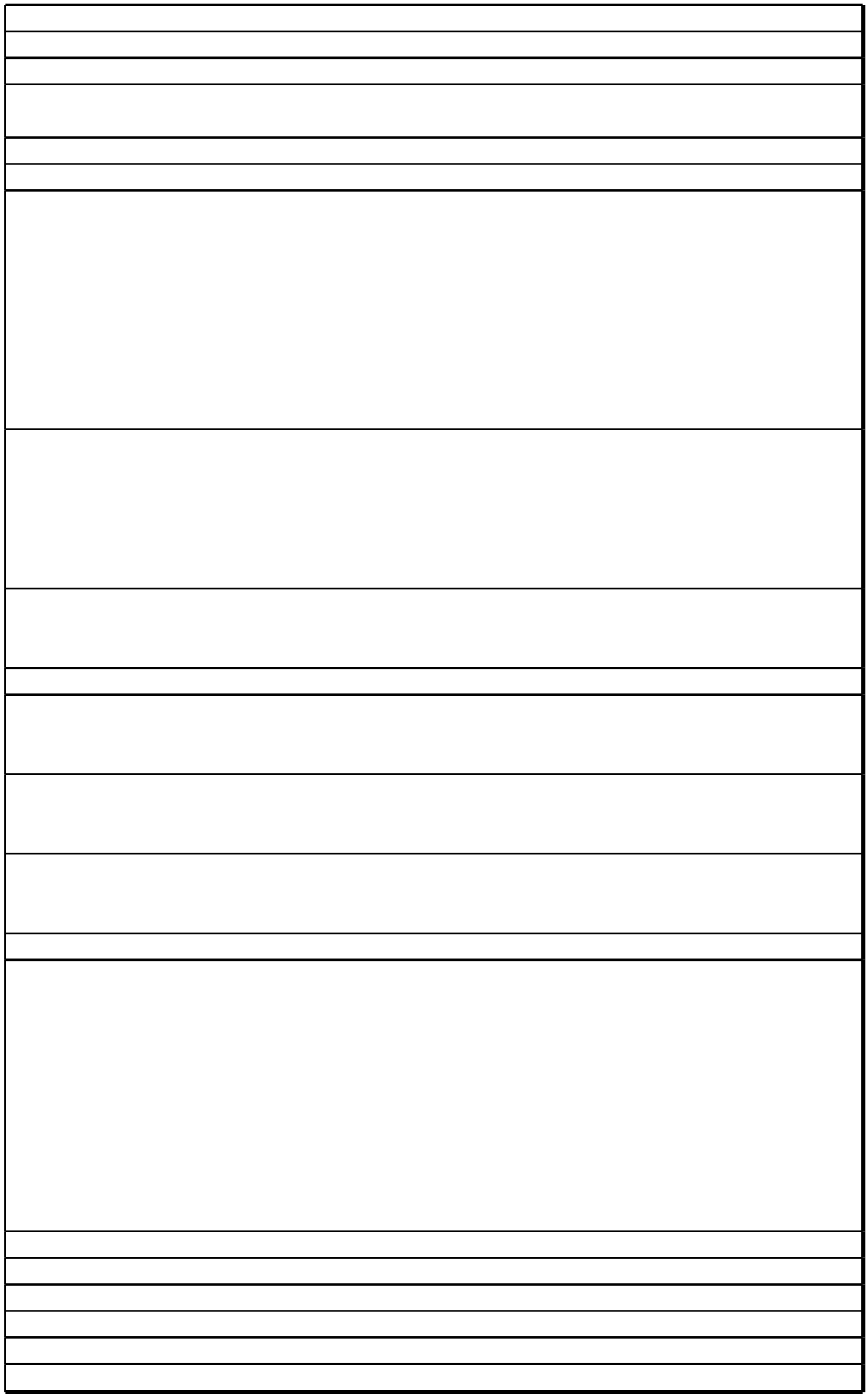
SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT
34 Center Street Parking Expansion
XL PROPERTY MANAGEMENT, LLC
Minor Development Site Plan Review
3/25/2024

CITY REVIEW RESPONSE
COMMENT









34 CENTER STREET - PREDEVELOPMENT LAND COVER SUMMARY							
			Subdrainage Land Cover Areas				
Drainage Area	Area (SF)	Area (AC)	Impervious Area (SF) CN: 98	Gravel Area HSG 'C' (SF) CN: 96	Pervious Area HSG 'C' (SF) CN: 74	Composite CN	Tc (hours)
1S	5,639	0.13	0	3,220	2,419	87	0.1

34 CENTER STREET - POSTDEVELOPMENT LAND COVER SUMMARY							
			Subdrainage Land Cover Areas				
Drainage Area	Area (SF)	Area (AC)	Impervious Area (SF) CN: 98	Gravel Area HSG 'X' (SF) CN: 96	Pervious Area HSG 'X' (SF) CN: 74	Composite CN	Tc (hours)
2S	5,639	0.13	3,717	0	1,922	90	0.1

34 CENTER STREET - LAND COVER CURVE NUMBER SUMMARY TABLE				
USDA-NRCS SOIL CLASSIFICATION	HYDROLOGIC SOIL GROUP (HSG)	LAND COVER TYPES - CURVE NUMBERS		
		Impervious	Gravel	Pervious, Good
URBAN	UNKNOWN	98	96	74*

* AREAS WITH UNKNOWN SOIL CHARACTERISTICS WERE MODELED AS SOILS IN THE 'C' HYDROLOGIC SOIL GROUP.

BIDDEFORD - 24 HR RAINFALL DEPTHS	
2-YR	3.3 in
10-YR	4.9 in
25-YR	6.2 in
100-YR	8.7 in

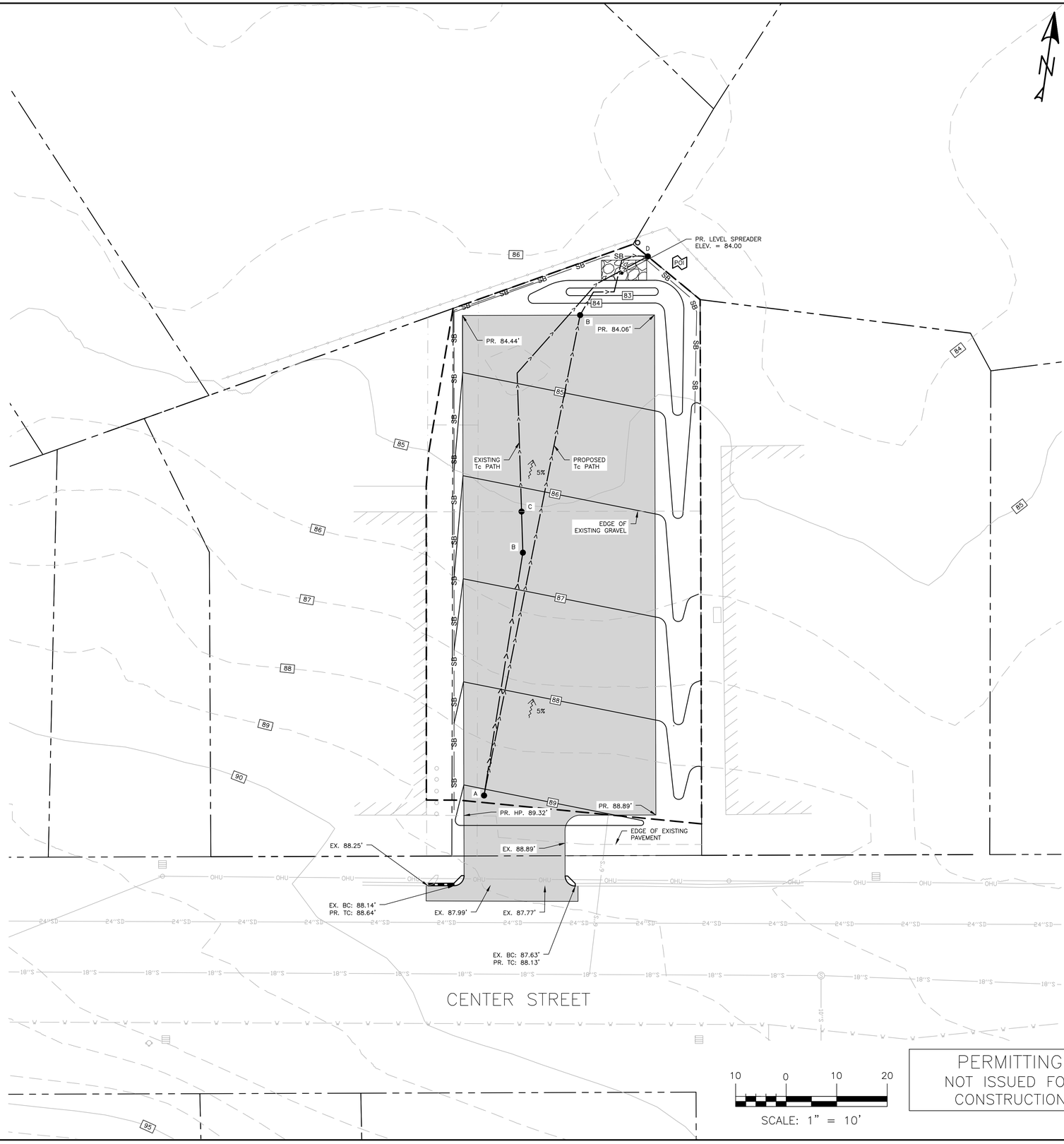
34 CENTER STREET - STORMWATER RUNOFF DISCHARGE SUMMARY				
	STORM FREQUENCY	EXISTING DISCHARGE (CFS)	PROPOSED DISCHARGE (CFS)	NOTES
POI	Q_2	0.3 CFS	0.3 CFS	
	Q_{10}	0.5 CFS	0.5 CFS	
	Q_{25}	0.7 CFS	0.7 CFS	
	Q_{100}	1.0 CFS	1.0 CFS	

LEGEND

EXISTING

- WATERSHED BOUNDARY
- TIME OF CONCENTRATION (Tc) PATH
- REACH
- BUILDINGS
- PAVEMENT
- POINT OF INTEREST LABEL
- RIPRAP
- MINOR CONTOURS (1 FOOT)
- MAJOR CONTOUR (5 FEET)
- PROPERTY LINE
- SETBACK

PROPOSED



PERMITTING
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
MINOR SITE PLAN	MKT	3/25/2024

DRAWING NAME: **STORMWATER PLAN**

PROJECT NAME: **34 CENTER STREET PARKING LOT**

CLIENT: XL PROPERTY MANAGEMENT, LLC
PO BOX 1830, BIDDEFORD, ME 04005

ACORN ENGINEERING, INC.

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

ACORN ENGINEERING, INC
FREEPORT, MAINE 04104
PO BOX 347
(207) 775-2655

FILE:	AE_CIVIL_2.169
JN:	2.169
SCALE:	AS NOTED
DESIGNED BY:	MKT
DRAWN BY:	EOR
CHECKED BY:	CAB

STATE OF MAINE
MICHAEL K. TRIGLIONE
No. 17922
LICENSED PROFESSIONAL ENGINEER

3/25/2024

DRAWING NO.
SW-1

City of Biddeford, Maine

COST ESTIMATE WORKSHEET

OWNER/APPLICANT: XL PROPERTY MANAGEMENT

PROJECT NAME: 34 CENTER STREET PARKING LOT

	ITEM	*UNIT*	*QUANTITY*	*UNIT COST*	*TOTAL*
1	Clearing and Grubbing	Acre	0.15	$2,500.00	$375.00
2	Erosion/Sediment Control	Lump Sum	1	$1,000.00	$1,000.00
3	Site Stabilization	Lump Sum	1	$1,000.00	$1,000.00
4	Ledge Removal	Cubic Yard	0		$0.00
5	Sanitary Sewer				
	Manholes	Each	0		$0.00
	Main	Linear Foot	0		$0.00
	House Services	Linear Foot	0		$0.00
6	Water Main				
	Main	Linear Foot	0		$0.00
	House Services	Linear Foot	0		$0.00
	Hydrants	Each	0		$0.00
7	Electric				
	Underground Utility Trench	Linear Foot	0		$0.00
	Conduit/Wiring	Linear Foot	0		$0.00
	Transformer Bases	Each	0		$0.00
8	Storm Drainage				
	Pipe/Culvert	Linear Foot	0		$0.00
	Catch Basin	Each	0		$0.00
	Other Treatment Devices	Each	1	$1,500.00	$1,500.00
9	Stormwater Management				
	Outlet Control Structure	Each	0		$0.00
	Stromwater Management Facilities	Each	0		$0.00
10	Excavate and Grade Subgrade	Cubic Yard	271	$25.00	$6,775.00
11	Roadways				
	Subbase Gravel	Cubic Yard	0		$0.00
	Base/Finish Gravel	Cubic Yard	0		$0.00
	Base Paving	Ton	0		$0.00
	Finish Paving	Ton	0		$0.00
	Geotextile Fabric	Ton	0		$0.00
12	Sidewalks				
	Subbase Gravel	Cubic Yard	0		$0.00
	Base/Finish Gravel	Cubic Yard	0		$0.00
	Base Paving	Ton	0		$0.00
	Finish Paving	Ton	0		$0.00
13	Parking Lots/Other Areas				
	Subbase Gravel	Cubic Yard	195	$40.00	$7,800.00
	Base/Finish Gravel	Cubic Yard	40	$50.00	$2,000.00
	Base Paving	Ton	52	$125.00	$6,500.00
	Finish Paving	Ton	33	$150.00	$4,950.00

City of Biddeford, Maine

COST ESTIMATE WORKSHEET

14	Curbing – Bituminous	Linear Foot	0		$0.00
15	Curbing - Concrete	Linear Foot	0		$0.00
15	Curbing – Granite	Linear Foot	6		$0.00
16	Pavement Striping	Linear Foot	180		$0.00
17	Guardrail	Linear Foot	0		$0.00
18	Fencing	Linear Foot	0		$0.00
19	Loam and Seed	1,000 Square Feet	2	$50.00	$100.00
20	Riprap	Cubic Yard	1.5	$100.00	$150.00
21	Landscaping	Lump Sum	0		$0.00
22	Street Lights	Each	0		$0.00
23	Site Lighting	Each	0		$0.00
24	Monuments/Iron Pipes	Lump Sum	0		$0.00
25	Clean Up	Lump Sum	1	$1,500.00	$1,500.00
26	As Builts	Lump Sum	0		$0.00
27	Other				$0.00
28	Other				$0.00
29	Other				$0.00
30	Other				$0.00
31	Other				$0.00

COST ESTIMATE TOTAL: **$33,650.00**
150% of TOTAL: **$50,475.00**

FOR OFFICE USE ONLY

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

PERFORMANCE GUARANTEE REQUIRED: _____

Name: _____

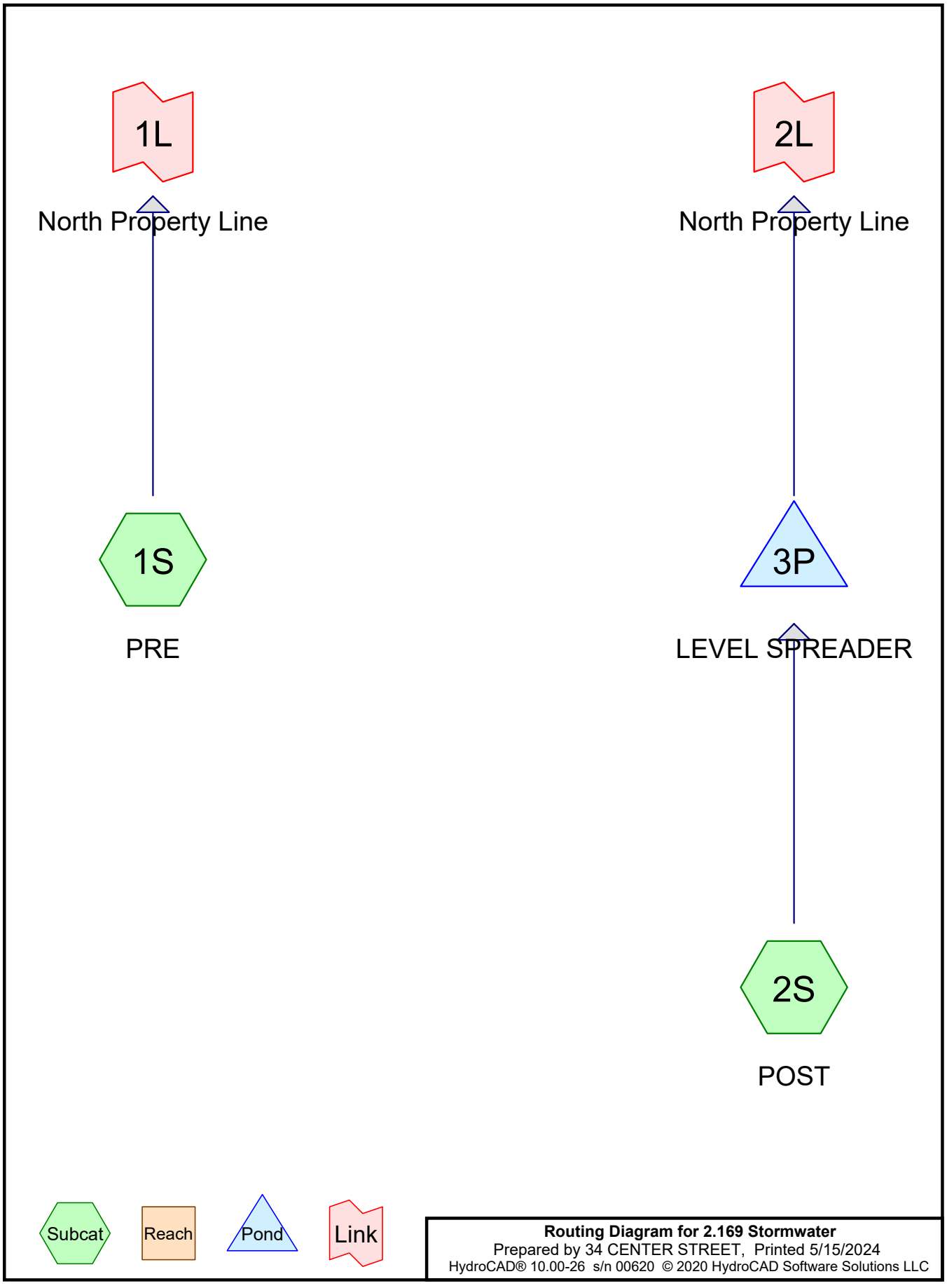
Signature: _____

Date:

City of Biddeford, Maine

COST ESTIMATE WORKSHEET

areas (sf) cf to cy cy to ton
((4135 * (1.25/12))/27) * 2.025


1L
North Property Line
2L
North Property Line
1S
PRE
3P
LEVEL SPREADER
2S
POST
Subcat
Reach
Pond
Link
Routing Diagram for 2.169 Stormwater
Prepared by 34 CENTER STREET, Printed 5/15/2024
HydroCAD® 10.00-26 s/n 00620 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.100	74	>75% Grass cover, Good, HSG C (1S, 2S)
0.074	96	Gravel surface, HSG C (1S)
0.085	98	Paved parking, HSG C (2S)
0.259	**88**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.259	HSG C	1S, 2S
0.000	HSG D	
0.000	Other	
0.259		**TOTAL AREA**

Summary for Subcatchment 1S: PRE

Runoff = 0.7 cfs @ 12.09 hrs, Volume= 0.051 af, Depth= 4.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=6.20"

Area (sf)	CN	Description
2,419	74	>75% Grass cover, Good, HSG C
* 3,220	96	Gravel surface, HSG C
5,639	87	Weighted Average
5,639		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	50	0.0800	2.12		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.1	10	0.0200	2.87		**Shallow Concentrated Flow, B to C** Paved Kv= 20.3 fps
1.0	60	0.0200	0.99		**Shallow Concentrated Flow, C to D** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Min Tc**
6.0	120	Total			

Summary for Subcatchment 2S: POST

Runoff = 0.7 cfs @ 12.10 hrs, Volume= 0.054 af, Depth= 5.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=6.20"

Area (sf)	CN	Description
1,922	74	>75% Grass cover, Good, HSG C
3,717	98	Paved parking, HSG C
5,639	90	Weighted Average
1,922		34.08% Pervious Area
3,717		65.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	95	0.0600	2.15		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.3	20	0.0200	0.99		**Shallow Concentrated Flow, B to D** Short Grass Pasture Kv= 7.0 fps
6.0					**Direct Entry, Tc Min**
7.0	115	Total			

Summary for Pond 3P: LEVEL SPREADER

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 5.04" for 25-yr event
Inflow = 0.7 cfs @ 12.10 hrs, Volume= 0.054 af
Outflow = 0.7 cfs @ 12.10 hrs, Volume= 0.052 af, Atten= 0%, Lag= 0.4 min
Primary = 0.7 cfs @ 12.10 hrs, Volume= 0.052 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Peak Elev= 84.10' @ 12.10 hrs Surf.Area= 218 sf Storage= 127 cf

Plug-Flow detention time= 42.7 min calculated for 0.052 af (96% of inflow)
Center-of-Mass det. time= 17.0 min (801.6 - 784.6)

Volume	Invert	Avail.Storage	Storage Description
#1	83.00'	449 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
83.00	26	0	0
84.00	186	106	106
85.00	500	343	449

Device	Routing	Invert	Outlet Devices
#1	Primary	84.00'	**9.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=0.7 cfs @ 12.10 hrs HW=84.10' TW=0.00' (Dynamic Tailwater)
1=Broad-Crested Rectangular Weir (Weir Controls 0.7 cfs @ 0.76 fps)

Summary for Link 1L: North Property Line

Inflow Area = 0.129 ac, 0.00% Impervious, Inflow Depth = 4.71" for 25-yr event
Inflow = 0.7 cfs @ 12.09 hrs, Volume= 0.051 af
Primary = 0.7 cfs @ 12.09 hrs, Volume= 0.051 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Link 2L: North Property Line

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 4.82" for 25-yr event
Inflow = 0.7 cfs @ 12.10 hrs, Volume= 0.052 af
Primary = 0.7 cfs @ 12.10 hrs, Volume= 0.052 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S: PRE

Runoff = 0.3 cfs @ 12.09 hrs, Volume= 0.022 af, Depth= 2.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.30"

Area (sf)	CN	Description
2,419	74	>75% Grass cover, Good, HSG C
* 3,220	96	Gravel surface, HSG C
5,639	87	Weighted Average
5,639		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	50	0.0800	2.12		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.1	10	0.0200	2.87		**Shallow Concentrated Flow, B to C** Paved Kv= 20.3 fps
1.0	60	0.0200	0.99		**Shallow Concentrated Flow, C to D** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Min Tc**
6.0	120	Total			

Summary for Subcatchment 2S: POST

Runoff = 0.3 cfs @ 12.10 hrs, Volume= 0.024 af, Depth= 2.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.30"

Area (sf)	CN	Description
1,922	74	>75% Grass cover, Good, HSG C
3,717	98	Paved parking, HSG C
5,639	90	Weighted Average
1,922		34.08% Pervious Area
3,717		65.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	95	0.0600	2.15		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.3	20	0.0200	0.99		**Shallow Concentrated Flow, B to D** Short Grass Pasture Kv= 7.0 fps
6.0					**Direct Entry, Tc Min**
7.0	115	Total			

Summary for Pond 3P: LEVEL SPREADER

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 2.26" for 2-yr event
Inflow = 0.3 cfs @ 12.10 hrs, Volume= 0.024 af
Outflow = 0.3 cfs @ 12.11 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.4 min
Primary = 0.3 cfs @ 12.11 hrs, Volume= 0.022 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Peak Elev= 84.06' @ 12.11 hrs Surf.Area= 205 sf Storage= 118 cf

Plug-Flow detention time= 73.2 min calculated for 0.022 af (90% of inflow)
Center-of-Mass det. time= 24.8 min (831.5 - 806.6)

Volume	Invert	Avail.Storage	Storage Description
#1	83.00'	449 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
83.00	26	0	0
84.00	186	106	106
85.00	500	343	449

Device	Routing	Invert	Outlet Devices
#1	Primary	84.00'	**9.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=0.3 cfs @ 12.11 hrs HW=84.06' TW=0.00' (Dynamic Tailwater)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 0.3 cfs @ 0.59 fps)

Summary for Link 1L: North Property Line

Inflow Area = 0.129 ac, 0.00% Impervious, Inflow Depth = 2.00" for 2-yr event
Inflow = 0.3 cfs @ 12.09 hrs, Volume= 0.022 af
Primary = 0.3 cfs @ 12.09 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Link 2L: North Property Line

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 2.04" for 2-yr event
Inflow = 0.3 cfs @ 12.11 hrs, Volume= 0.022 af
Primary = 0.3 cfs @ 12.11 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S: PRE

Runoff = 0.5 cfs @ 12.09 hrs, Volume= 0.037 af, Depth= 3.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.90"

	Area (sf)	CN	Description
	2,419	74	>75% Grass cover, Good, HSG C
*	3,220	96	Gravel surface, HSG C
	5,639	87	Weighted Average
	5,639		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	50	0.0800	2.12		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.1	10	0.0200	2.87		**Shallow Concentrated Flow, B to C** Paved Kv= 20.3 fps
1.0	60	0.0200	0.99		**Shallow Concentrated Flow, C to D** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Min Tc**
6.0	120	Total			

Summary for Subcatchment 2S: POST

Runoff = 0.5 cfs @ 12.10 hrs, Volume= 0.041 af, Depth= 3.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.90"

Area (sf)	CN	Description
1,922	74	>75% Grass cover, Good, HSG C
3,717	98	Paved parking, HSG C
5,639	90	Weighted Average
1,922		34.08% Pervious Area
3,717		65.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	95	0.0600	2.15		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.3	20	0.0200	0.99		**Shallow Concentrated Flow, B to D** Short Grass Pasture Kv= 7.0 fps
6.0					**Direct Entry, Tc Min**
7.0	115	Total			

Summary for Pond 3P: LEVEL SPREADER

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 3.78" for 10-yr event
Inflow = 0.5 cfs @ 12.10 hrs, Volume= 0.041 af
Outflow = 0.5 cfs @ 12.10 hrs, Volume= 0.038 af, Atten= 0%, Lag= 0.4 min
Primary = 0.5 cfs @ 12.10 hrs, Volume= 0.038 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Peak Elev= 84.09' @ 12.10 hrs Surf.Area= 213 sf Storage= 123 cf

Plug-Flow detention time= 52.1 min calculated for 0.038 af (94% of inflow)
Center-of-Mass det. time= 19.6 min (811.9 - 792.3)

Volume	Invert	Avail.Storage	Storage Description
#1	83.00'	449 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
83.00	26	0	0
84.00	186	106	106
85.00	500	343	449

Device	Routing	Invert	Outlet Devices
#1	Primary	84.00'	**9.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=0.5 cfs @ 12.10 hrs HW=84.09' TW=0.00' (Dynamic Tailwater)
1=Broad-Crested Rectangular Weir (Weir Controls 0.5 cfs @ 0.69 fps)

Summary for Link 1L: North Property Line

Inflow Area = 0.129 ac, 0.00% Impervious, Inflow Depth = 3.47" for 10-yr event
Inflow = 0.5 cfs @ 12.09 hrs, Volume= 0.037 af
Primary = 0.5 cfs @ 12.09 hrs, Volume= 0.037 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Link 2L: North Property Line

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 3.55" for 10-yr event
Inflow = 0.5 cfs @ 12.10 hrs, Volume= 0.038 af
Primary = 0.5 cfs @ 12.10 hrs, Volume= 0.038 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S: PRE

Runoff = 1.0 cfs @ 12.08 hrs, Volume= 0.077 af, Depth= 7.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=8.70"

Area (sf)	CN	Description
2,419	74	>75% Grass cover, Good, HSG C
* 3,220	96	Gravel surface, HSG C
5,639	87	Weighted Average
5,639		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	50	0.0800	2.12		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.1	10	0.0200	2.87		**Shallow Concentrated Flow, B to C** Paved Kv= 20.3 fps
1.0	60	0.0200	0.99		**Shallow Concentrated Flow, C to D** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Min Tc**
6.0	120	Total			

Summary for Subcatchment 2S: POST

Runoff = 1.0 cfs @ 12.10 hrs, Volume= 0.081 af, Depth= 7.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr Rainfall=8.70"

Area (sf)	CN	Description
1,922	74	>75% Grass cover, Good, HSG C
3,717	98	Paved parking, HSG C
5,639	90	Weighted Average
1,922		34.08% Pervious Area
3,717		65.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	95	0.0600	2.15		**Sheet Flow, A to B** Smooth surfaces n= 0.011 P2= 3.30"
0.3	20	0.0200	0.99		**Shallow Concentrated Flow, B to D** Short Grass Pasture Kv= 7.0 fps
6.0					**Direct Entry, Tc Min**
7.0	115	Total			

Summary for Pond 3P: LEVEL SPREADER

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 7.50" for 100-yr event
Inflow = 1.0 cfs @ 12.10 hrs, Volume= 0.081 af
Outflow = 1.0 cfs @ 12.10 hrs, Volume= 0.078 af, Atten= 0%, Lag= 0.3 min
Primary = 1.0 cfs @ 12.10 hrs, Volume= 0.078 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs
Peak Elev= 84.13' @ 12.10 hrs Surf.Area= 227 sf Storage= 133 cf

Plug-Flow detention time= 32.1 min calculated for 0.078 af (97% of inflow)
Center-of-Mass det. time= 13.9 min (788.3 - 774.4)

Volume	Invert	Avail.Storage	Storage Description
#1	83.00'	449 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
83.00	26	0	0
84.00	186	106	106
85.00	500	343	449

Device	Routing	Invert	Outlet Devices
#1	Primary	84.00'	**9.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=1.0 cfs @ 12.10 hrs HW=84.13' TW=0.00' (Dynamic Tailwater)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 1.0 cfs @ 0.86 fps)

Summary for Link 1L: North Property Line

Inflow Area = 0.129 ac, 0.00% Impervious, Inflow Depth = 7.13" for 100-yr event
Inflow = 1.0 cfs @ 12.08 hrs, Volume= 0.077 af
Primary = 1.0 cfs @ 12.08 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

Summary for Link 2L: North Property Line

Inflow Area = 0.129 ac, 65.92% Impervious, Inflow Depth = 7.27" for 100-yr event
Inflow = 1.0 cfs @ 12.10 hrs, Volume= 0.078 af
Primary = 1.0 cfs @ 12.10 hrs, Volume= 0.078 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-46.00 hrs, dt= 0.01 hrs

THUNDER RIDGE ROAD
PLAN OF A PRIVATE WAY

BIDDEFORD, MAINE

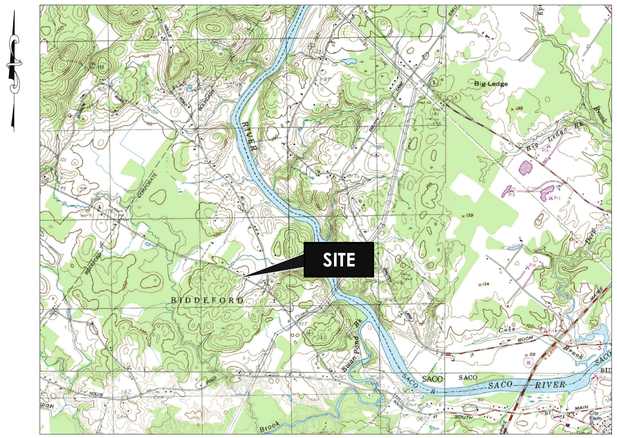
PROJECT INFORMATION

PROJECT NUMBER
14373.001

OWNER
MR. JEFFREY DUTTON
9 BUZZELL ROAD
BIDDEFORD, MAINE 04405
JEFFREYCDUTTON@ME.COM

CIVIL ENGINEER
HALEY WARD
ATTN: DREW OLEHOWSKI, PE.
120 MAIN STREET, SUITE 132
SACO, MAINE 04072
T: 207.283.9151

SURVEYOR
R.W. EATON ASSOCIATES
ATTN: RICHARD W. EATON, PLS.
58 PLEASANT STREET
WESTBROOK, ME 04092
T: 207.854.2402


SITE
BIDDEFORD
SACO
SACO RIVER
Big Ledge
Pool
Rapid
Rapid
Rapid

CERTIFICATION

STATE OF MAINE RICHARD EATON 2075 REGISTERED PROFESSIONAL LAND SURVEYOR

RICHARD W. EATON P.L.S. # 2075

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

York ss Registry Of Deeds
Received_____ 20____

At____H____M____M., And

Recorded In Book____Page____

Attest:

_____
Register

Location

NTS

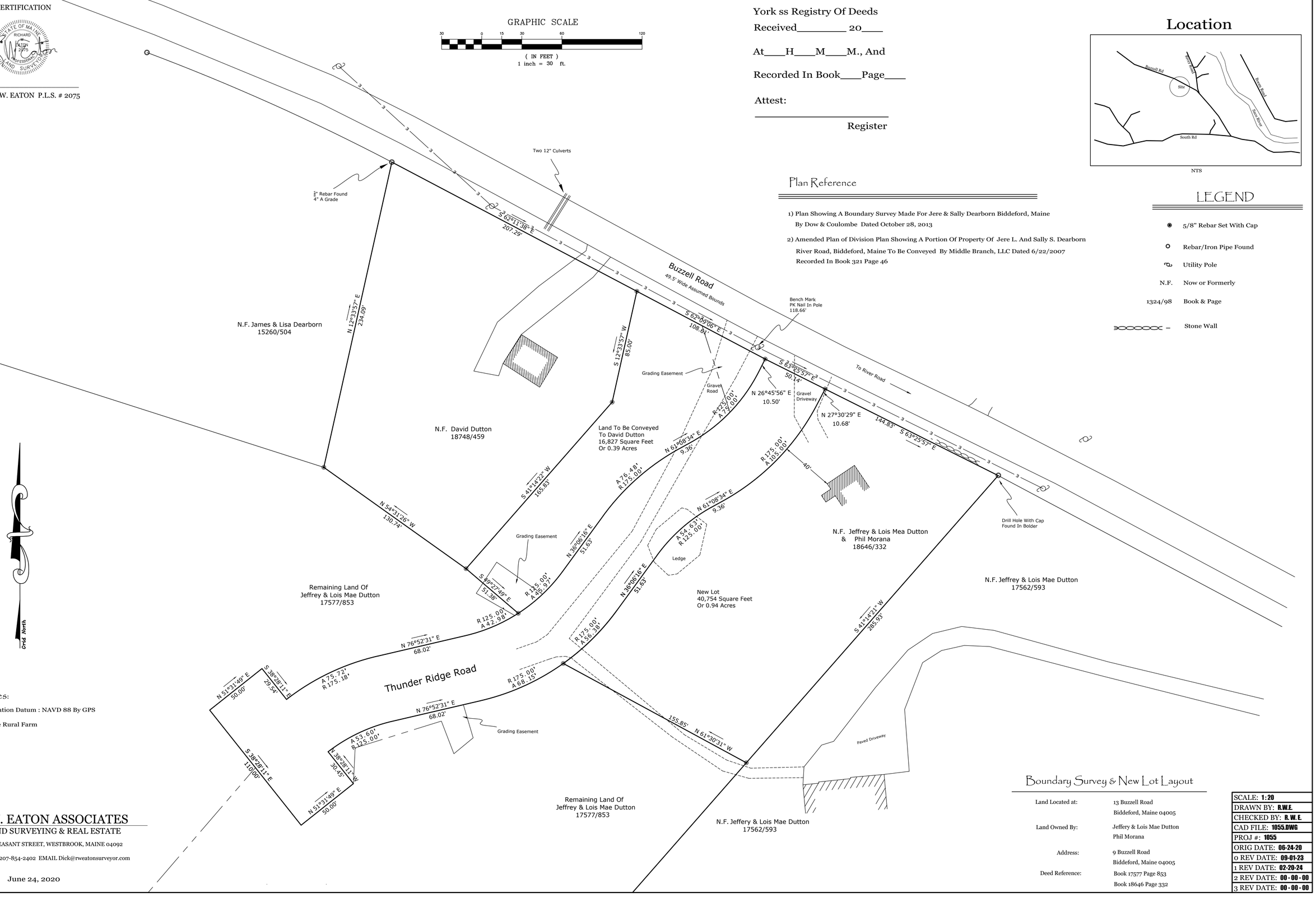
Plan Reference

1) Plan Showing A Boundary Survey Made For Jere & Sally Dearborn Biddeford, Maine
By Dow & Coulombe Dated October 28, 2013

2) Amended Plan of Division Plan Showing A Portion Of Property Of Jere L. And Sally S. Dearborn
River Road, Biddeford, Maine To Be Conveyed By Middle Branch, LLC Dated 6/22/2007
Recorded In Book 321 Page 46

LEGEND

- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- Utility Pole
- N.F. Now or Formerly
- 1324/98 Book & Page
- Stone Wall



Notes:

1) Elevation Datum : NAVD 88 By GPS

2) Zone Rural Farm

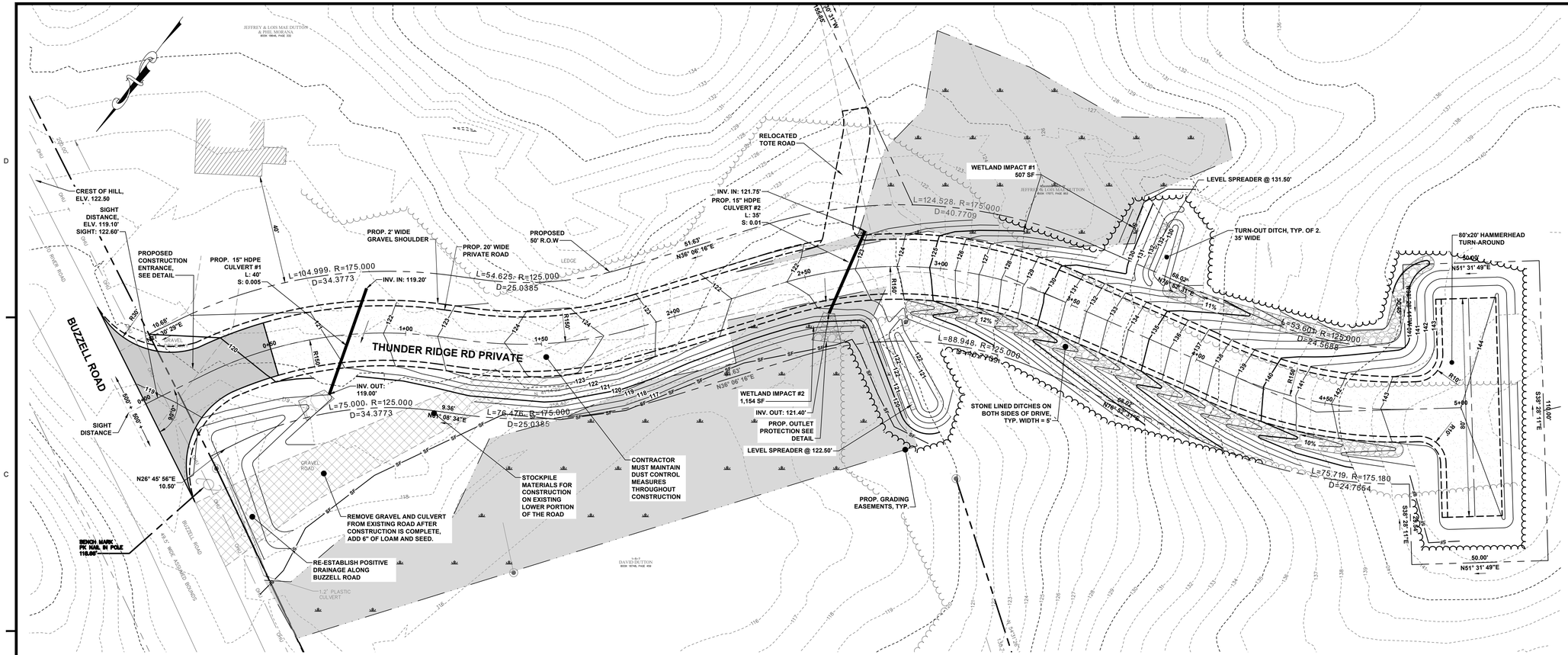
R. W. EATON ASSOCIATES
LAND SURVEYING & REAL ESTATE
58 PLEASANT STREET, WESTBROOK, MAINE 04092
PHONE: 207-854-2402 EMAIL Dick@rweatonsurveyor.com

June 24, 2020

Boundary Survey & New Lot Layout

Land Located at:	13 Buzzell Road Biddeford, Maine 04005
Land Owned By:	Jeffery & Lois Mae Dutton Phil Morana
Address:	9 Buzzell Road Biddeford, Maine 04005
Deed Reference:	Book 17577 Page 853 Book 18646 Page 332

SCALE:	1:20
DRAWN BY:	R.W.E.
CHECKED BY:	R. W. E.
CAD FILE:	1055.DWG
PROJ #:	1055
ORIG DATE:	06-24-20
0 REV DATE:	09-01-23
1 REV DATE:	02-20-24
2 REV DATE:	00 - 00 - 00
3 REV DATE:	00 - 00 - 00



LOCATION MAP: USGS QUADRANGLE: QUAD
SCALE: 1"=2000'
MAPTECH® USGS TOPOGRAPHIC SERIES™, ©MAPTECH®, INC. 978-933-3000
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LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
UTILITY POLE		
SIGN		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	
CULVERT		
OVERHEAD UTILITIES	OHU	
SILT FENCE		SF
TREE LINE		
WETLANDS		
GRAVEL SURFACE		
GRAVEL SURFACE TO BE REMOVED		
PAVED SURFACE		
RIPRAP		

PRIVATE WAY NOTES:

1. PROPOSED RIGHT-OF-WAY IS TO BE A PRIVATE ROAD AND WILL NOT BE SUBMITTED FOR PUBLIC ACCEPTANCE IN THE FUTURE. THE CITY OF BIDDEFORD WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE, INCLUDING SNOW REMOVAL OR TRASH PICK-UP.
2. DRIVEWAY APRONS MUST COMPLY WITH CHAPTER 62 SECTION 62-111 OF THE BIDDEFORD ORDINANCE.
3. THE PRIVATE WAY SHALL BE RECORDED WITHIN THE YORK COUNTY REGISTRY OF DEEDS WITHIN 30 DAYS OF PLANNING BOARD APPROVAL. IF IT IS NOT RECORDED WITHIN THIS TIME FRAME, THE APPROVAL OF THE BOARD WILL BE NULL AND VOID.
4. NO LOT MAY BE ACCESSED FROM THE ENDS OF THE HAMMERHEAD.
5. THE CONTRACTOR IS REQUIRED TO CONTACT THE CITIES ENGINEERING DEPARTMENT PRIOR TO MAJOR LAND DISTURBANCE, FOR AN INITIAL E & SC INSPECTION ONCE ALL PERIMETER CONTROL DEVICES HAVE BEEN INSTALLED.
6. THE CONTRACTOR IS REQUIRED TO PROPERLY MAINTAIN ALL EROSION & SEDIMENTATION CONTROL BMPS THROUGHOUT CONSTRUCTION AND AFTER RAINFALL EVENTS VIA RECORDED INSPECTION LOGS/REPORTING.

WETLAND IMPACT NOTE:

TOTAL WETLAND IMPACT: 1,661 SF

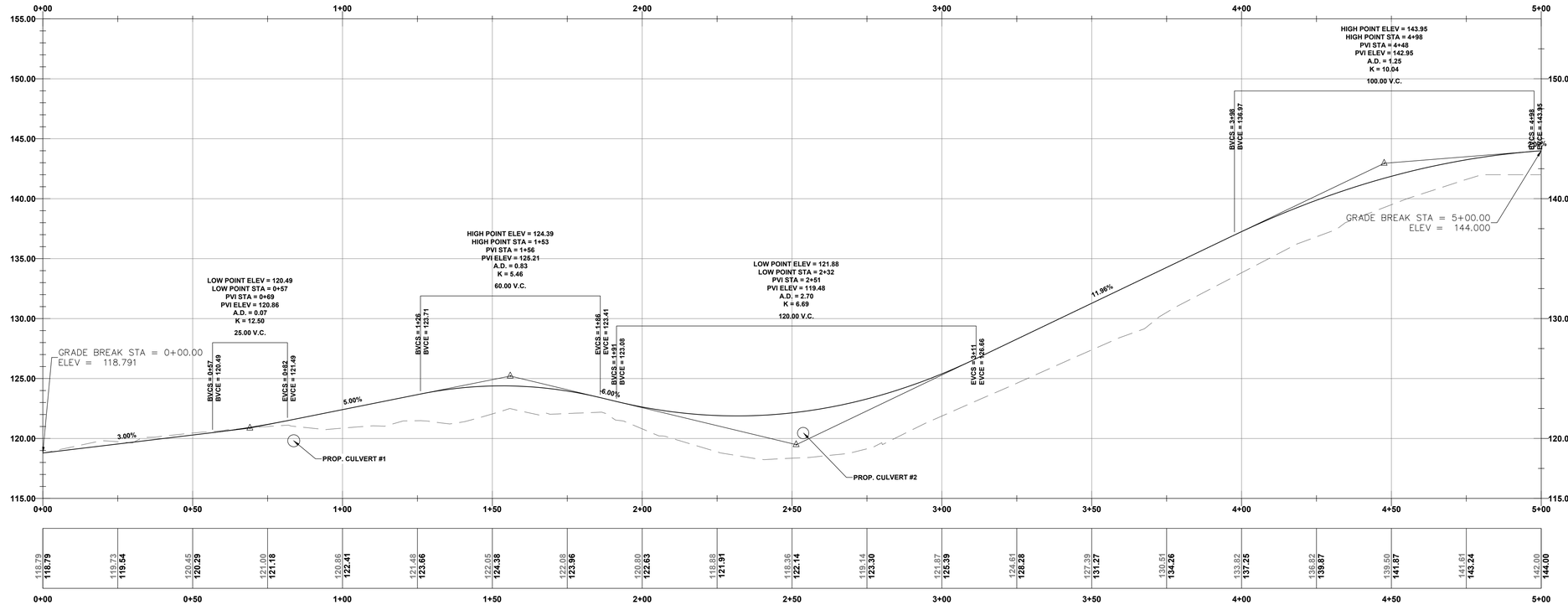
PLAN REFERENCE:

INFORMATION BASED ON A SURVEY COMPLETED BY R.W. EATON ASSOCIATES ON JUNE 24, 2020 AND REVISED ON SEPTEMBER 1, 2023 AND SUPPLEMENTED WITH NOAA LIDAR DATA.

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 20 ft.



REV.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
One Merchants Plaza, Suite 701
Bangor, Maine 04401
207.989.4824

PROJECT

THUNDER RIDGE ROAD

PLAN OF A PRIVATE WAY
BIDDEFORD, MAINE

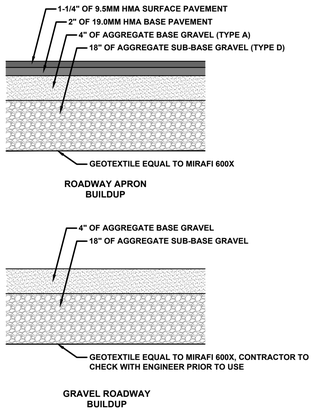
TITLE

PRIVATE WAY PLAN & PROFILE

STATE OF MAINE
DREW JOHN OLEHOWSKI
No. 16372
02/26/2024
LICENSED PROFESSIONAL ENGINEER

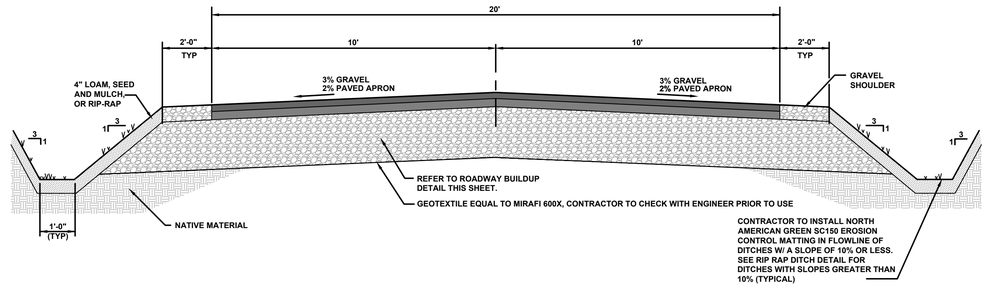
DATE	SCALE
2024.02.26	1"=20'
DRAWN BY: PJM	DESIGNED BY: DJO/AWG	CHECKED BY: JHW
PROJECT No.: 14373.001	
DRAWING No.: C101	REV:

FILE LOCATION: P:\ME\14373-JEFFREY_DUTTON\001-PRIVATE_WAY_BUZZELL_RD\JHW\02-CAD_FILES\CIVIL\14373.001-C-SP.DWG, 2024.02.26, 9:01 AM



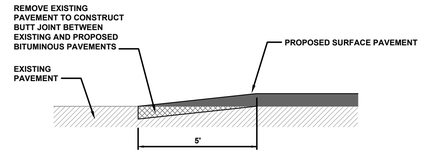
TYPICAL ROADWAY APRON/GRAVEL ROAD BUILDUP DETAIL

NTS



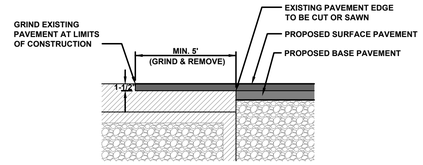
TYPICAL GRAVEL ROADWAY CROSS SECTION

NTS



TYPICAL ASPHALT PAVEMENT BUTT JOINT DETAIL

N.T.S.

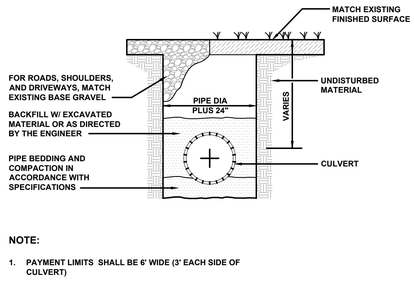


NOTES:

1. EXTEND NEW SURFACE PAVEMENT ACROSS BUTT JOINT IN BASE COURSE.
2. PROVIDE TACK COAT ON ALL SURFACES OF EXISTING PAVEMENT TO BE COVERED.

TYPICAL ASPHALT PAVEMENT GRINDING DETAIL

NTS

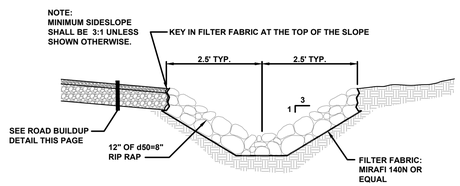


NOTE:

1. PAYMENT LIMITS SHALL BE 6' WIDE (3' EACH SIDE OF CULVERT)

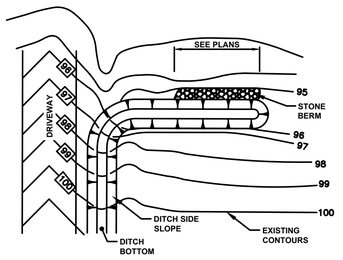
TYPICAL CULVERT TRENCH DETAIL

NTS



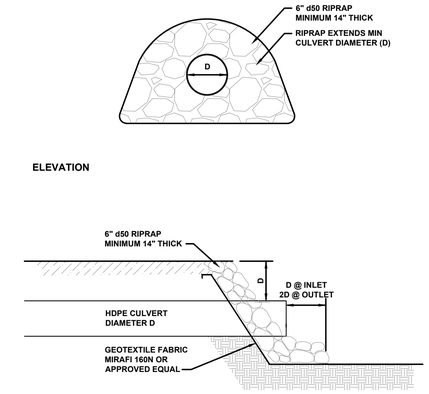
RIP-RAP LINED DITCH DETAIL

NTS



DITCH TURN-OUT DETAIL

NTS



TYPICAL CULVERT INLET/OUTLET PROTECTION DETAIL

NTS

REV.	DATE	DESCRIPTION	BY	CHK.

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PROJECT

THUNDER RIDGE ROAD

PLAN OF A PRIVATE WAY

BIDDEFORD, MAINE

TITLE

SITE DETAILS

STATE OF MAINE
DREW JOHN OLEHOWSKI
No. 16372
02/26/2024
LICENSED PROFESSIONAL ENGINEER

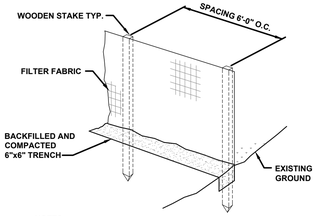
DATE	SCALE
2024.02.26	NTS

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	DJO/AWG	JHW

PROJECT No. 14373.001

DRAWING No. **C501** REV.

FILE LOCATION: P:\ME\14373_JEFFREY_DUTTON\001-PRIVATE_WAY_BUZZELL_RD_#WW2\CAD_FILES\CIVIL\14373.001-C-SP.DWG, 2024.02.26, 9:01 AM

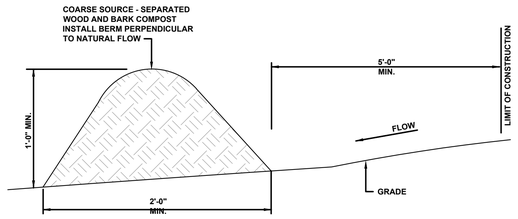


NOTES:

1. KEY FABRIC IN A 6"x6" TRENCH W/BACKFILL AND COMPACT.
2. SILT FENCE SHALL BE A 3' FENCE WITH A MINIMUM GRAB STRENGTH OF 120 LBS.

SILT FENCE DETAIL

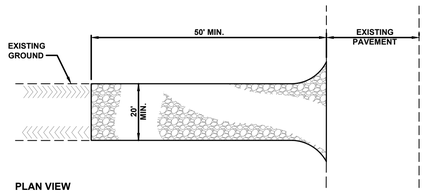
NTS



NOTE:
THE EROSION CONTROL MIX MUST BE WELL-GRADED WITH AN ORGANIC COMPONENT THAT IS BETWEEN 50 AND 100% OF DRY WEIGHT, AND THAT IS COMPOSED OF FIBROUS AND ELONGATED FRAGMENTS. THE MINERAL PORTION OF THE MIX SHOULD BE NATURALLY INCLUDED IN THE PRODUCT WITH NO LARGER ROCKS (>4") OR LARGE AMOUNTS OF FINES (SILTS AND CLAYS). IN STUMP GRINDING, THE MINERAL SOIL ORIGINATES FROM THE ROOT BALL AND SHOULD NOT BE REMOVED BEFORE GRINDING. THE MIX SHOULD BE FREE OF REFUSE, MATERIAL TOXIC TO PLANT GROWTH OR UNSUITABLE MATERIAL (BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS).

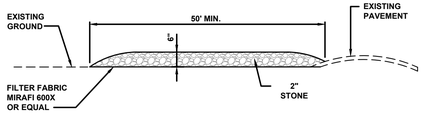
EROSION CONTROL MIX BERM DETAIL

NTS



PLAN VIEW

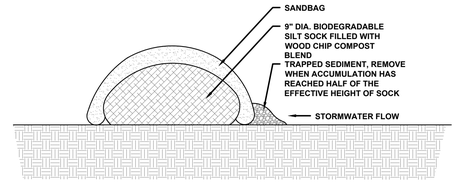
NOTE: CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES



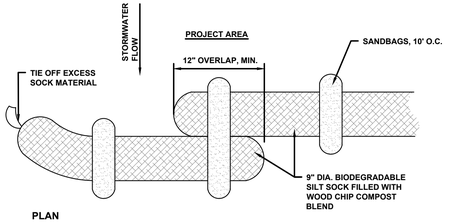
SECTION

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS (MAY BE USED AS AN ALTERNATE TO SILT FENCE)



SECTION



PLAN

SILT SOCK DETAIL

N.T.S.

EROSION CONTROL NOTES

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES (BMPS), PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
2. SILT FENCE OR EROSION CONTROL BERM WILL BE INSPECTED, REPLACED AND/OR REPAIRED IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR LOSS OF SERVICEABILITY DUE TO SEDIMENT ACCUMULATION. AT A MINIMUM, ALL EROSION CONTROL DEVICES WILL BE OBSERVED WEEKLY.
3. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO CONSTRUCTION SITE.
4. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY A SUITABLE GROWTH OF GRASS. ONCE A SUITABLE GROWTH OF GRASS HAS BEEN OBTAINED, ALL TEMPORARY EROSION CONTROL ITEMS SHALL BE REMOVED BY THE CONTRACTOR. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THEY ARE REMOVED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, SEEDED, AND MULCHED IMMEDIATELY.
5. ALL DISTURBED AREAS WILL BE SEEDED WITH 2.5 LBS. RED FESCUE AND 0.5 LBS. RYE GRASS PER 1,000 SQUARE FEET AND MULCHED AT A RATE OF 90 LBS. PER 1,000 SQUARE FEET OR EQUIVALENT APPLICATION OF SEED AND MULCH.
6. A SUITABLE BINDER SUCH AS CURASOL OR TERRTACK WILL BE USED ON THE HAY MULCH FOR WIND CONTROL.
7. IF FINAL SEEDING OF DISTURBED AREAS IS NOT COMPLETED BY SEPTEMBER 15th OF THE YEAR OF CONSTRUCTION, THEN ON THAT DATE THESE AREAS WILL BE GRADED AND SEEDED WITH WINTER RYE AT THE RATE OF 112 POUNDS PER ACRE OR 3 POUNDS PER 1000 SQUARE FEET. THE RYE SEEDING WILL BE PRECEDED BY AN APPLICATION OF 3 TONS OF LIME AND 800 LBS. OF 10-20-20 FERTILIZER OR ITS EQUIVALENT. MULCH WILL BE APPLIED AT A RATE OF 90 POUNDS PER 1000 SQUARE FEET.
8. IF THE RYE SEEDING CANNOT BE COMPLETED BY OCTOBER 1st OR IF THE RYE DOES NOT MAKE ADEQUATE GROWTH BY DECEMBER 1st, THEN ON THOSE DATES, HAY MULCH WILL BE APPLIED AT 150 POUNDS PER 1000 SQUARE FEET.
9. ALL CATCH BASINS ARE TO BE PROTECTED BY STRAW BALE OR SILT FENCE IN ACCORDANCE WITH SECTION B-3 STORM DRAIN INLET PROTECTION OF THE MAINE BMP HANDBOOK. SURROUNDING AREAS CAN BE EXCAVATED OR LEFT LOW AS A SEDIMENT TRAP. CURB INLETS SHALL BE PROTECTED BY GUTTERGATORS, OR APPROVED EQUIVALENT.
10. INTERIOR SILT FENCES ALONG CONTOUR DIVIDING FLAT AND STEEP SLOPES, AREAS WITH DIFFERENT DISTURBANCE SCHEDULES, AROUND TEMPORARY STOCKPILES OR IN OTHER UNSPECIFIED POSSIBLE CIRCUMSTANCES SHOULD BE CONSIDERED BY THE CONTRACTOR. THE INTENT OF SUCH INTERIOR SILT FENCES IS TO LIMIT SEDIMENT TRANSPORT WITHIN THE SITE TOWARD THE PROTECTED CATCH BASIN INLETS TO MINIMIZE SEDIMENT REMOVAL REQUIRED BY THE EROSION CONTROL NOTE 9 PROTECTIONS AND EXTEND LIFE OF SUCH DEVICES.
11. THE CONTRACTOR SHALL PROVIDE A SEDIMENT BASIN FOR ALL WATER PUMPED FROM EXCAVATIONS. BASIN SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES". THE CONTRACTOR SHALL SUBMIT FOR REVIEW/APPROVAL PRIOR TO BEGINNING ANY PROJECT WORK.
12. CONTRACTOR TO PROVIDE SEDIMENT SACKS IN ALL EXISTING BASINS PRIOR TO CONSTRUCTION.
13. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE

    CONTRACTOR WILL BE RESPONSIBLE FOR FOLLOWING PROCEDURES FOUND IN THE "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" (PUBLISHED MARCH 2015). THE PUBLICATION CAN BE FOUND AT: HTTP://WWW.MAINE.GOV/DEP/LAND/EROSION/ESCBMPS/INDEX.HTML

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR TO PROVIDE OWNER AND ENGINEER WITH A WORK PLAN OUTLINING THE WORK SCHEDULE, TRAFFIC CONTROL PLAN, AND WORK AREA BARRICADING PLAN TO BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE CITY OF BIDDEFORD. CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO COMMENCING WORK TO ALLOW SUFFICIENT TIME TO LOCATE AND MARK THE LOCATION OF ALL BURIED UTILITIES. CONTRACTOR SHALL ALSO CONTACT "DIG SAFE", TELEPHONE NO 811 OR 888-DIG-SAFE. REPAIR OF ANY DAMAGED UTILITY WILL BE INCIDENTAL TO THIS PROJECT
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY CONDITION OR OCCURRENCE THAT REPRESENTS A CHANGE IN PROJECT SCOPE. VERBAL NOTIFICATION IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK OF THE PROJECT AND WRITTEN NOTIFICATION MUST BE PROVIDED. REQUESTS FOR FEE ADJUSTMENTS WILL NOT BE CONSIDERED UNLESS PROPER NOTICE IS GIVEN
4. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS AS REQUIRED TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL CODES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS. PERMIT APPLICATIONS SHALL BE SUBMITTED WITH ADEQUATE TIME SO AS NOT TO DELAY CONSTRUCTION.
6. THE CONTRACTOR SHALL SUPERVISE AND INSPECT THE WORK OF THIS PROJECT IN AN EFFICIENT AND COMPETENT MANNER. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE WORK IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. A REPRESENTATIVE OF THE GENERAL CONTRACTOR SHALL BE PRESENT DURING ALL PHASES OF THE WORK.
7. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. PERFORM ALL WORK IN ACCORDANCE WITH SAFETY STANDARDS OF APPLICABLE LAWS, BUILDING AND CONSTRUCTION CODES, THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND THE REQUIREMENTS OF TITLE 9 OF THE CODE OF FEDERAL REGULATIONS, PART 1926, "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION".
8. THE LOCATIONS OF ALL PROPERTY LINES AND RIGHT OF WAYS ARE APPROXIMATE (SHOWN FOR REFERENCE ONLY), UNLESS NOTED OTHERWISE. PROPERTY LINES AND RIGHT OF WAYS SHOWN ARE NOT INTENDED TO REPRESENT LEGAL BOUNDARIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING TOPOGRAPHY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PIPE SIZES, INVERTS, AND LOCATIONS, AND SHALL INCLUDE IN SUBMITTAL PRIOR TO ORDERING.
11. LAYOUT OF THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADE AND LAYOUT CONTROL. LAYOUT SHOULD BE PERFORMED WITH SURVEY EQUIPMENT AND OVERSEEN BY A LICENSED SURVEYOR. A CAD FILE WILL BE AVAILABLE TO THE CONTRACTOR.
12. THE WORK SHALL INCORPORATE EROSION CONTROL MEASURES WHICH ARE COMPLIANT WITH THE LATEST VERSION OF "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES".
13. CONTRACTOR SHALL BE REQUIRED TO PROVIDE DUST CONTROL FOR PROJECT WHICH CAN INCLUDE, BUT IS NOT LIMITED TO, WATER AND CALCIUM CHLORIDE. COST IS INCIDENTAL TO THE PROJECT.
14. RESTRICT ACCESS TO SITE THROUGH THE USE OF APPROPRIATE SIGNAGE, GATES, BARRIERS, FENCES, ETC. SITE SHALL BE LEFT WITH APPROPRIATE SAFETY MEASURES IN PLACE DURING NON-WORKING HOURS. NO TRENCH SHALL BE LEFT OPEN DURING NON-WORKING HOURS. SITE SAFETY IS THE RESPONSIBILITY OF CONTRACTOR, DURING BOTH WORKING AND NON-WORKING HOURS.
15. HOURS FOR THE PROJECT WILL BE MONDAY THROUGH FRIDAY, FROM 7:00 AM TO 7:00 PM, UNLESS OTHERWISE AUTHORIZED BY THE OWNER.
16. CONTRACTOR SHALL PERFORM ALL CONSTRUCTION ACTIVITIES RELATED TO THE PROJECT WITHIN THE CONFINES OF THE RIGHT OF WAY OF THE STREETS AND UTILITY EASEMENTS. ANY ACTIVITY, MATERIAL STORAGE ETC., TAKING PLACE ON PRIVATE PROPERTY SHALL BE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER AND PROPERTY OWNER AND COORDINATED WITH THE OWNER. WORK OUTSIDE OF THESE LIMITS MAY BE REQUIRED. THE OWNER WILL COORDINATE SECURING EASEMENTS FOR THIS WORK.
17. DO NOT PARK, IMPEDE ACCESS TO, OR STORE EQUIPMENT ON ADJACENT TOWN OR PRIVATELY OWNED LOTS, UNLESS PERMISSION HAS BEEN GRANTED IN WRITING BY TOWN AND/OR LAND OWNER.
18. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT EQUIPMENT FLUIDS FROM REACHING ANY WATER COURSE. ANY INADVERTENT FLUID DISCHARGES SHALL BE IMMEDIATELY CLEANED FROM THE WATERS USING WHATEVER MEANS NECESSARY, AS DETERMINED BY THE ENGINEER.
19. ALL FINISH SURFACES SHALL BE INSTALLED TO PROMOTE POSITIVE DRAINAGE. IN NO WAY SHALL THE NEW FINISH SURFACES CREATE DRAINAGE PROBLEMS THAT DID NOT EXIST PRIOR TO CONSTRUCTION.
20. RESTORE ALL AREAS DISTURBED BY CONTRACTORS OPERATION TO ORIGINAL CONDITIONS (GRAVEL, PAVEMENT, GRASS, ETC.) UNLESS NOTED OTHERWISE ON THE PLANS. RESTORATION OF ROADS, CURBS, PARKING SURFACES AND LAWNS DAMAGED BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PROJECT.
21. ALL MATERIALS SCHEDULED FOR REMOVAL SHALL BE DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE OWNER HAS THE FIRST RIGHT AND REFUSAL FOR ANY DEMOLITION MATERIALS.
22. DISPOSAL OF SURPLUS SOIL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, SURPLUS MATERIAL SHALL NOT BE DISPOSED OF ON THE PROJECT SITE. DISPOSAL SHALL BE MADE ONLY AT WASTE AREAS WHICH ARE LICENSED TO ACCEPT SUCH MATERIALS, UNLESS THE MATERIAL IS ACCEPTABLE FOR USE AS FILL IN OTHER AREAS OF THE PROJECT. THE OWNER HAS THE FIRST RIGHT AND REFUSAL FOR ANY SURPLUS SOIL MATERIALS.
23. CONTRACTOR SHALL MAINTAIN TRAFFIC IN A SAFE MANNER AT ALL TIMES DURING CONSTRUCTION. MDOT TRAFFIC CONTROL AND SIGNAGE REQUIREMENTS SHALL APPLY ON BUZZELL ROAD. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN CONTINUOUS TRAFFIC FLOW DURING CONSTRUCTION. THE ROADS SHALL NOT BE CLOSED TO TRAFFIC WITHOUT PERMISSION FROM THE CITY OF BIDDEFORD.
24. DRIVEWAY APRONS SHALL BE PAVED TO MATCH PROPOSED ROADWAY. APRON DIMENSIONS SHALL BE APPROVED BEFORE PAVING. APRON AREAS SHOWN ON THE PLANS ARE APPROXIMATE.
25. PROPERLY PROTECT AND DO NOT DISTURB PROPERTY IRONS AND MONUMENTS. IF DISTURBED, THE PROPERTY MONUMENT WILL BE RESET AT THE CONTRACTOR'S EXPENSE, BY A REGISTERED LAND SURVEYOR APPROVED BY THE ENGINEER.
26. THE OWNER REQUIRES THAT UPON COMPLETION OF CONSTRUCTION, A COMPLETE SET OF "AS-BUILT" DRAWINGS THAT REFLECT ANY AND ALL MODIFICATIONS WITHIN THE PUBLIC RIGHT OF WAY BE SUBMITTED TO THE CITY OF BIDDEFORD. THESE DRAWINGS SHALL BE SUBMITTED IN BOTH DIGITAL (CAD) DRAWING AND HARD COPY FORMAT. A CAD FILE WILL BE AVAILABLE TO THE CONTRACTOR.

REV.	DATE	DESCRIPTION	BY	CHK.

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PLAN OF A PRIVATE WAY
BIDDEFORD, MAINE

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STATE OF MAINE
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DRAWING No.	REV.
C502	

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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 their absence.
ɪ-acceptable reasoning will be rejected.

INFORMATION PROVIDED (YES/NO)
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APPLICANT RESPONSE
REASON NOT PROVIDED/COMMENT

Not applicable
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No detention facilities proposed
No detention facilities proposed
No detention facilities proposed
Not applicable
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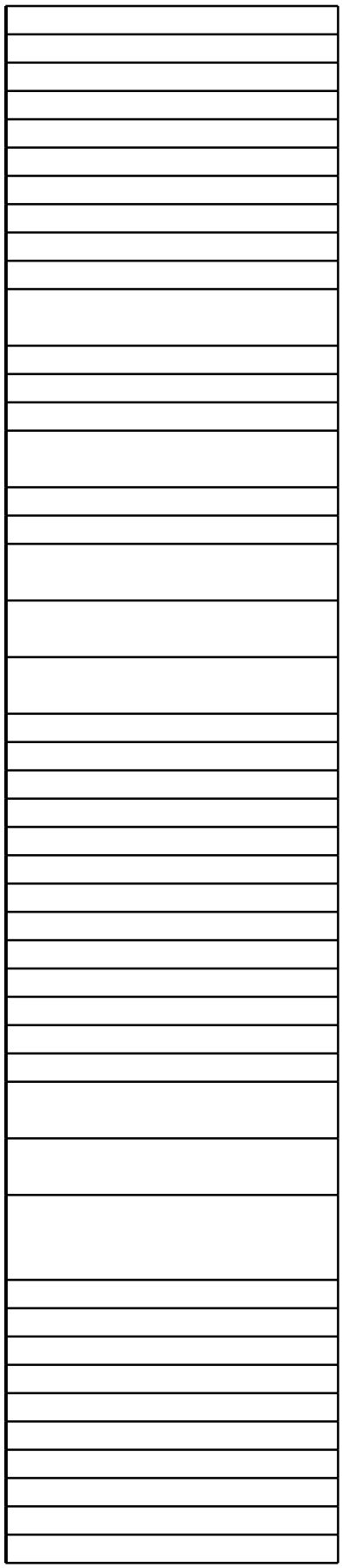
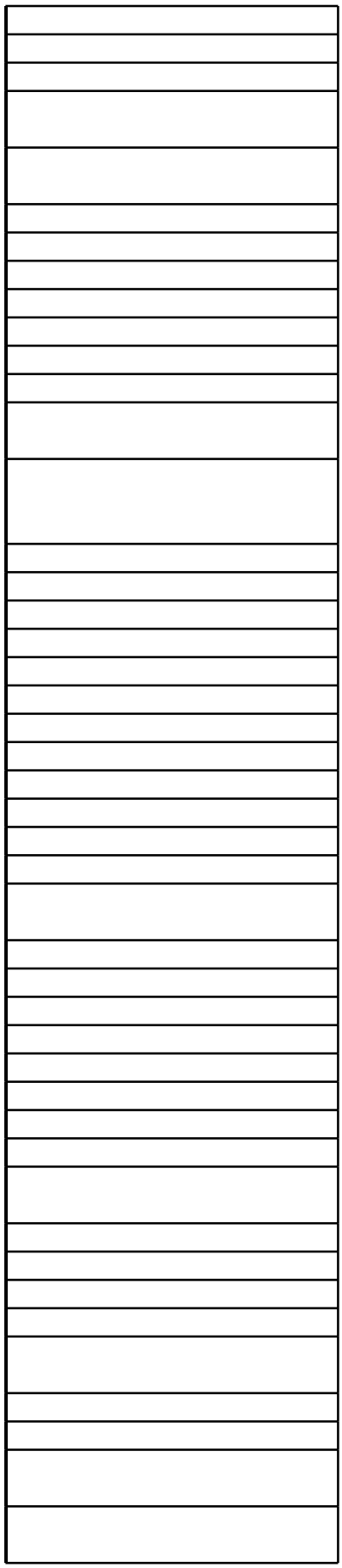
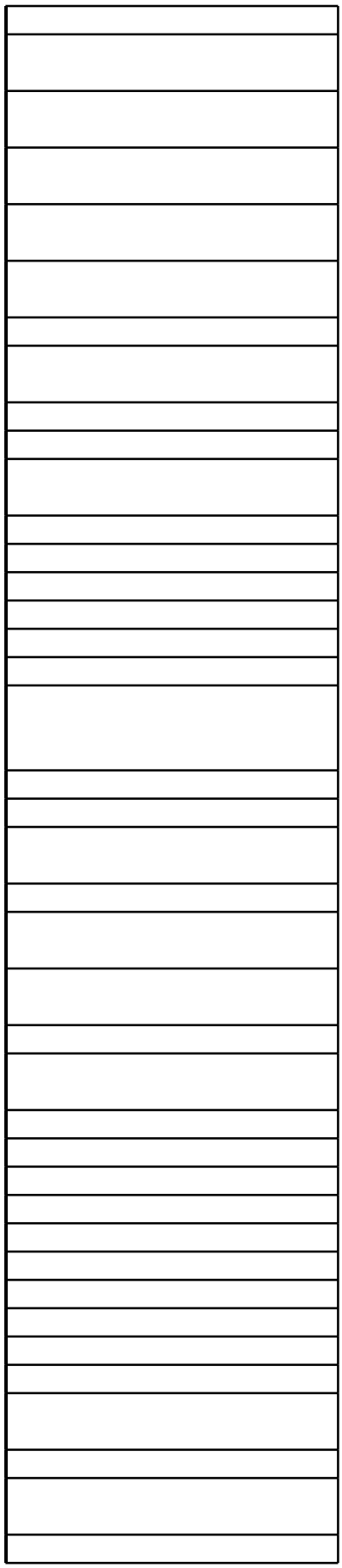
Not applicable
Not applicable
Not applicable

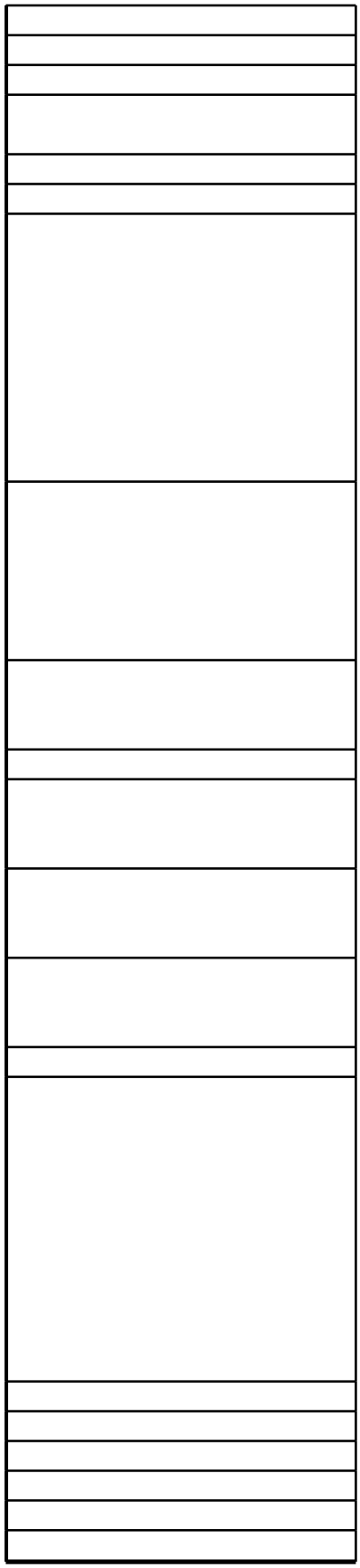
Project Name:
Planning Board # (if available):
Applicant Name/Info:
Submittal #/Type (Prelim/Final):
Submittal Date:

ACCEPTABLE (YES/NO-REVISE & RESUBMIT)



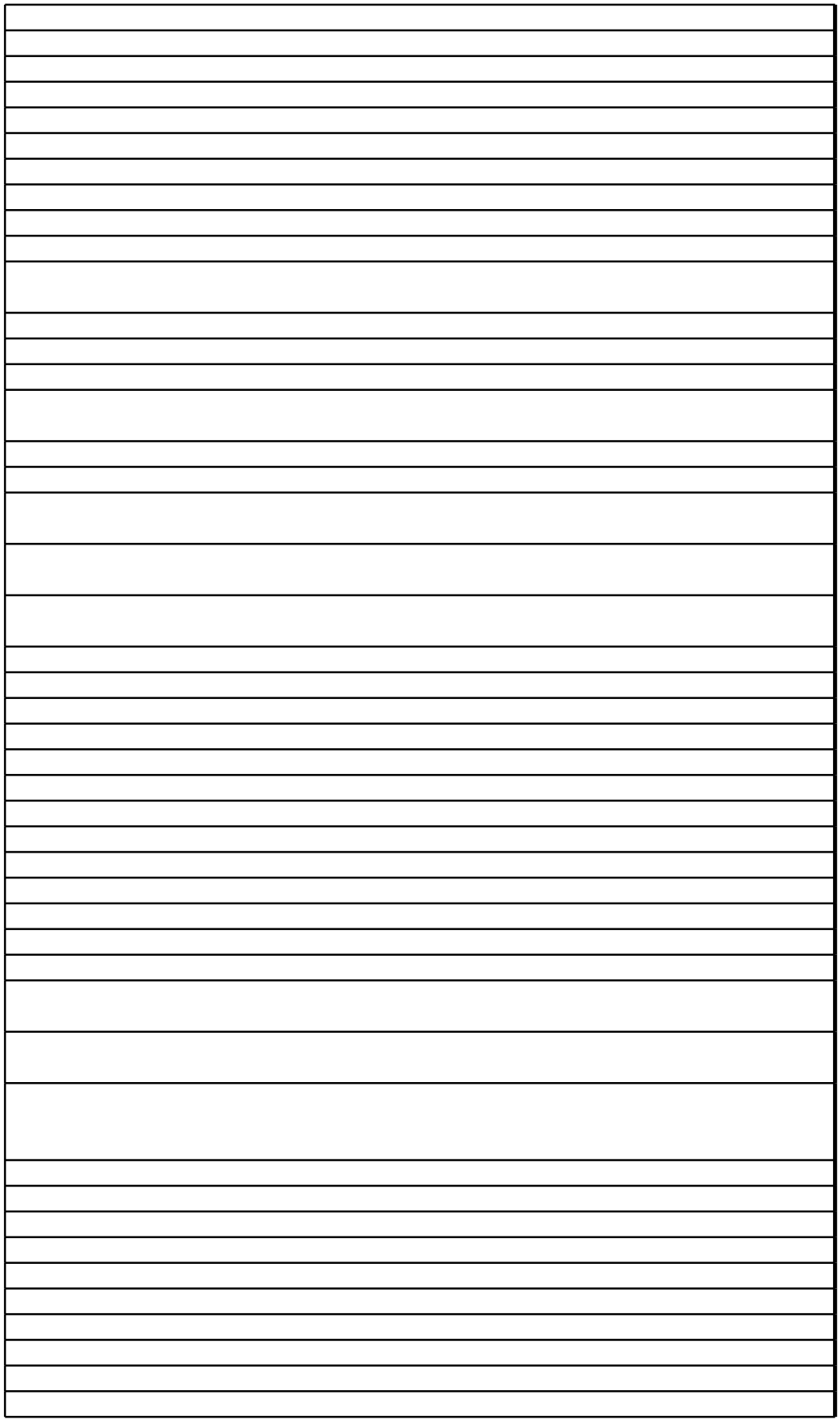


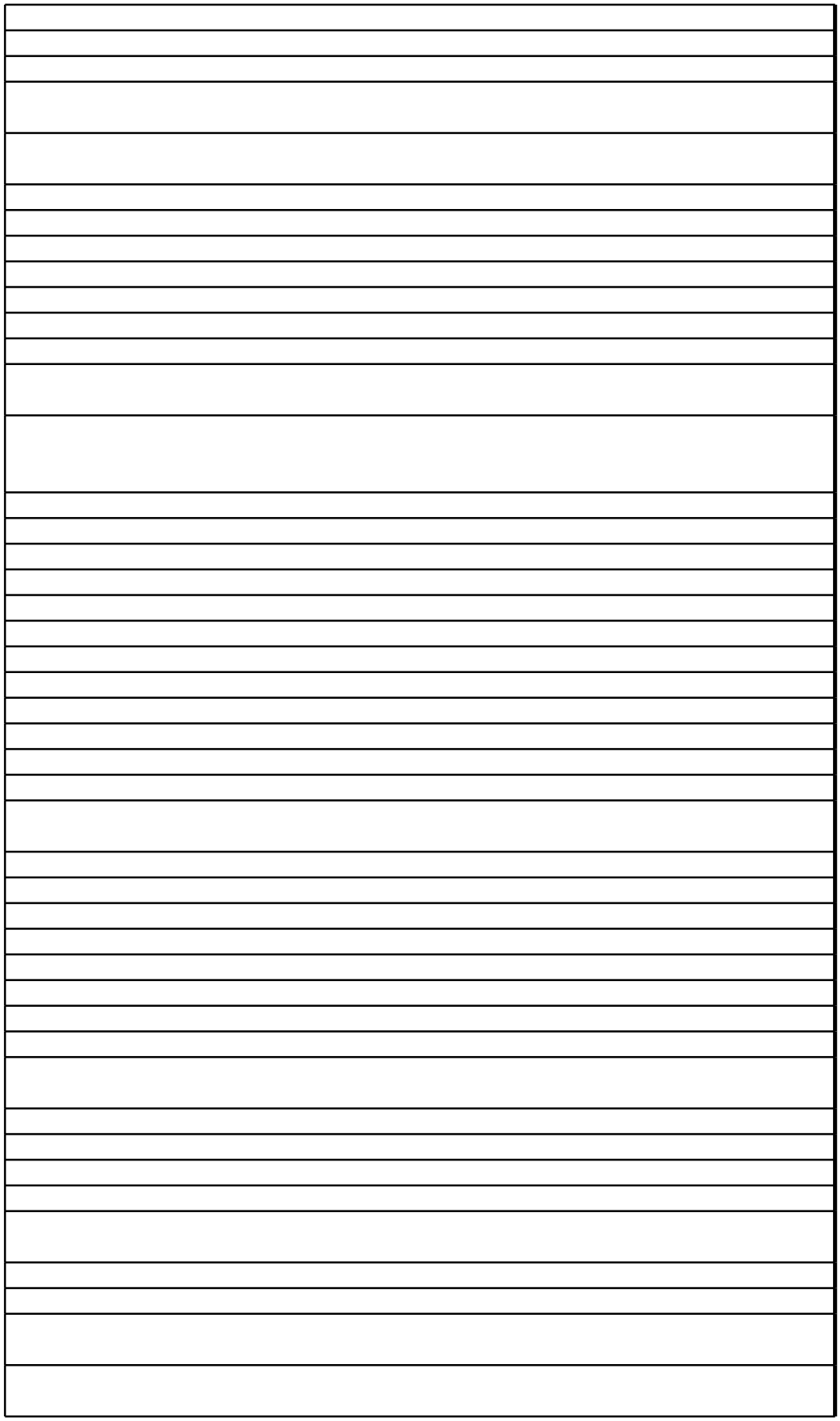


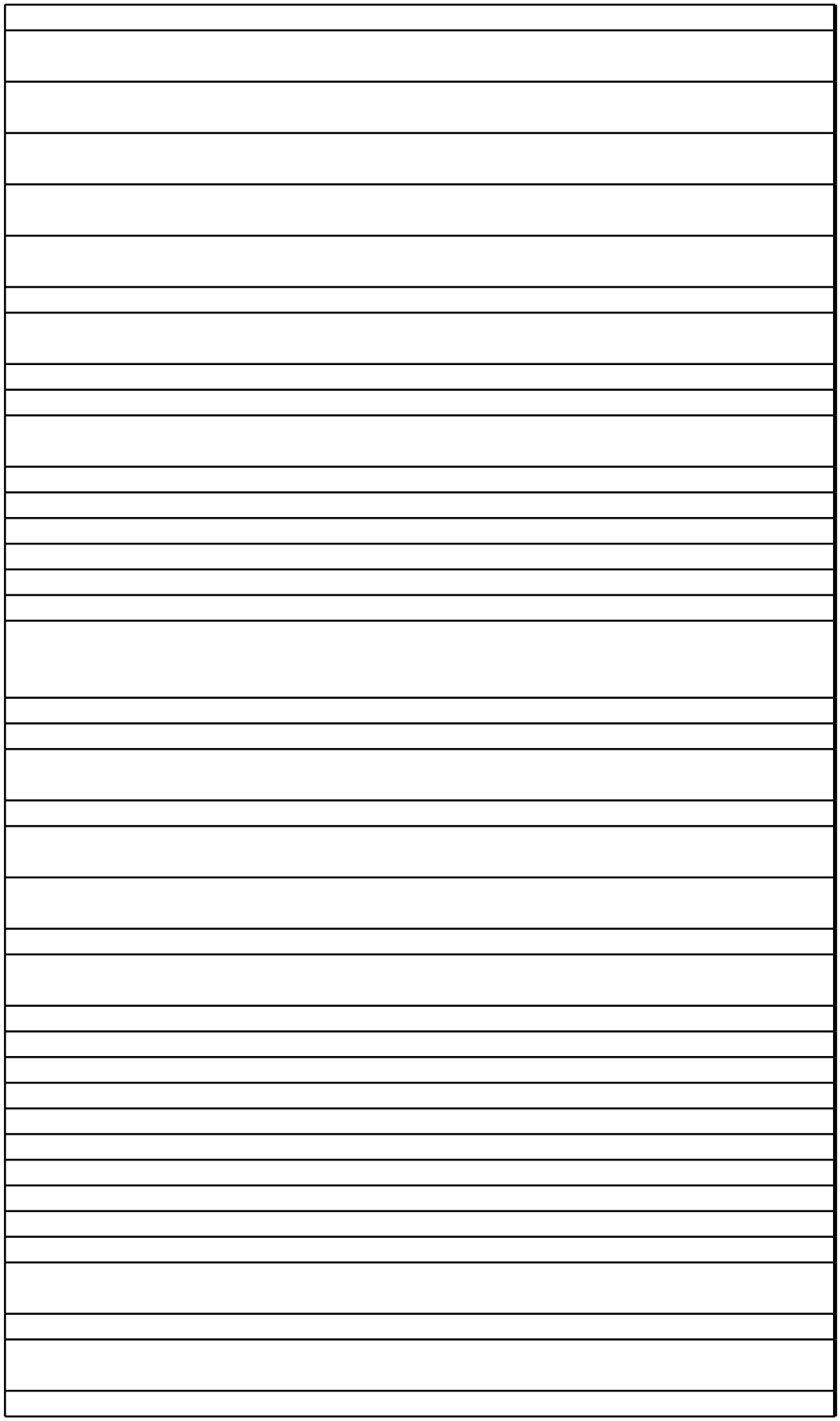


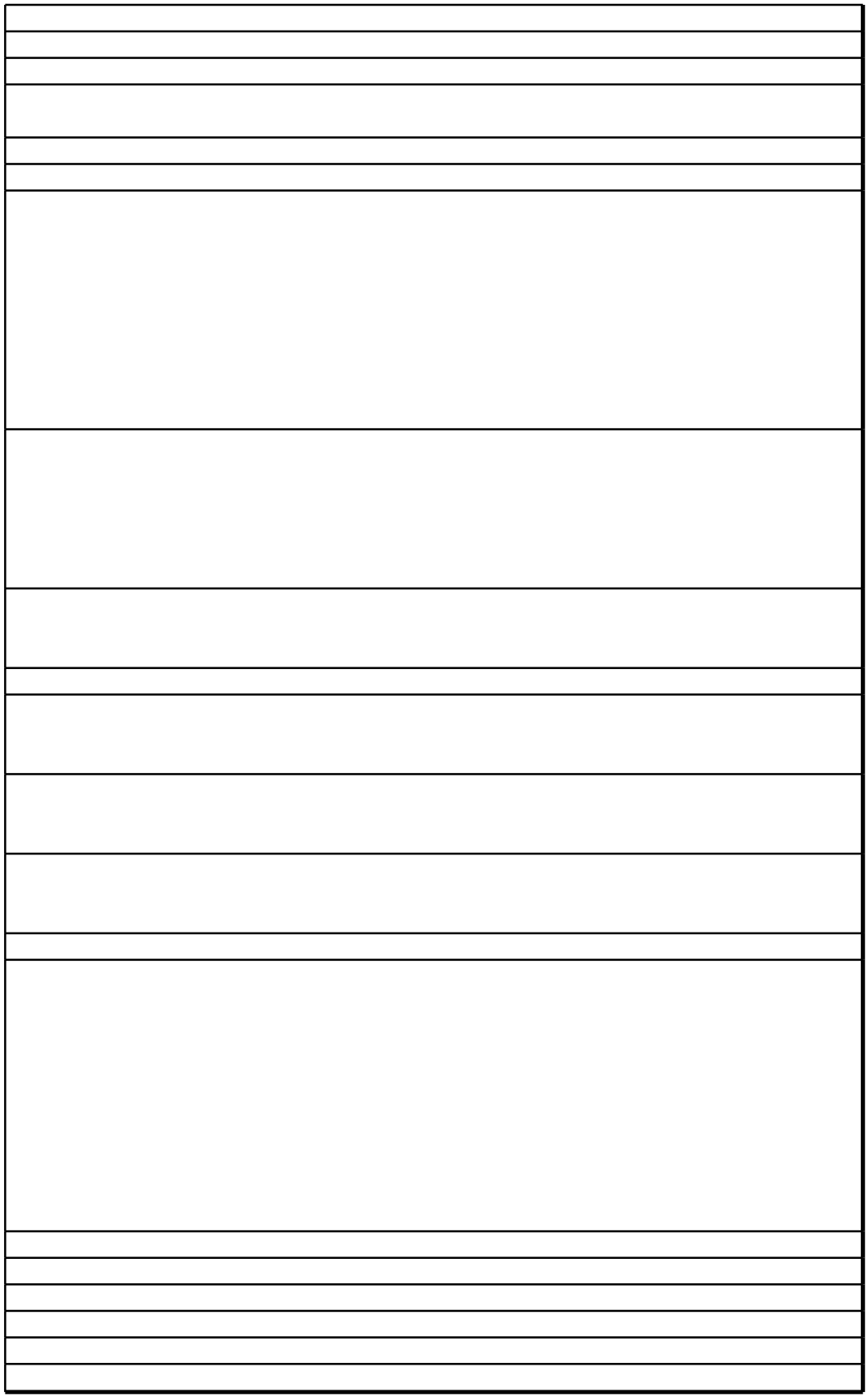
SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT
Plan of a Private Way - Thunder Ridge Road
Jeffrey Dutton
2/26/2024

CITY REVIEW RESPONSE
COMMENT









HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

February 26, 2024

Biddeford City Hall
Attn: David Galbraith, City Planner
205 Main Street
Biddeford, Maine 04005

Re: Staff Review | Private Way Application | Thunder Ridge Road

David, City Staff:

On behalf of Jeffery Dutton, our office is pleased to submit a Private Way Application for the proposed improvements to an existing gravel logging access road located between 11 and 13 Buzzell Road. The improvements to the road are intended to serve three lots including two newly created lots. The two created lots are intended as gifts to the owner's sons, we understand under this scenario the project will not require subdivision review. The driveway is proposed to be 500 feet long, widened from approximately 12 feet to 20 feet and is designed in accordance with the Biddeford Private Way standards.

Due to these improvements an additional 7,575 SF of gravel impervious added to the driveway. Rip-rapped ditches and turn-outs are provided on the steeper section of the driveway to mitigate peak flows. A hydrological analysis has been performed to show that post-development flows are kept below pre-development flows.

Thank you for your time and assistance. Please do not hesitate to call if you have any questions or need additional information at 207-283-9151.

Sincerely,
Haley Ward, Inc.

Drew Olehowski, P.E.
Project Manager

DJO/awg/tal
Inc.

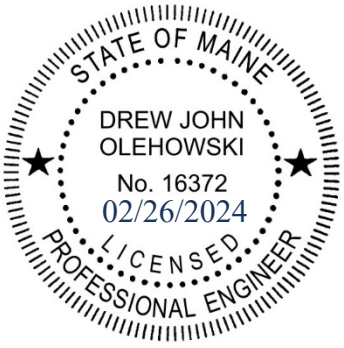
120 Main Street, Suite 132, Saco, ME 04072
T: 207.283.9151 | HALEYWARD.COM

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

PRIVATE WAY APPLICATION

TO
CITY OF BIDDEFORD

APPLICANT
JEFFREY DUTTON
9 Buzzell Road, Biddeford, Maine 04005



FEBRUARY 2024
JN: 14373.001

Report Prepared By:
Haley Ward
One Merchants Plaza | Bangor, Maine 04401

Corporate Office
One Merchants Plaza
Suite 701
Bangor, ME 04401
T: 207.989.4824
F: 207.989.4881

HALEYWARD.COM

TABLE OF CONTENTS

APPLICATION

Application Form
Agent Authorization
Tax Map
Deed
Maintenance Agreement

ATTACHMENTS

Attachment A City Correspondence Letters
Attachment B Letter to Planning Board
Attachment C Photographs of Site
Attachment D Architectural Renderings
Attachment E Engineering Plans
Attachment F Stormwater Management Report

APPLICATION

Application Form
Agent Authorization
Tax Map
Deed
Maintenance Agreement

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 X Private Way
__ Other: _____

Applicant Information:

Name: JEFFREY DUTTON
Mailing Address: 9 BUZZELL ROAD
Telephone: _____
Email: jeffreycdutton@me.com
What is your legal interest in the property?
X Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:

Name: SAME AS APPLICANT
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: HALEY WARD, INC. ATTN: DREW OLEHOWSKI, PE
Mailing Address: 120 MAIN STREET, #132, SACO, MAINE 04072
Telephone: 207-989-4824
Email: dolehowski@haleyward.com

Engineer/Surveyor's Information:

Name: SURVEYOR: R.W. EATON & ASSOCIATES
Mailing Address: SAME AS AGENT
Telephone: _____
Email: _____

Project Location and Lot Information:

Street Address: 11-13 BUZZELL ROAD Drainage Watershed: SACO RIVER
Tax Map: 1 Lot: 5-5
Current Zoning: RF Shoreland Zoning: N/A
Size of Lot: 118.09 (X)acres ( )s.f. Lot Frontage: 350'
Existing Use of Property: UNDEVELOPED

Property currently serviced by:

X City Road __ Public Sewer __ Public Water X Public Trash
__ Private Road X Septic System X Private Well __ Private Hauler

Slope Conditions in Area of Construction (if applicable):

__Flat (0-3% slope) __Rolling (3-8% slope) X 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? X (Yes) __(No) If yes attach information

Description of proposed use of property:

Project/Proposed Use:

PRIVATE WAY TO SERVE 3 LOTS (2 PROPOSED, 1 EXISTING)

Property to be Serviced by:

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

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

Limits of Disturbance: 0.78 (X)acres ( )s.f.

Net change in impervious cover: 0.17 (X)acres ( )s.f.

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

Is the project proposing a new Private or Public Road? X(Yes, Private) __(Yes, Public) __(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)

__ **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:** _____

X **If a Private Way is proposed, number of lots served:** 3

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

Total new square feet footprint of structure: 0

Total new square feet paving/parking: 0.17

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval

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

n/a Ability to Serve for Water Service – Maine Water – 282-1543

n/a Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118

X 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: _____ **Date** 2/26/2024

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

Agent Authorization

From: Jeffrey Dutton <jeffreycdutton@me.com>
Sent: Friday, January 5, 2024 10:42 AM
To: Drew Olehowski <dolehowski@haleyward.com>
Subject: Authorized Agent

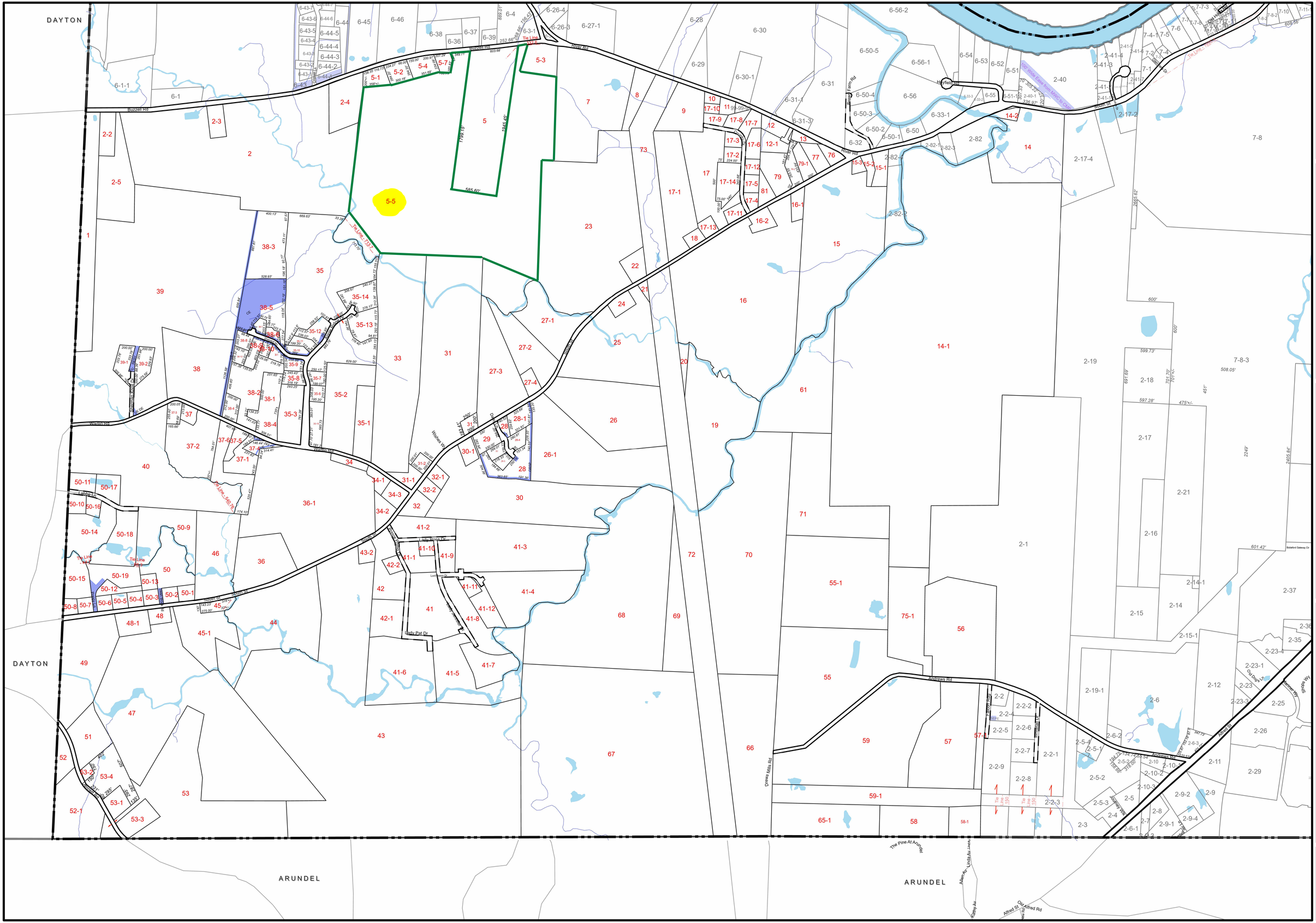
Jeffrey and Lois Dutton authorize Drew Olehowski of Haley Ward to act as our agent for the proposed right of way project for our property.

Regards

Jeff Dutton
9 Buzzell Road
Biddeford, Maine 04005-9357
USA

+1(207) 400-9814- mobile

jeffreycdutton@me.com



North is based on the Maine State Coordinate System NAD 1983

North Rotation is 33°

100 0 100 200 300 Feet

UPDATED THROUGH APRIL 1, 2023

FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCES

The City of Biddeford, Maine

OFFICIAL TAX MAP

Office of The Tax Assessor
Nicholas D. Desjardins, CMA
Assessor

This Map is Prepared By

The City of Biddeford, Maine
Technology Department
GIS Division

205 Main Street · P.O. Box 586 · Biddeford, Maine 04005
207- 571-0660 · gis@biddefordmaine.org

1

Tax Map

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18598 PG 634**
Instr # 2021016270
03/22/2021 12:32:27 PM
Pages 2 YORK CO

Return to:
Jeffrey Cobb Dutton, Lois Mae Dutton & David Dutton
9 Buzzell Road
Biddeford, ME 04005

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Jeffrey Cobb Dutton and Lois Mae Dutton**, of 9 Buzzell Road, Biddeford, ME 04005, for consideration paid, grants to **Jeffrey Cobb Dutton, Lois Mae Dutton and David Dutton**, of 9 Buzzell Road, Biddeford, ME 04005, all as joint tenants with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A

No Transfer Tax

MEANING and INTENDING to describe and convey a portion of the premises conveyed to the grantors herein by deed of Jere & Sally Dearborn dated 10/6/2017 and recorded at Book 17577, Page 853 in the York County Registry of Deeds.

Executed this 11 day of March, 2021.

Jeffrey Cobb Dutton

Lois Mae Dutton

State of Maine
County of York 3/11/2021

Then personally appeared before me the said Jeffrey Cobb Dutton and Lois Mae Dutton and acknowledged the foregoing instrument to be their free and voluntary act and deed.

Notary Public/Attorney at Law
Commission expiration:

SARA MERRILL
MY COMMISSION EXPIRES APRIL 24, 2025
NOTARY PUBLIC
MAINE

___/___

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, if any, situated on the southwest bounds of Buzzell Road and southeast of land of James and Lisa Dearborn described in Book 15260 Page 504, in the City of Biddeford, County of York, State of Maine, being more particularly bounded and described as follows:

Beginning at a 5/8" rebar found on the southwest bounds of Buzzell Road at the southeast corner of James and Lisa Dearborn described in Book 15260 Page 504;

1) Thence S 46° 11' 50" E two hundred seven and twenty-nine hundredths feet (207.29') along the southwest bounds of Buzzell Road to a 5/8" rebar set with cap at the easterly corner of remaining land of grantors Jeffrey and Lois Mae Dutton as described in Book 17577 Page 853;
2) Thence S 28° 33' 45" W eighty-five and zero hundredths feet (85.00') along remaining land of grantors t a 5/8" rebar set with cap;
3) Thence S 57° 14' 10" W one hundred sixty-five and eighty-three hundredths feet (165.83') along remaining land of grantors to a 5/8" rebar set with cap;
4) Thence N 38° 31' 38" W one hundred thirty and seventy-four hundredths feet (130.74') along remaining land of grantors to a 5/8" rebar set with cap at the southwest corner of land of James and Lisa Dearborn described in Book 15260 Page 504;
5) Thence N 28° 33' 45" E two hundred thirty-four and nine hundredths feet (234.09') along the southeast bounds of land of Dearborn to the point of beginning.

Containing 42,695 square feet, or 0.98 acres and being a portion of land of Jeffrey and Lois Mae Dutton described in Book 17577 Page 853.

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18646 PG 332**
Instr # 2021024509
04/28/2021 04:12:10 PM
Pages 2 YORK CO

Return to:
Jeff Dutton and Leslie Dutton
Phil Morana
11 Buzzell Road
Biddeford ME 04005

QUITCLAIM DEED

Transfer Tax $1,918.40

Maine R.E. Transfer Tax Paid

Custom Built Homes of Maine I, LLC, a Maine Limited Liability Company, with a place of business in Yarmouth, Maine, for consideration paid, grants to **Jeffrey C. Dutton and Lois Mae Dutton,** of 9 Buzzell Road, Biddeford, ME, **and, Phil Morana**, of 11 Buzzell Road, Biddeford, ME, as joint tenants, with QUITCLAIM COVENANT:

SEE ATTACHED EXHIBIT A

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Jeffrey Cobb Dutton and Lois Mae Dutton dated 9/30/2020 and recorded at Book 18403, Page 451 in the York County Registry of Deeds.

Executed this 22 day of April, 2021.

CUSTOM BUILT HOMES OF MAINE I, LLC

By: Edward Wandishin
Its: Member

State of Maine

County of State of Maine County of Cumberland 4/22/2021

Then personally appeared, Edward Wandishin, Member, duly authorized on behalf of Custom Built Homes of Maine I, LLC, and acknowledged that he/she executed the same for the purposes contained therein in said capacity.

Jane L. Barriault

Notary Public/Attorney at Law
Commission expiration: NA

Jane L. Barriault
Attorney at Law

Jeff Dutton, AIF

EXHIBIT A

A certain lot or parcel of land located on the southwest bounds of Buzzell Road and northwest of land of Jeffery and Lois Mae Dutton described in Book 17562 Page 593 in the City of Biddeford, York County and State of Maine and being more particularly described as follows.

Beginning at a drill hole found with cap in a boulder on the southwest bounds of Buzzell Road at the northeast corner of land of Jeffery and Lois Mae Dutton described in Book 17562, Page 593.

Thence S 57°-14'-10" W two hundred fifty-eight and forty-three hundredths (258.43') feet along the northwest bounds of Jeffery and Lois Mae Dutton described in Book 17562, Page 593 to a 5/8" rebar set with cap;

Thence N 47° 26' 09" W two hundred and zero hundredths (200.00') feet across other remaining land of Jeffery and Lois Mae Dutton described in Book 17577, Page 853 to a 5/8" rebar with cap;

Thence N 57° 14' 10" E two hundred fifty-eight and forty three hundredths (258.43') feet across other remaining land of Dutton to a 5/8" rebar set with cap on the southwest bounds of Buzzell Road;

Thence S 47° 26' 09" E two hundred and zero hundredths (200.00') feet along the southwest bounds of Buzzell Road to the point of beginning.

Containing 50,000 square feet or 1.15 acres.

Shown as Proposed Lot 50,000 Square Feet Or 1.15 Acres" on a Boundary Survey Land Located at 11 Buzzell Road, Biddeford, Maine 040005," drawn by R.W. Eaton Associates, dated June 24, 2020.

Reserving to the grantors, their heirs, successors and assigns, the right to access the tote roads and make any improvements necessary to the said tote roads without restriction, which said tote roads are shown on the above-referenced survey.

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18748 PG 459**
Instr # 2021043348
07/27/2021 09:29:33 AM
Pages 3 YORK CO

Return To:
David Dutton
4 Sprague Way
Scarboough ME 04074

No Transfer Tax

QUITCLAIM DEED

Jeffrey Cobb Dutton and Lois Mae Dutton, of 9 Buzzell Road, Biddeford, Maine, for consideration paid, grant all of our right, title and interest, to **David Dutton**, of 4 Sprague Way, Scarborough, ME 04074 with QUITCLAIM COVENANT:

SEE ATTACHED EXHIBIT A

Meaning and intending to describe and convey the same premises conveyed to Jeffrey Cobb Dutton, Lois Mae Dutton, and David Dutton by deed of Jeffrey Cobb Dutton and Lois Mae Dutton dated March 11, 2021 and recorded in Book 18598, Page 634, York County Registry of Deeds.

This is a conveyance from parents to their son and thus not subject to transfer tax.

Executed this 29 day of June, 2021.

Jeffrey Cobb Dutton

State of Maine
County of York

Then personally appeared before me this 29 day of June, 2021, the said Jeffrey Cobb Dutton and acknowledged the foregoing instrument to be his free and voluntary act and deed.

Notary Public/Attorney at Law
Commission expiration:

Jane L. Barriault
Attorney at Law

Jane L. Barriault
Attorney at Law

1310221-00606 deedquitclaim.do

Executed this 29 day of June, 2021.

Lois Mae Dutton

Lois Mae Dutton

State of Maine
County of York

Then personally appeared before me this 29 day of June, 202, the said Lois Mae Dutton and acknowledged the foregoing instrument to be her free and voluntary act and deed.

Notary Public/Attorney at Law
Commission expiration: NA

Jane Barriault Attorney at Law

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, if any, situated on the southwest bounds of Buzzell Road and southeast of land of James and Lisa Dearborn described in Book 15260 Page 504, in the City of Biddeford, County of York, State of Maine, being more particularly bounded and described as follows:

Beginning at a 5/8" rebar found on the southwest bounds of Buzzell Road at the southeast corner of James and Lisa Dearborn described in Book 15260 Page 504;

1) Thence S 46° 11' 50" E two hundred seven and twenty-nine hundredths feet (207.29') along the southwest bounds of Buzzell Road to a 5/8" rebar set with cap at the easterly corner of remaining land of grantors Jeffrey and Lois Mae Dutton as described in Book 17577 Page 853;

2) Thence S 28° 33' 45" W eighty-five and zero hundredths feet (85.00') along remaining land of grantors t a 5/8" rebar set with cap;

3) Thence S 57° 14' 10" W one hundred sixty-five and eighty-three hundredths feet (165.83') along remaining land of grantors to a 5/8" rebar set with cap;

4) Thence N 38° 31' 38" W one hundred thirty and seventy-four hundredths feet (130.74') along remaining land of grantors to a 5/8" rebar set with cap at the southwest corner of land of James and Lisa Dearborn described in Book 15260 Page 504;

5) Thence N 28° 33' 45" E two hundred thirty-four and nine hundredths feet (234.09') along the southeast bounds of land of Dearborn to the point of beginning.

Containing 42,695 square feet, or 0.98 acres and being a portion of land of Jeffrey and Lois Mae Dutton described in Book 17577 Page 853.

PRIVATE ROAD MAINTENANCE AGREEMENT

THIS PRIVATE ROAD MAINTENANCE AGREEMENT (this "Agreement") is made as of the ____ day of _____, 2024 by and between _____ and_____

RECITALS:

WHEREAS, ingress, egress and utility access to Lots 5-5, 5-8, 5-9 (collectively, the "Lots") is made over a private road shown on the Plan as "Proposed 50' Wide Right-of-Way" as more fully described in that certain access and utility easement by and between _____ and _____ dated _____ and recorded in the Registry at Book _____, Page _____ (the "Road");

WHEREAS, _____ and _____ as the owners of the Lots utilizing the Road (each a "Lot Owner" and collectively, the ""Lot Owners") desire to enter into an agreement regarding the cost of maintenance and improvements to the Road.

NOW THEREFORE, in consideration of the mutual covenants, agreements and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the _____ and _____ agree as follows:

AGREEMENT

1. Purpose. The Road shall be used for the purpose of ingress and egress to and from the Subdivision, by all owners of the Lots and their occupants, agents, employees, guests, and service and emergency vehicles and for the installation, maintenance and replacement of lines and associated infrastructure for the provision of electric, natural gas, water, sewer or other utilities servicing the Lots.

2. Road Maintenance. The parties agree that the Road shall be maintained in good operating condition at all times as necessary to insure safe access by the Lot Owners and emergency vehicles.

3. Road Maintenance Costs. The costs and expenses of any and all plowing, sanding, paving, seal coating, striping, pothole repair and all other improvements, maintenance and repairs necessary to maintain the Road, including any utilities servicing the Subdivision (the "Road Maintenance Costs") shall be shared equally by the Lot Owners, except as otherwise provided herein. A majority vote of the Lot Owners shall be required for any Road improvements and to accept the bid for any Road improvement contract.

Notwithstanding anything herein to the contrary, each individual Lot Owner shall bear the cost of the following:

(a) Any improvements, maintenance or repairs to the Road or associated utilities performed without the prior approval of the other Lot Owners prior to performing such work, unless such work is deemed an emergency;

(b) Any improvements, maintenance or repairs to the Road or installation or replacement of utilities serving only that Lot Owner's individual Lot or Lots; and

(c) Any damage to the Road or associated utilities caused by an individual Lot Owner, its employees, contractors or agents.

4. Billing and Payment. The parties agree that all costs required hereunder shall be promptly paid by each party as to its share within thirty (30) days of request for payment by the other Lot Owners or the Road Agent (defined below). The parties shall promptly share all billing information and payment information.

5. Road Agent. The Lot Owners may appoint a road agent ("Road Agent"), by a vote of the majority of the Lot Owners. The Road Agent shall be responsible for monitoring the condition of the road surface, initiating maintenance activities as needed to maintain the minimum road surface standards (including the hiring of contractors to complete same), the preparation of a Road maintenance budget and the billing and collection of Road Maintenance Costs.

6. Snow Plowing. The Road shall be snowplowed so as to permit year round access. The cost shall be shared by the parcel owners as indicated in Paragraph 4 above. Individual driveway snow plowing, if desired, will be invoiced to the individual Lot Owner directly by the snow plow contractor.

7. Parking. For the safety of the Lot Owners, no machinery, trailers, vehicles or other property may be stored or parked upon the Road. *[Will there be parking in the Road?]*

8. Future Lots. Any additional Lots gaining access to the Road by way of further division of existing Lots, either by further subdivision, submission to condominium form of ownership or otherwise (a "Subdivided Lot"), will be bound by all terms and conditions of this Agreement. In the event that a homeowners' association or condominium association is created for any Subdivided Lot, then the association may be appointed as the representative of Subdivided Lot owners.

9. Dispute Resolution. The parties agree that in the event a dispute arises hereunder, they will meet to mediate in good faith such dispute for up to sixty (60) days, and if that fails, they shall submit the matter to binding arbitration under the rules of the American Arbitration Association. The decision of the arbitrator shall be final and binding on all of the lot owners. In selecting a third party arbitrator, each lot shall be entitled to one vote, and the nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.

10. Lien; Enforcement. Any assessment made against any Lot Owner for that owner's share of the Road Maintenance Costs shall be a lien and charge upon the Lot against which each such assessment is made, which lien shall continue until the assessment is paid and shall be the personal obligation of the Lot Owner. Notwithstanding anything herein to the contrary, mediation and arbitration shall not be required for any civil action to enforce payment of the delinquent assessment or to foreclose the lien against the Lot, and there shall be added to

the amount of such assessment due all costs of collection. In the event a judgment is obtained, such judgment shall include interest on the assessment, together with all attorney's fees and expenses and costs of the action.

11. Notice. Any notice required to be given under this Agreement shall be in writing and either (i) hand delivered or (ii) mailed to the address to which the Lot Owner's property tax bills are sent.

12. Invalidity. Should any provision in this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected and each term and condition shall be valid and enforceable to the extent permitted by law.

13. Assignment; Successors: This Agreement shall be binding upon and shall inure to the benefit of the parties, their successors and assigns.

14. Governing Law; Counterparts; Integration; Amendments: This Agreement shall be governed and construed in accordance with the laws of the State of New Hampshire, as amended from time to time, without regard to principles of conflicts of laws. This Agreement may be executed in counterparts, which together, shall constitute but one original. This Agreement contains the entire agreement between the parties relating to the subject matter hereof and supercedes all oral statements and prior writing with respect thereto and may not be terminated or amended except as provided herein. This Agreement may be amended only in a writing executed by the parties.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

_____ By:_____

Witness

_____

Its duly authorized _____

_____ By:_____

Witness

_____

Its duly authorized _____

ATTACHMENT A

CITY CORRESPONDENCE LETTERS

CITY CORRESPONDENCE

Included in this section are requests that were sent to the Biddeford Police and Biddeford Fire Departments seeking letters of approval for the project. We have not received a response as of this date but will forward them onto the City once received.

Ability to Serve letters for Water and Sewer Service are not relevant to the application and as the development will be supplied by private systems.

From:	Andrew Godfrey
To:	edward.dexter@biddefordmaine.org
Cc:	Drew Olehowski
Subject:	11-13 Buzzell Road - Private Way - Emergency Access Request
Date:	Wednesday, January 3, 2024 11:55:00 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png 11-13 Buzzell Private Way - Emergency Access.pdf 11-13 Buzzell Private Way - Plan and Profile.pdf

---

Hello Edward, Biddeford Fire,

We are seeking a letter of approval for access on a proposed private way in vicinity of 11-13 Buzzell Road. The plans will be soon submitted for City Staff (not Subdivision) review. The private way intersects Buzzell Road at the existing driveway of 11 Buzzell Road and will serve that property as well as 2 new lots on the back property.

The road is proposed to be gravel, 30-foot entrance radii, 20 feet wide with 2-foot shoulders and a hammerhead turn-around. Please see the attached turn template for a 46-foot fire apparatus. Also attached is the site plan and profile.

Thank you,

Andrew Godfrey, El
Civil Engineer
t: Saco m: 603.290.2812
a: 120 Main Street, Suite 132, Saco, ME 04072

This e-mail may be confidential and is intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Haley Ward, Inc. If you are not the intended recipient (or responsible for delivery of the message to such person),you may not use, copy, distribute or deliver to anyone this message (or any part of its contents) or take any action in reliance on it. In such case, you should delete this message, and notify us immediately at 207 989 4824 or by email bangor@haleyward.com.

From: Andrew Godfrey
To: steven.gorton@biddefordmaine.org
Cc: Drew Olehowski
Subject: E-911 Private Way Naming Designation
Date: Friday, January 5, 2024 10:47:00 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
11-13 Buzzell Private Way - Plan and Profile.pdf

Hello Steven, Biddeford Police,

Please pass this request to the appropriate party. We are seeking a letter of approval for an E-911 road name for a proposed private way in vicinity of 11-13 Buzzell Road. The plans will be soon submitted for City Staff review. The private way intersects Buzzell Road at the existing driveway of 11 Buzzell Road and will serve that property as well as 2 new lots on the back property.

The road is proposed to named "Thunder Ridge Road." See attached is the site plan and profile.

Thank you,

Andrew Godfrey, EI
Civil Engineer
t: Saco m: 603.290.2812
a: 120 Main Street, Suite 132, Saco, ME 04072

This e-mail may be confidential and is intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Haley Ward, Inc. If you are not the intended recipient (or responsible for delivery of the message to such person),you may not use, copy, distribute or deliver to anyone this message (or any part of its contents) or take any action in reliance on it. In such case, you should delete this message, and notify us immediately at 207 989 4824 or by email bangor@haleyward.com.

ATTACHMENT B

LETTER TO PLANNING BOARD

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

February 19, 2024

Biddeford City Hall
Attn: David Galbraith, City Planner
205 Main Street
Biddeford, Maine 04005

Re: Staff Review | Private Way Application | 11 – 13 Buzzell Road

David, City Staff:

On behalf of Jeffery Dutton, our office is pleased to submit a Private Way Application for the proposed improvements to an existing gravel logging access road located between 11 and 13 Buzzell Road. The improvements to the road are intended to serve three lots including two newly created lots. The two created lots are intended as gifts to the owner's sons, we understand under this scenario the project will not require subdivision review. The driveway is proposed to be 500 feet long, widened from approximately 12 feet to 20 feet and is designed in accordance with the Biddeford Private Way standards.

Due to these improvements an additional 7,575 SF of gravel impervious added to the driveway. Rip-rapped ditches and turn-outs are provided on the steeper section of the driveway to mitigate peak flows. A hydrological analysis has been performed to show that post-development flows are kept below pre-development flows.

Thank you for your time and assistance. Please do not hesitate to call if you have any questions or need additional information at 207-283-9151.

Sincerely,
Haley Ward, Inc.

Drew Olehowski, P.E.
Project Manager

DJO/awg/tal
Inc.

120 Main Street, Suite 132, Saco, ME 04072
T: 207.283.9151 | HALEYWARD.COM

ATTACHMENT C

PHOTOGRAPHS OF SITE

Photo No. 1 **Photo Date:** 11-08-23 **Site Location:** 11-13 Buzzell Road **Description:** Entrance **Photo By:** AWG	

Photo No. 2 **Photo Date:** 11-08-23 **Site Location:** 11-13 Buzzell Road **Description:** Looking North on Buzzell Road from the entrance **Photo By:** AWG	

Photo No. 3 **Photo Date:** 11-08-23 **Site Location:** 11-13 Buzzell Road **Description:** Looking South on Buzzell Road from the entrance **Photo By:** AWG	

Photo No. 4 **Photo Date:** 11-08-23 **Site Location:** 11-13 Buzzell Road **Description:** On Buzzell Drive to the North of the drive, looking at the vegetated bank to the north of the drive and the abutters yard. **Photo By:** AWG	

Photo No. 5 **Photo Date:** 11-08-23 **Site Location:** 11-13 Buzzell Road **Description:** At first crest in the drive looking back towards Buzzell Road. Shows the typical existing gravel condition of the drive **Photo By:** AWG	

Photo No. 6 **Photo Date:** 11-08-23 **Site Location:** 11-13 Buzzell Road **Description:** Looking up hill at the end of the drive **Photo By:** AWG	

Photo No. 7 **Photo Date:** 11-08-23 **Site Location:** 11-13 Buzzell Road **Description:** Top of the hill, end of the drive, looking towards Buzzell Road **Photo By:** AWG	

Photo No. 8 **Photo Date:** 11-08-23 **Site Location:** 11-13 Buzzell Road **Description:** Ledge at first crest in the drive. **Photo By:** AWG	

ATTACHMENT D

ARCHITECTURAL RENDERINGS - N/A

ATTACHMENT E

ENGINEERING PLANS - SEPARATE EMAIL SUBMISSION

ATTACHMENT F

STORMWATER MANAGEMENT REPORT

EXISTING CONDITION

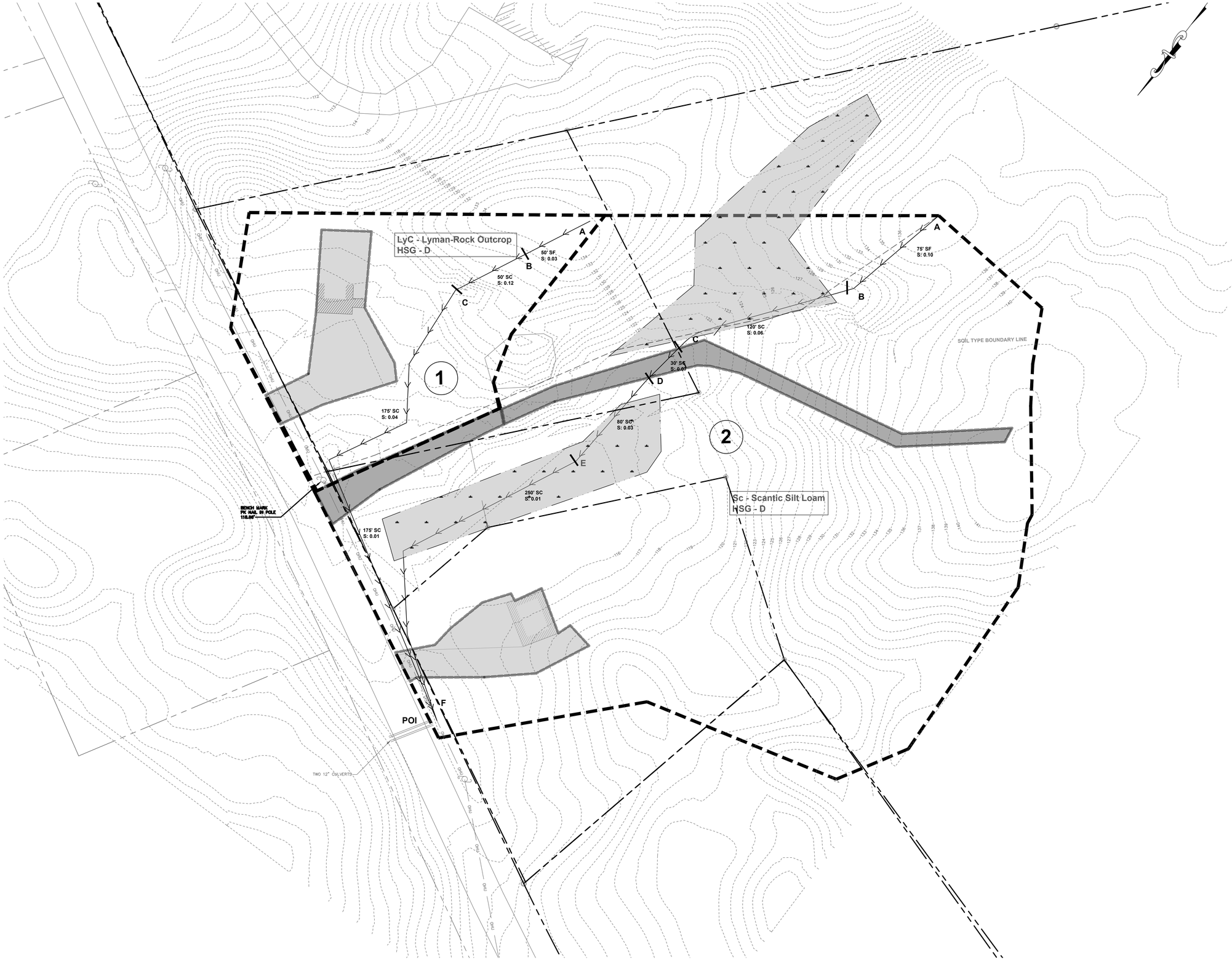
The existing condition of the site is a logging road that has been considerably improved to effectively be a 12 - 14-foot-wide gravel road for its entire length. The steeper portion of the road currently drains to the grass yard of a relatively newly constructed home at 13 Buzzell Road. At a recent site visit, the side and bottom of the yard appear saturated and even holding standing water after insignificant precipitation in the preceding weeks. The destination of existing run-off is through two 12-inch culverts under Buzzell Road at the base of the slope, which only appear to conduct run-off in large storm events.

PROPOSED CONDITION

The proposed private way calls for a slightly altered entrance to Buzzell Road and a widening of the road to 20 feet with two-foot shoulders. This increases impervious area within the road area from approximately 6,295 Square Feet (SF) to 13,870 SF, for a total of 7,575 SF of new gravel impervious area. Rip-rap ditches on either side of the private way along the 10%+ slopes are proposed to slow the flow of run-off from the road. Other improvements to the existing condition include sections the ditch-line runoff conveyed to two ditch turn-outs and level spreaders. The existing culvert under the logging road will be removed and two 15" culverts will be added under the new private way.

The pre- and post-development from the upper part of the site are modelled with similar time-of-concentration sheet flow from the existing and proposed gravel. However, the existing condition likely sees the run-off channelize down the ungraded road with no conveyance. Please see the attached plans and hydrological analysis.

		25 Year (cfs)	25 Year Net Change (cfs)	25 Year % Change
POI	Pre	13.01	**-0.44**	**-3%**
	Post	12.57		



LEGEND:

DESCRIPTION	EXISTING	PROPOSED
SUBCATCHMENT BOUNDARY		
TIME OF CONCENTRATION		X
IMPERVIOUS SURFACE		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
CULVERT		

PLAN REFERENCE:

INFORMATION BASED ON A SURVEY COMPLETED BY R.W. EATON ASSOCIATES ON JUNE 24, 2020 AND REVISED ON SEPTEMBER 1, 2023.

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
One Merchants Plaza, Suite 701
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PROJECT

PLAN OF A PRIVATE WAY - 11-13 BUZZELL ROAD
BIDDEFORD, MAINE

TITLE

PRE DEVELOPMENT HYDROLOGY

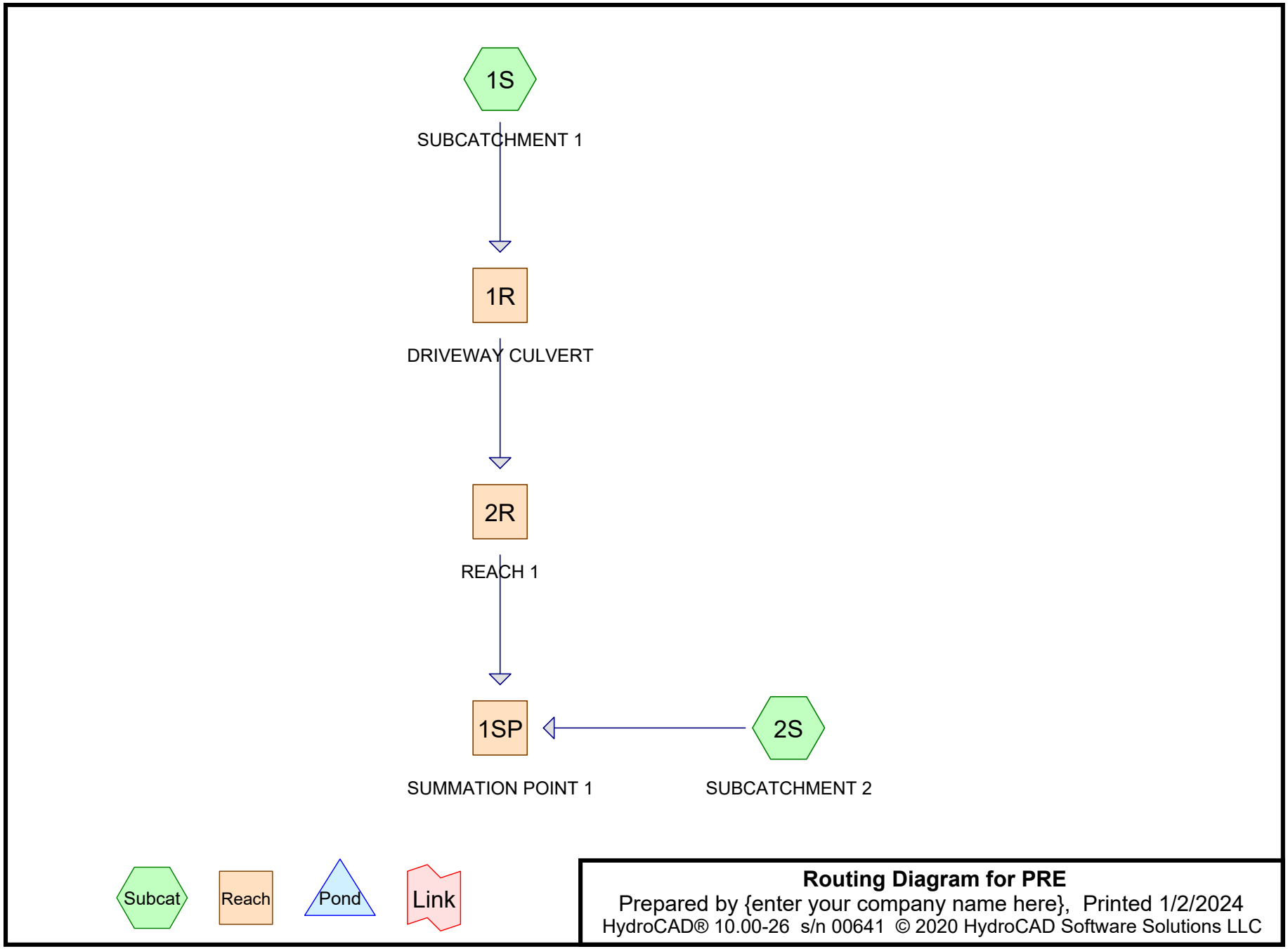
DATE	SCALE
2023.12.18	1"=40'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	DJO/AWG	JHW

PROJECT No.
14373.001

DRAWING No. **C701** REV.

FILE LOCATION: P:\ME\14373_JEFFREY_DUTTON\001-PRIVATE_WAY_BUZZELL_RD-JAW\02-CAD_FILES\CIVIL\14373.001-C-HY.DWG, 2024.01.03, 10:09 AM



Routing Diagram for PRE

Prepared by {enter your company name here}, Printed 1/2/2024

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.456	80	>75% Grass cover, Good, HSG D (1S, 2S)
0.373	98	IMPERVIOUS AREAS (1S, 2S)
2.004	77	Woods, Good, HSG D (1S, 2S)
3.833	**80**	**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	1.456	0.000	1.456	>75% Grass cover, Good	1S, 2S
0.000	0.000	0.000	0.000	0.373	0.373	IMPERVIOUS AREAS	1S, 2S
0.000	0.000	0.000	2.004	0.000	2.004	Woods, Good	1S, 2S
0.000	**0.000**	**0.000**	**3.460**	**0.373**	**3.833**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1R	0.00	-0.60	30.0	0.0200	0.013	12.0	0.0	0.0

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: SUBCATCHMENT 1 Runoff Area=31,584 sf 17.22% Impervious Runoff Depth>3.91"
Flow Length=275' Tc=12.9 min CN=82 Runoff=2.79 cfs 0.236 af

Subcatchment 2S: SUBCATCHMENT 2 Runoff Area=135,403 sf 7.99% Impervious Runoff Depth>3.70"
Flow Length=555' Tc=17.0 min CN=80 Runoff=10.31 cfs 0.959 af

Reach 1R: DRIVEWAY CULVERT Avg. Flow Depth=0.53' Max Vel=6.56 fps Inflow=2.79 cfs 0.236 af
12.0" Round Pipe n=0.013 L=30.0' S=0.0200 '/' Capacity=5.04 cfs Outflow=2.78 cfs 0.236 af

Reach 1SP: SUMMATION POINT 1 Inflow=13.02 cfs 1.195 af
Outflow=13.02 cfs 1.195 af

Reach 2R: REACH 1 Avg. Flow Depth=0.23' Max Vel=2.07 fps Inflow=2.78 cfs 0.236 af
n=0.030 L=175.0' S=0.0143 '/' Capacity=37.57 cfs Outflow=2.72 cfs 0.236 af

Total Runoff Area = 3.833 ac Runoff Volume = 1.196 af Average Runoff Depth = 3.74"
90.27% Pervious = 3.460 ac 9.73% Impervious = 0.373 ac

Summary for Subcatchment 1S: SUBCATCHMENT 1

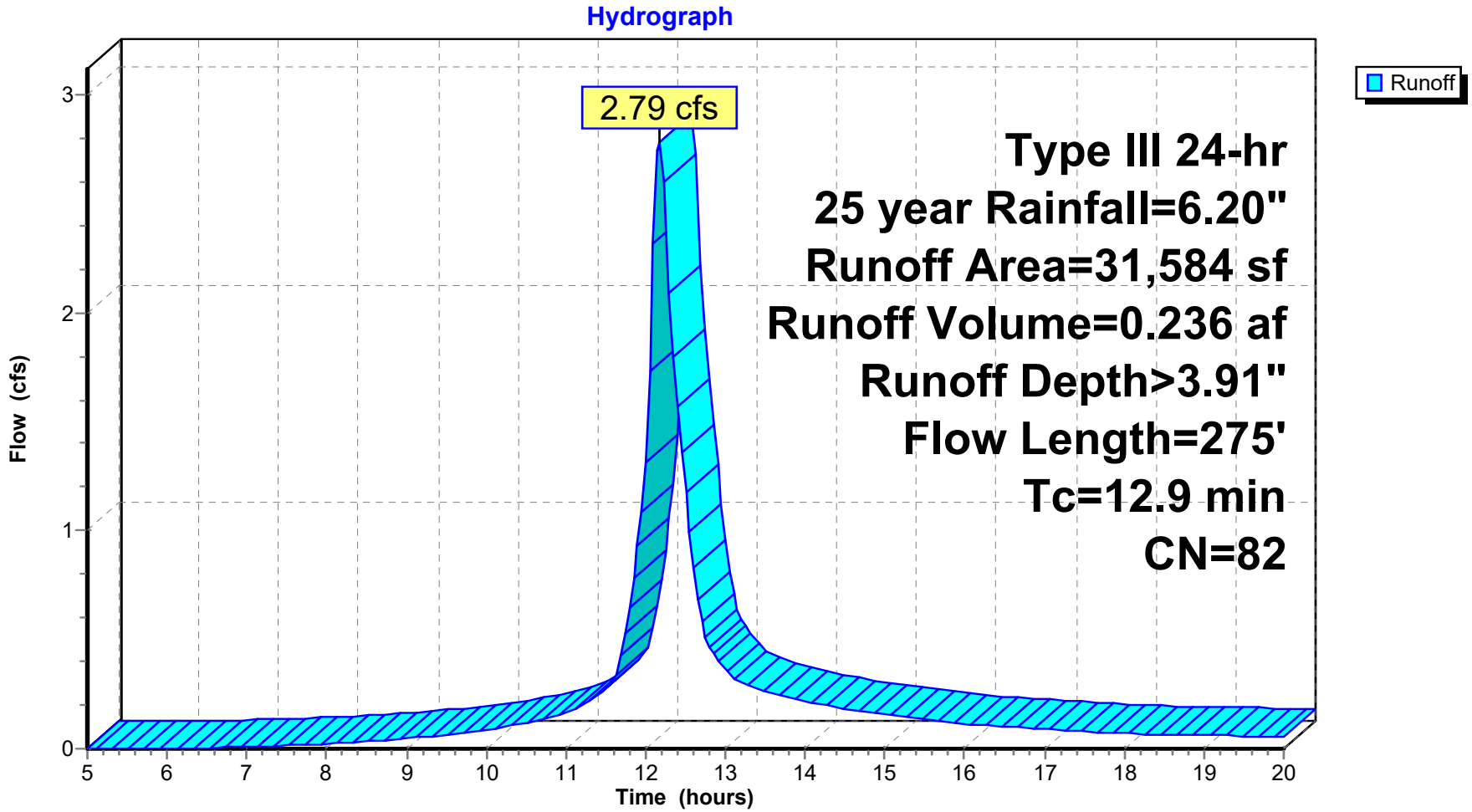
Runoff = 2.79 cfs @ 12.18 hrs, Volume= 0.236 af, Depth> 3.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 year Rainfall=6.20"

	Area (sf)	CN	Description
	15,669	80	>75% Grass cover, Good, HSG D
*	5,438	98	IMPERVIOUS AREAS
	10,477	77	Woods, Good, HSG D
	31,584	82	Weighted Average
	26,146		82.78% Pervious Area
	5,438		17.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.3	50	0.0300	0.08		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.30"
0.5	50	0.1200	1.73		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
2.1	175	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
12.9	275	Total			

Subcatchment 1S: SUBCATCHMENT 1



Summary for Subcatchment 2S: SUBCATCHMENT 2

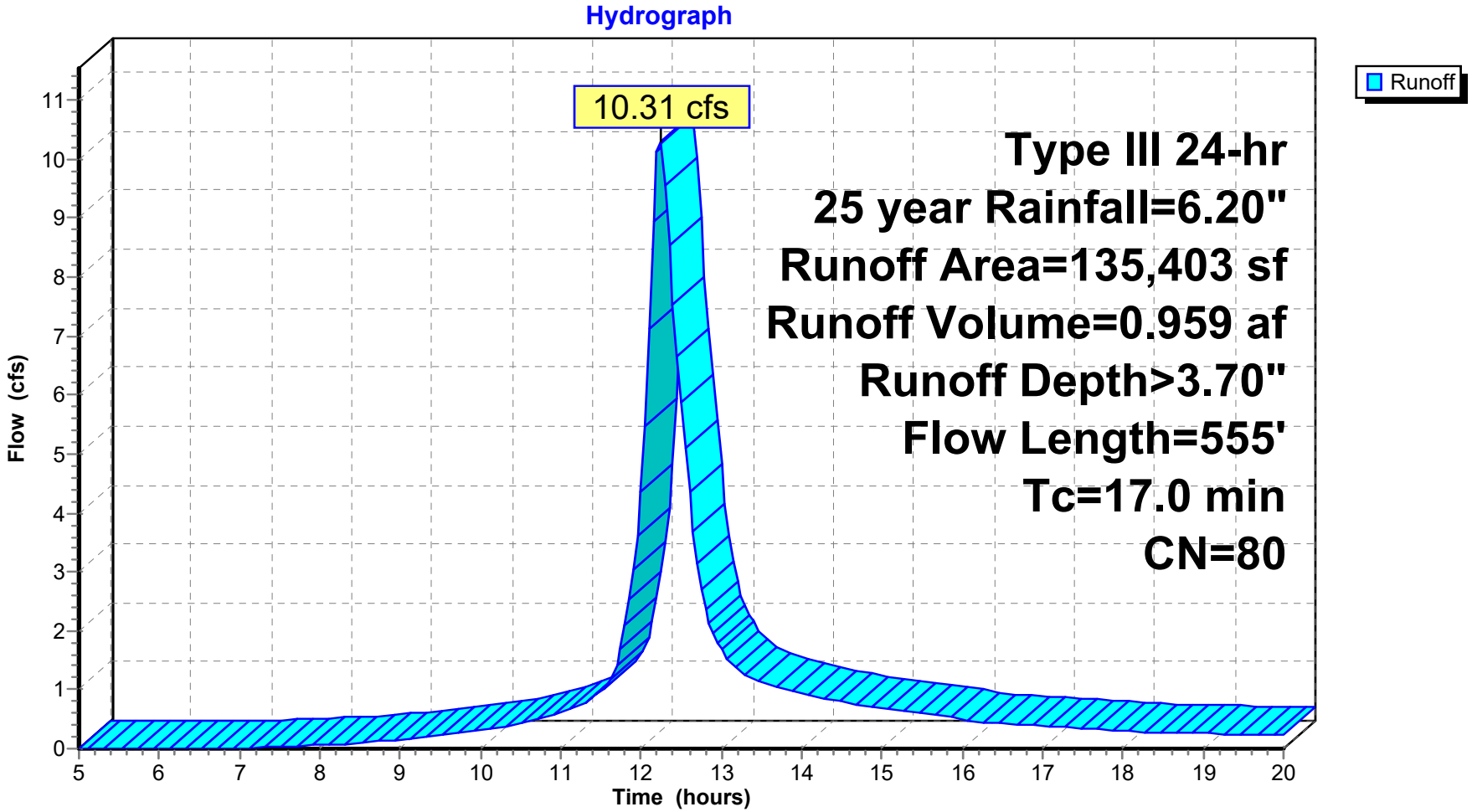
Runoff = 10.31 cfs @ 12.23 hrs, Volume= 0.959 af, Depth> 3.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 year Rainfall=6.20"

	Area (sf)	CN	Description
	76,836	77	Woods, Good, HSG D
*	10,814	98	IMPERVIOUS AREAS
	47,753	80	>75% Grass cover, Good, HSG D
	135,403	80	Weighted Average
	124,589		92.01% Pervious Area
	10,814		7.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	75	0.1000	0.14		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.30"
1.6	120	0.0600	1.22		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.1	30	0.0700	4.26		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	80	0.0300	2.60		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
6.0	250	0.0100	0.70		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
17.0	555	Total			

Subcatchment 2S: SUBCATCHMENT 2



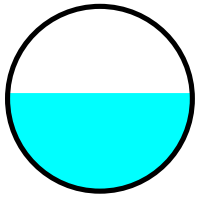
Summary for Reach 1R: DRIVEWAY CULVERT

Inflow Area = 0.725 ac, 17.22% Impervious, Inflow Depth > 3.91" for 25 year event
Inflow = 2.79 cfs @ 12.18 hrs, Volume= 0.236 af
Outflow = 2.78 cfs @ 12.18 hrs, Volume= 0.236 af, Atten= 0%, Lag= 0.2 min

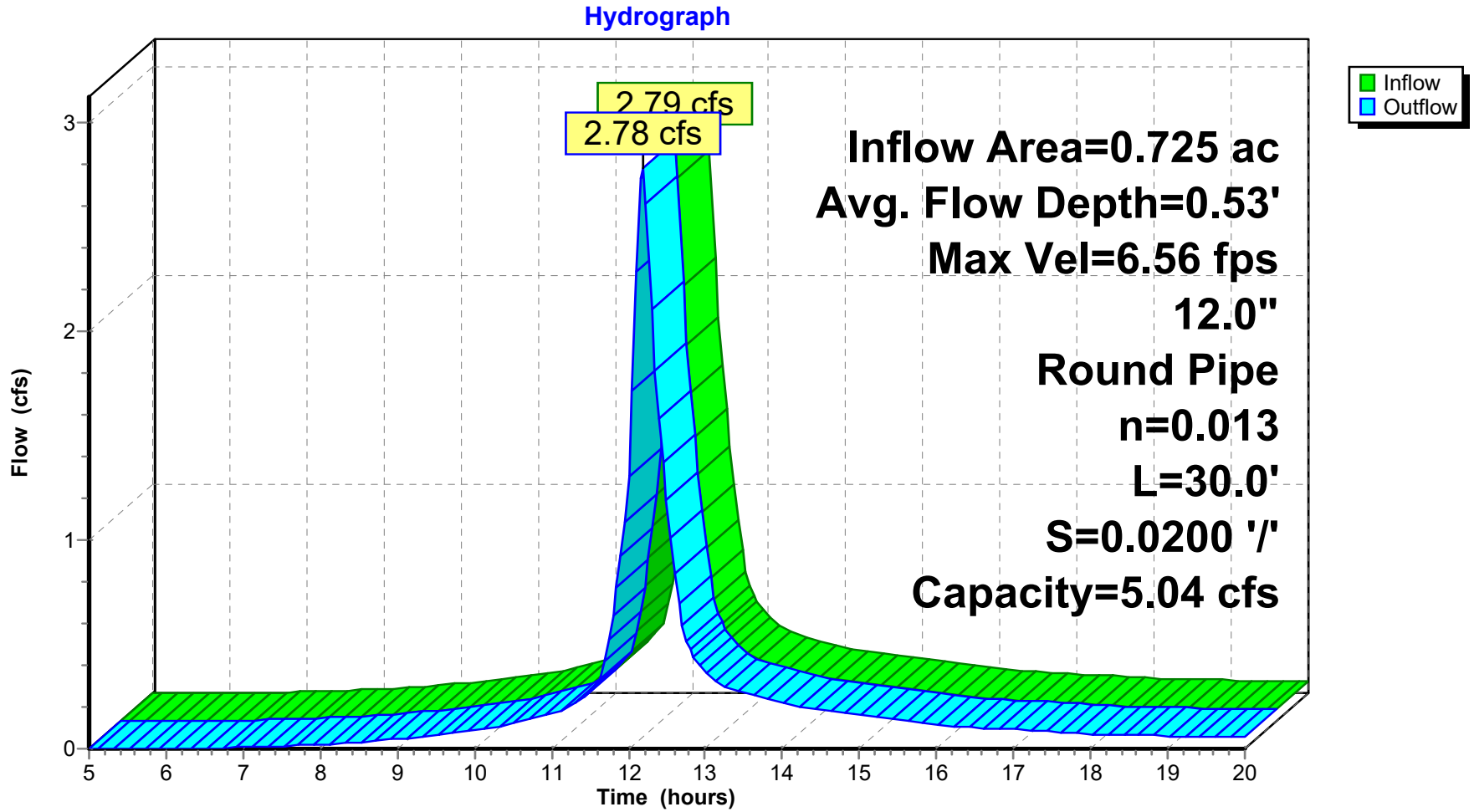
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.56 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 2.61 fps, Avg. Travel Time= 0.2 min

Peak Storage= 13 cf @ 12.18 hrs
Average Depth at Peak Storage= 0.53'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 5.04 cfs

12.0" Round Pipe
n= 0.013 Corrugated PE, smooth interior
Length= 30.0' Slope= 0.0200 '/'
Inlet Invert= 0.00', Outlet Invert= -0.60'



Reach 1R: DRIVEWAY CULVERT

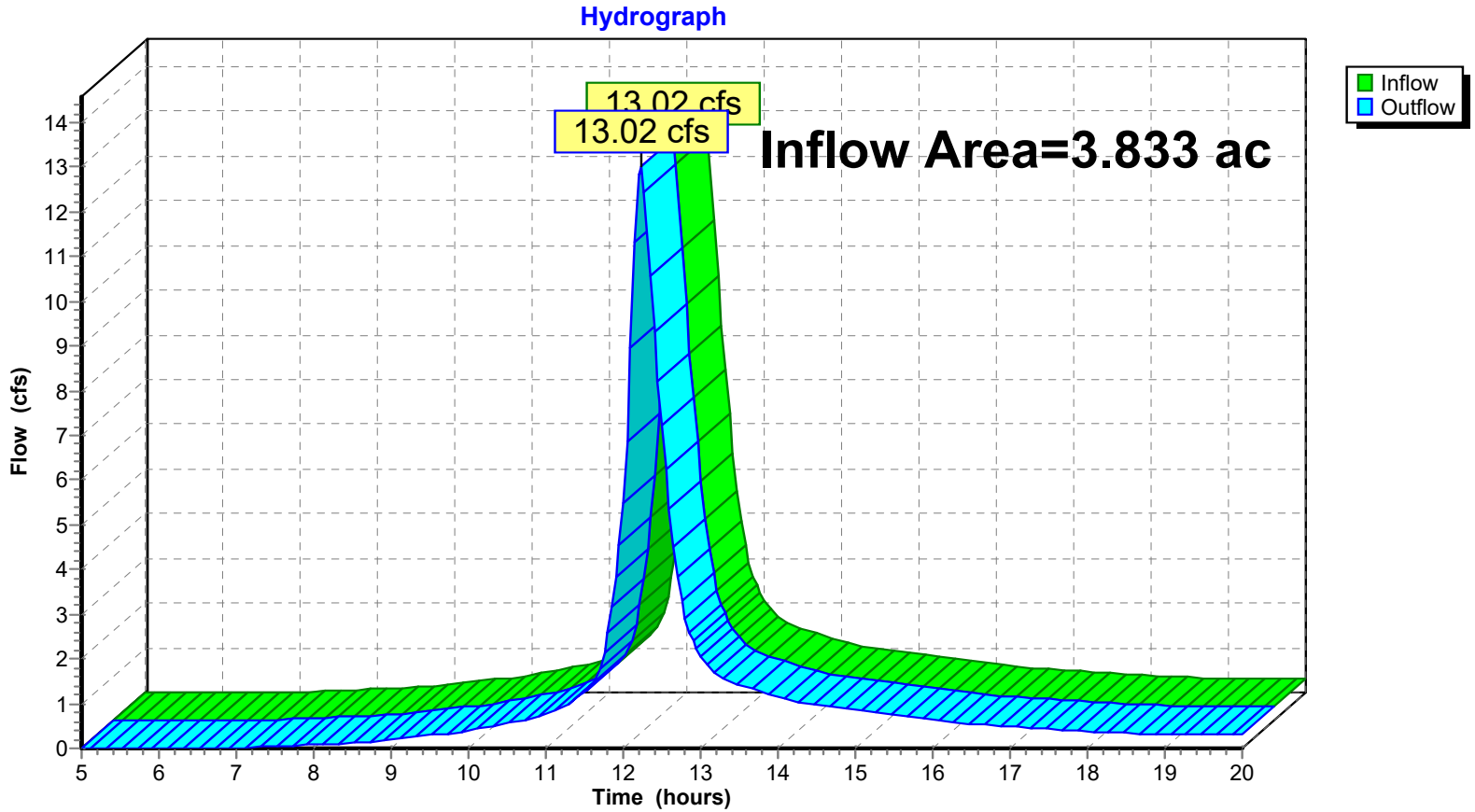


Summary for Reach 1SP: SUMMATION POINT 1

Inflow Area = 3.833 ac, 9.73% Impervious, Inflow Depth > 3.74" for 25 year event
Inflow = 13.02 cfs @ 12.23 hrs, Volume= 1.195 af
Outflow = 13.02 cfs @ 12.23 hrs, Volume= 1.195 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1SP: SUMMATION POINT 1



Summary for Reach 2R: REACH 1

Inflow Area = 0.725 ac, 17.22% Impervious, Inflow Depth > 3.91" for 25 year event
Inflow = 2.78 cfs @ 12.18 hrs, Volume= 0.236 af
Outflow = 2.72 cfs @ 12.22 hrs, Volume= 0.236 af, Atten= 2%, Lag= 2.5 min

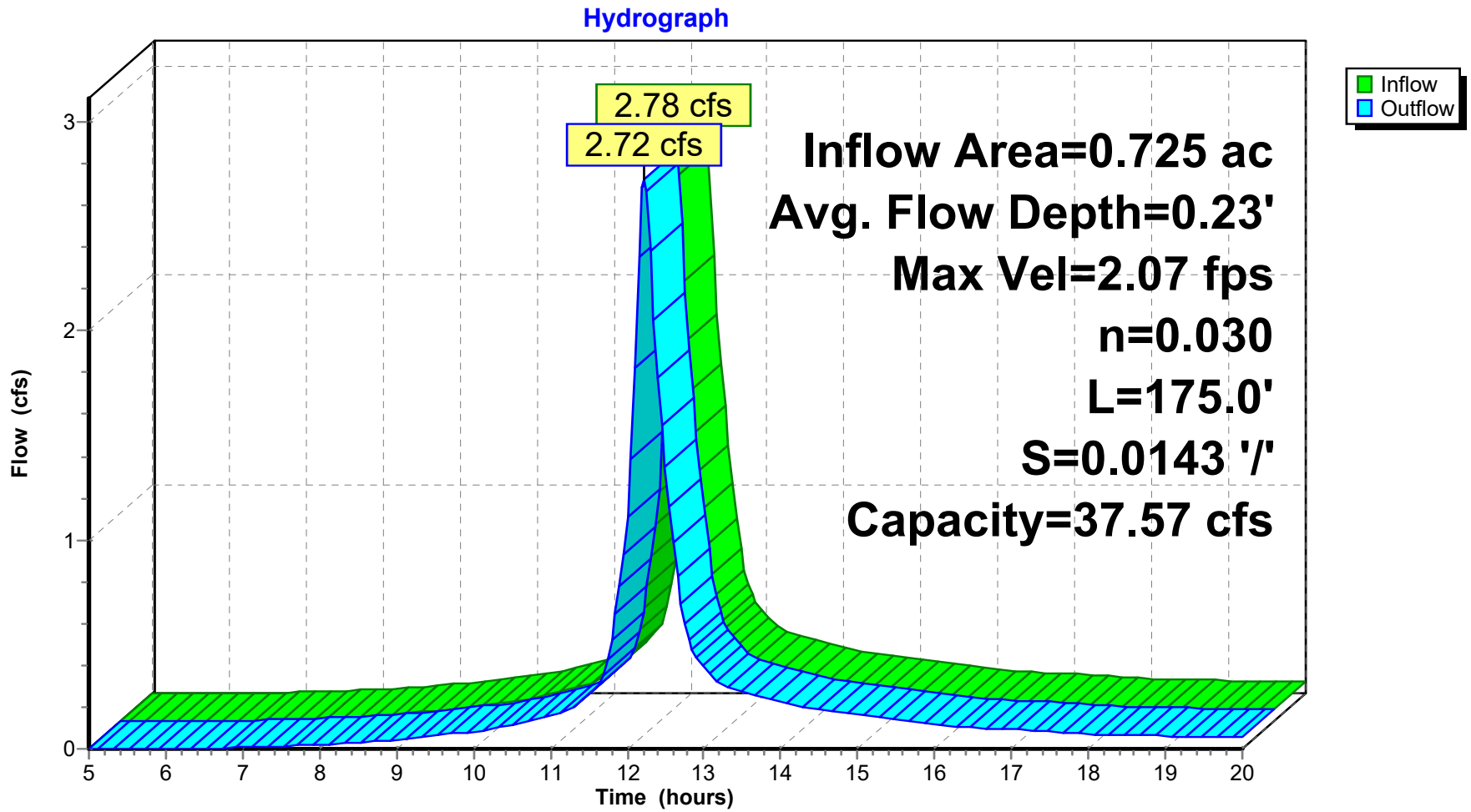
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.07 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 0.65 fps, Avg. Travel Time= 4.5 min

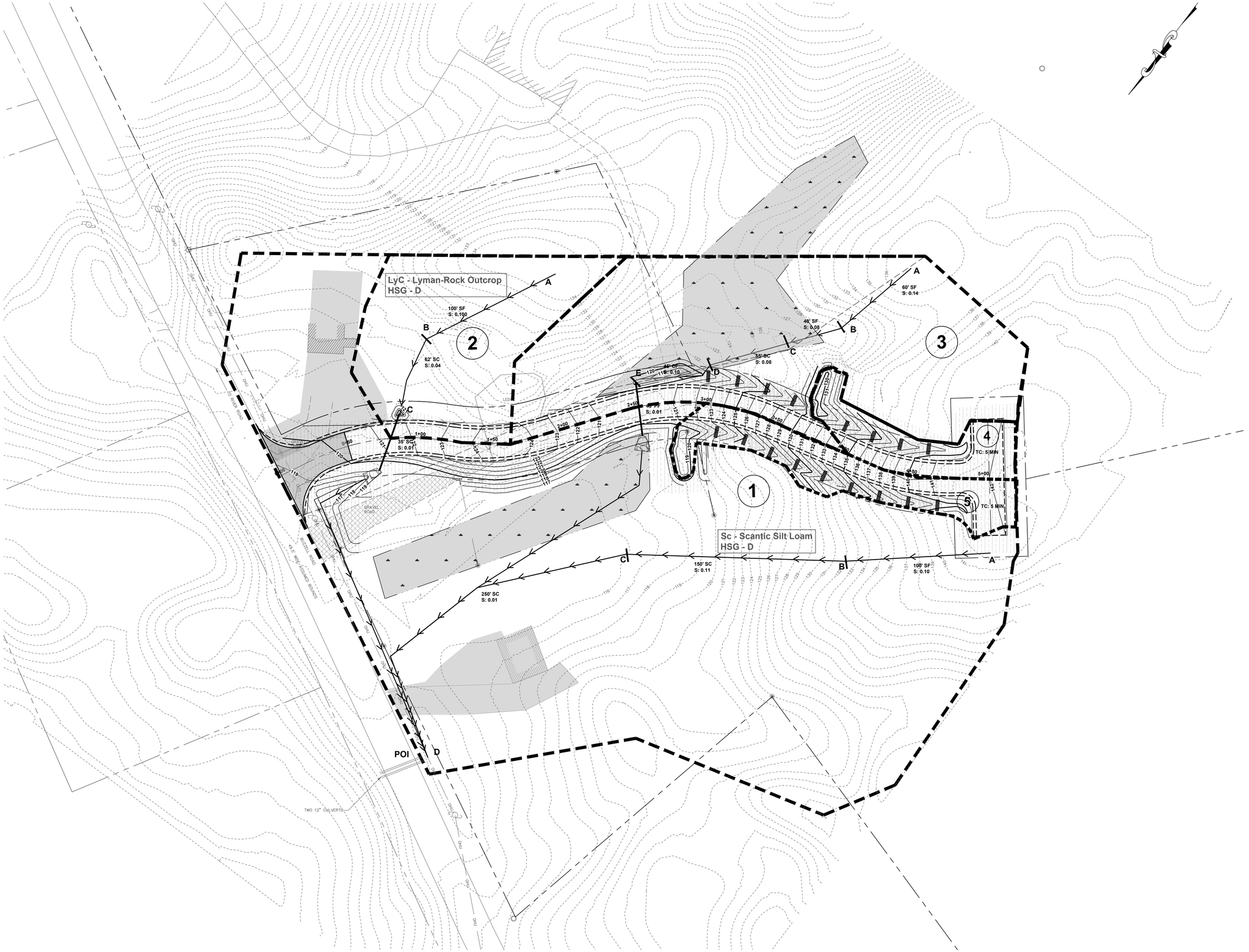
Peak Storage= 235 cf @ 12.20 hrs
Average Depth at Peak Storage= 0.23'
Bank-Full Depth= 1.00' Flow Area= 8.0 sf, Capacity= 37.57 cfs

5.00' x 1.00' deep channel, n= 0.030 Earth, grassed & winding
Side Slope Z-value= 3.0 '/' Top Width= 11.00'
Length= 175.0' Slope= 0.0143 '/'
Inlet Invert= 116.50', Outlet Invert= 114.00'

‡

Reach 2R: REACH 1





LEGEND:

DESCRIPTION	EXISTING	PROPOSED
SUBCATCHMENT BOUNDARY		
TIME OF CONCENTRATION		X
IMPERVIOUS SURFACE		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
CULVERT		

PLAN REFERENCE:

INFORMATION BASED ON A SURVEY COMPLETED BY R.W. EATON ASSOCIATES ON JUNE 24, 2020 AND REVISED ON SEPTEMBER 1, 2023.

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

REV.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

HALEY WARD
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PROJECT

PLAN OF A PRIVATE WAY - 11-13 BUZZELL ROAD
BIDDEFORD, MAINE

TITLE

POST DEVELOPMENT HYDROLOGY

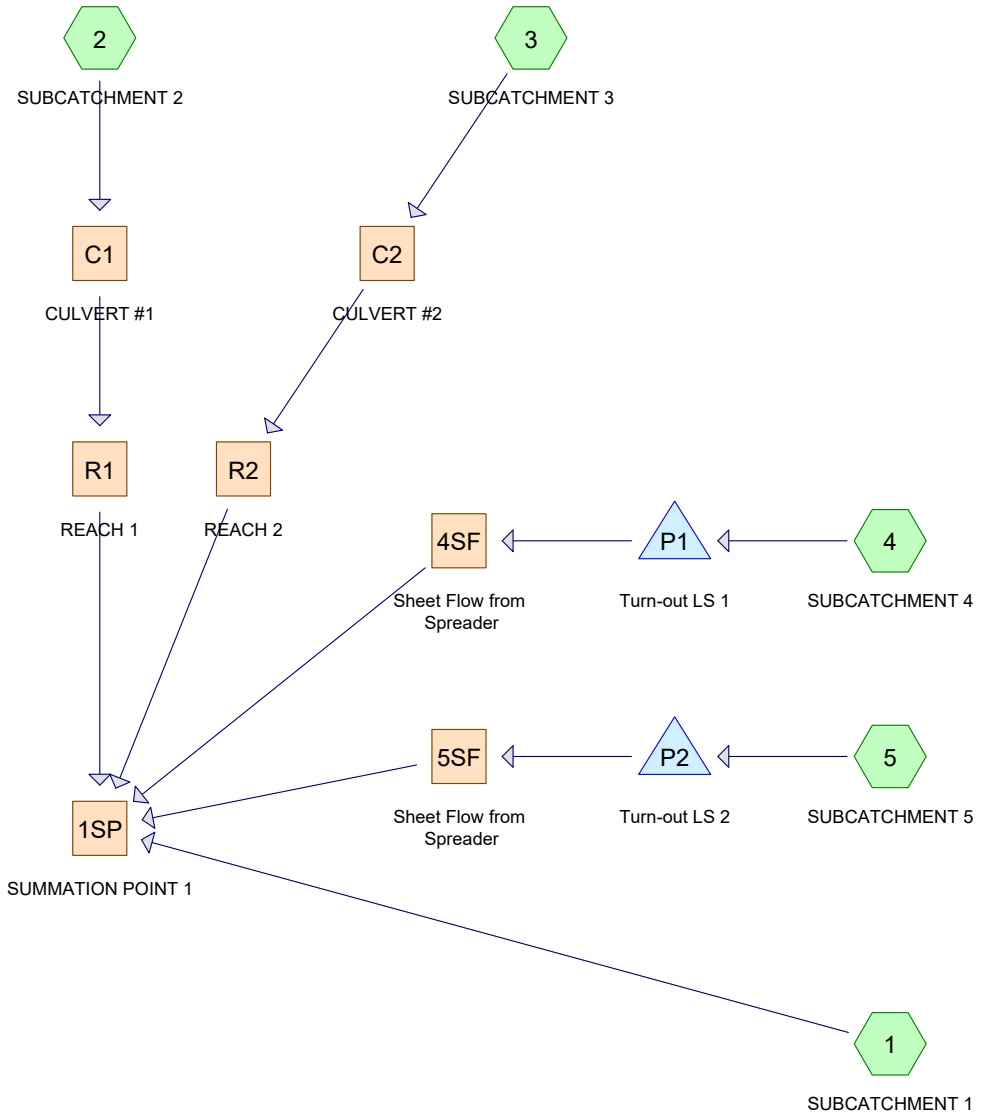
DATE	SCALE
2023.12.18	1"=40'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	DJO/AWG	JHW

PROJECT No. 14373.001

DRAWING No. **C702** REV:

FILE LOCATION: P:\ME\14373-JEFFREY_DUTTON\01-PRIVATE_WAY_BUZZELL_RD-JHW\02-CAD_FILES\CIVIL\14373.001-CIVIL.DWG, 2024-01-03, 10:10 AM



Subcat Reach Pond Link

Routing Diagram for POST

Prepared by {enter your company name here}, Printed 1/2/2024

HydroCAD® 10.00-26 s/n 00641 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.362	80	>75% Grass cover, Good, HSG D (1, 4, 5)
0.065	98	Buzzell to ditch (3)
0.036	98	Gravel Road (2)
0.122	98	IMPERVIOUS (4, 5)
1.042	79	Woods, Fair, HSG D (2, 3)
0.895	77	Woods, Good, HSG D (1)
0.311	98	impervious (1)
3.833	**82**	**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	1.362	0.000	1.362	>75% Grass cover, Good	1, 4, 5
0.000	0.000	0.000	0.000	0.065	0.065	Buzzell to ditch	3
0.000	0.000	0.000	0.000	0.036	0.036	Gravel Road	2
0.000	0.000	0.000	0.000	0.122	0.122	IMPERVIOUS	4, 5
0.000	0.000	0.000	1.042	0.000	1.042	Woods, Fair	2, 3
0.000	0.000	0.000	0.895	0.000	0.895	Woods, Good	1
0.000	0.000	0.000	0.000	0.311	0.311	impervious	1
0.000	**0.000**	**0.000**	**3.300**	**0.534**	**3.833**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	3	0.00	0.00	45.0	0.0100	0.010	15.0	0.0	0.0
2	C1	119.20	119.00	40.0	0.0050	0.010	15.0	0.0	0.0
3	C2	117.75	117.40	35.0	0.0100	0.010	15.0	0.0	0.0

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: SUBCATCHMENT 1 Runoff Area=105,724 sf 12.81% Impervious Runoff Depth>3.80"
Flow Length=500' Tc=18.6 min CN=81 Runoff=7.98 cfs 0.769 af

Subcatchment 2: SUBCATCHMENT 2 Runoff Area=15,493 sf 10.11% Impervious Runoff Depth>3.81"
Flow Length=389' Tc=15.7 min CN=81 Runoff=1.25 cfs 0.113 af

Subcatchment 3: SUBCATCHMENT 3 Runoff Area=34,320 sf 8.31% Impervious Runoff Depth>3.80"
Flow Length=545' Tc=18.9 min CN=81 Runoff=2.57 cfs 0.250 af

Subcatchment 4: SUBCATCHMENT 4 Runoff Area=4,641 sf 44.60% Impervious Runoff Depth>4.55"
Tc=5.0 min CN=88 Runoff=0.58 cfs 0.040 af

Subcatchment 5: SUBCATCHMENT 5 Runoff Area=6,809 sf 47.33% Impervious Runoff Depth>4.66"
Tc=5.0 min CN=89 Runoff=0.87 cfs 0.061 af

Reach 1SP: SUMMATION POINT 1 Inflow=12.57 cfs 1.209 af
Outflow=12.57 cfs 1.209 af

Reach 4SF: Sheet Flow from Spreader Avg. Flow Depth=0.08' Max Vel=0.22 fps Inflow=0.58 cfs 0.033 af
n=0.400 L=100.0' S=0.1000 '/' Capacity=1.99 cfs Outflow=0.46 cfs 0.032 af

Reach 5SF: Sheet Flow from Spreader Avg. Flow Depth=0.14' Max Vel=0.19 fps Inflow=0.87 cfs 0.047 af
n=0.400 L=100.0' S=0.0350 '/' Capacity=1.18 cfs Outflow=0.66 cfs 0.046 af

Reach C1: CULVERT #1 Avg. Flow Depth=0.39' Max Vel=3.83 fps Inflow=1.25 cfs 0.113 af
15.0" Round Pipe n=0.010 L=40.0' S=0.0050 '/' Capacity=5.94 cfs Outflow=1.25 cfs 0.113 af

Reach C2: CULVERT #2 Avg. Flow Depth=0.47' Max Vel=6.01 fps Inflow=2.57 cfs 0.250 af
15.0" Round Pipe n=0.010 L=35.0' S=0.0100 '/' Capacity=8.40 cfs Outflow=2.57 cfs 0.250 af

Reach R1: REACH 1 Avg. Flow Depth=0.12' Max Vel=1.93 fps Inflow=1.25 cfs 0.113 af
n=0.030 L=175.0' S=0.0286 '/' Capacity=53.13 cfs Outflow=1.22 cfs 0.113 af

Reach R2: REACH 2
Avg. Flow Depth=0.24' Max Vel=1.86 fps Inflow=2.57 cfs 0.250 af
n=0.030 L=300.0' S=0.0113 '/' Capacity=33.46 cfs Outflow=2.52 cfs 0.249 af

Pond P1: Turn-out LS 1
Peak Elev=131.79' Storage=346 cf Inflow=0.58 cfs 0.040 af
Outflow=0.58 cfs 0.033 af

Pond P2: Turn-out LS 2
Peak Elev=120.80' Storage=614 cf Inflow=0.87 cfs 0.061 af
Outflow=0.87 cfs 0.047 af

Total Runoff Area = 3.833 ac Runoff Volume = 1.233 af Average Runoff Depth = 3.86"
86.07% Pervious = 3.300 ac 13.93% Impervious = 0.534 ac

Summary for Subcatchment 1: SUBCATCHMENT 1

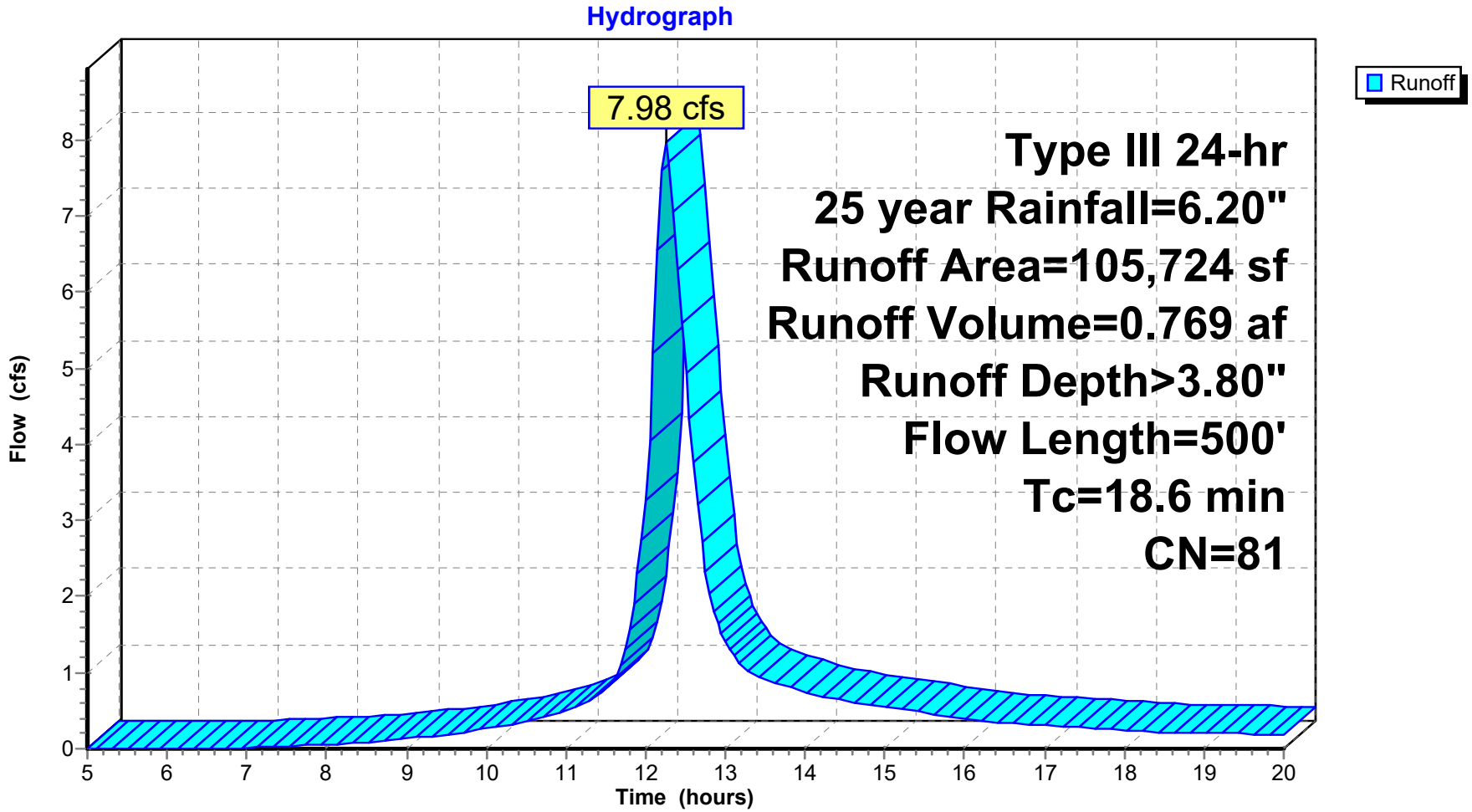
Runoff = 7.98 cfs @ 12.25 hrs, Volume= 0.769 af, Depth> 3.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 year Rainfall=6.20"

	Area (sf)	CN	Description
	39,005	77	Woods, Good, HSG D
	53,171	80	>75% Grass cover, Good, HSG D
*	13,548	98	impervious
	105,724	81	Weighted Average
	92,176		87.19% Pervious Area
	13,548		12.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.1000	0.15		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.30"
1.5	150	0.1100	1.66		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
6.0	250	0.0100	0.70		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
18.6	500	Total			

Subcatchment 1: SUBCATCHMENT 1



Summary for Subcatchment 2: SUBCATCHMENT 2

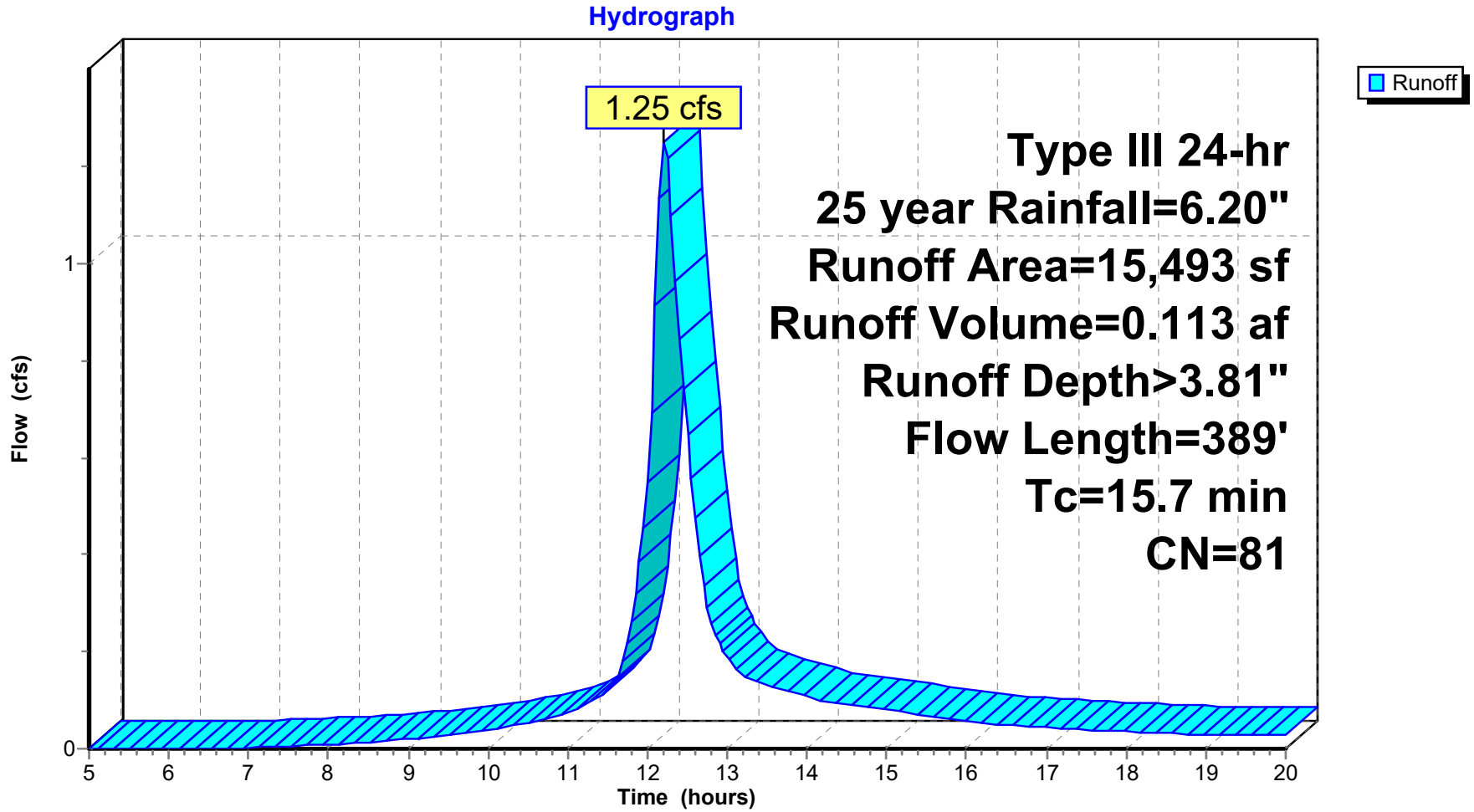
Runoff = 1.25 cfs @ 12.21 hrs, Volume= 0.113 af, Depth> 3.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 year Rainfall=6.20"

	Area (sf)	CN	Description
	13,927	79	Woods, Fair, HSG D
*	1,566	98	Gravel Road
	15,493	81	Weighted Average
	13,927		89.89% Pervious Area
	1,566		10.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.1000	0.15		**Sheet Flow, A TO B** Woods: Light underbrush n= 0.400 P2= 3.30"
0.8	64	0.0400	1.40		**Shallow Concentrated Flow, C TO D** Short Grass Pasture Kv= 7.0 fps
3.8	225	0.0200	0.99		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
15.7	389	Total			

Subcatchment 2: SUBCATCHMENT 2



Summary for Subcatchment 3: SUBCATCHMENT 3

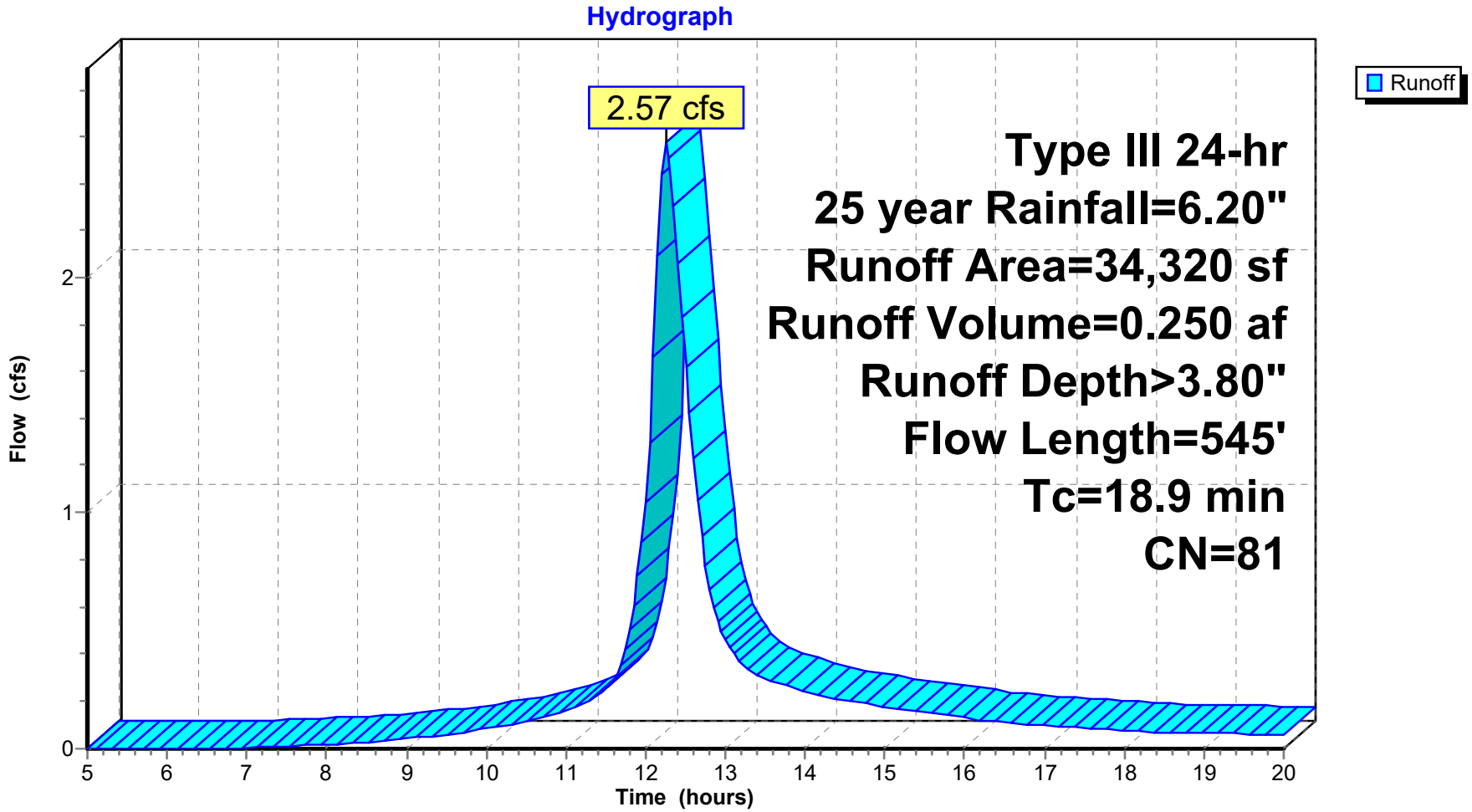
Runoff = 2.57 cfs @ 12.26 hrs, Volume= 0.250 af, Depth> 3.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 year Rainfall=6.20"

	Area (sf)	CN	Description
	31,467	79	Woods, Fair, HSG D
*	2,853	98	Buzzell to ditch
	34,320	81	Weighted Average
	31,467		91.69% Pervious Area
	2,853		8.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	60	0.1400	0.15		**Sheet Flow, A TO B** Woods: Light underbrush n= 0.400 P2= 3.30"
5.8	40	0.0800	0.11		**Sheet Flow, B TO C** Woods: Light underbrush n= 0.400 P2= 3.30"
0.6	55	0.0800	1.41		**Shallow Concentrated Flow, C TO D** Woodland Kv= 5.0 fps
0.1	45	0.1000	12.53	563.92	**Channel Flow, D TO E** Area= 45.0 sf Perim= 15.0' r= 3.00' n= 0.078 Riprap, 12-inch
0.1	45	0.0100	6.84	8.40	**Pipe Channel, G TO H** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010 PVC, smooth interior
5.8	300	0.0150	0.86		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
18.9	545	Total			

Subcatchment 3: SUBCATCHMENT 3



Summary for Subcatchment 4: SUBCATCHMENT 4

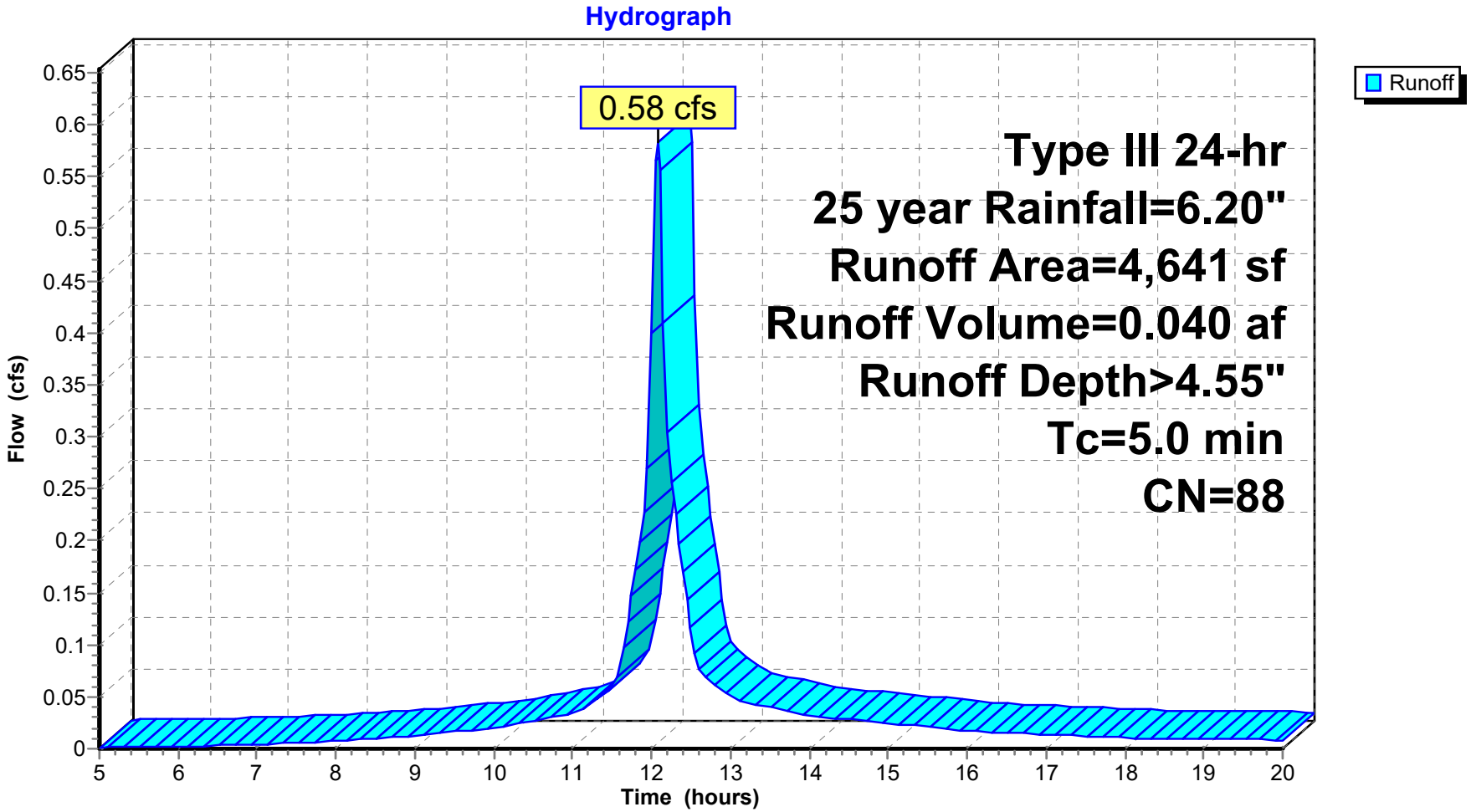
Runoff = 0.58 cfs @ 12.07 hrs, Volume= 0.040 af, Depth> 4.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 year Rainfall=6.20"

	Area (sf)	CN	Description
	2,571	80	>75% Grass cover, Good, HSG D
*	2,070	98	IMPERVIOUS
	4,641	88	Weighted Average
	2,571		55.40% Pervious Area
	2,070		44.60% Impervious Area

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

Subcatchment 4: SUBCATCHMENT 4



Summary for Subcatchment 5: SUBCATCHMENT 5

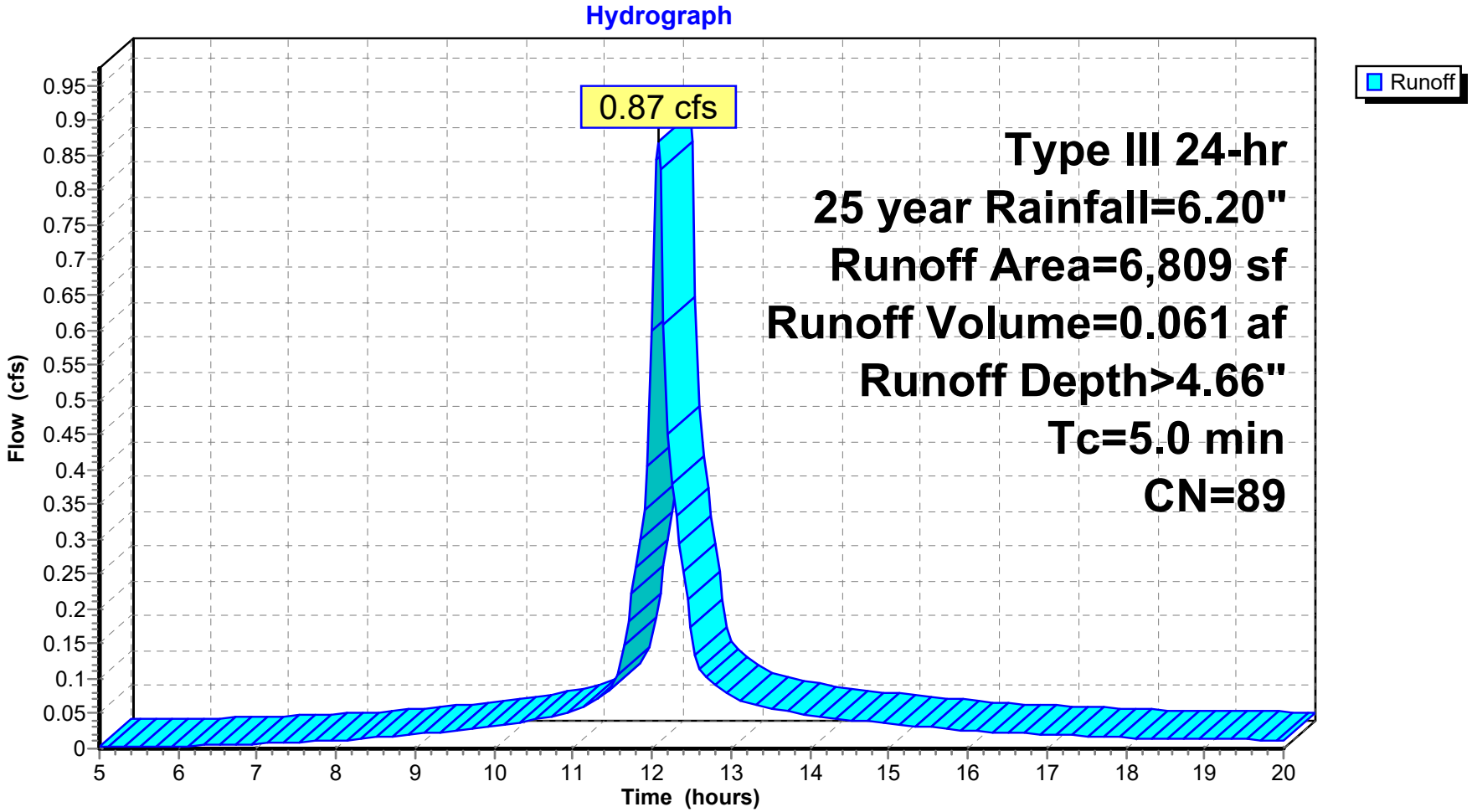
Runoff = 0.87 cfs @ 12.07 hrs, Volume= 0.061 af, Depth> 4.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 year Rainfall=6.20"

	Area (sf)	CN	Description
	3,586	80	>75% Grass cover, Good, HSG D
*	3,223	98	IMPERVIOUS
	6,809	89	Weighted Average
	3,586		52.67% Pervious Area
	3,223		47.33% Impervious Area

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

Subcatchment 5: SUBCATCHMENT 5

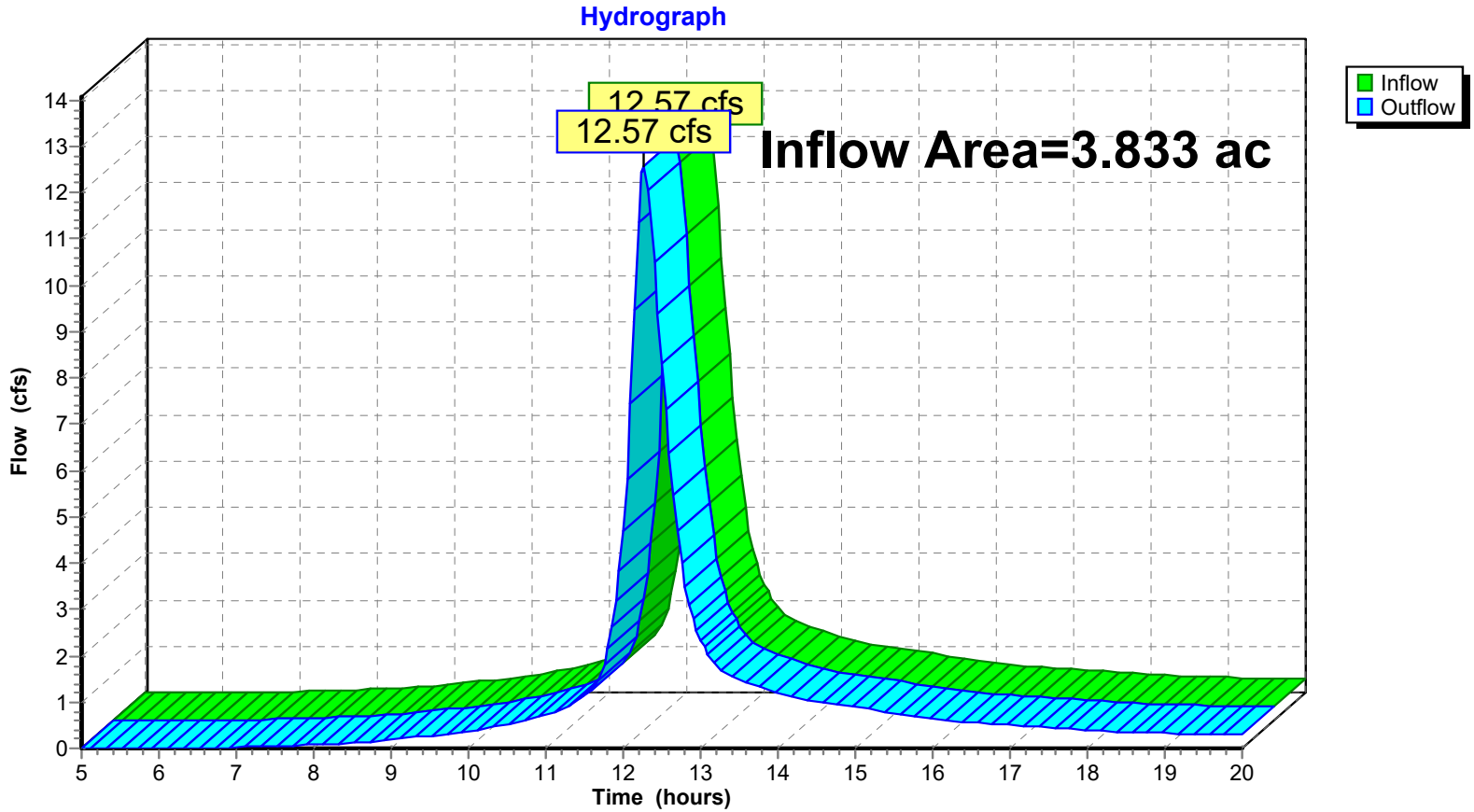


Summary for Reach 1SP: SUMMATION POINT 1

Inflow Area = 3.833 ac, 13.93% Impervious, Inflow Depth > 3.78" for 25 year event
Inflow = 12.57 cfs @ 12.28 hrs, Volume= 1.209 af
Outflow = 12.57 cfs @ 12.28 hrs, Volume= 1.209 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1SP: SUMMATION POINT 1



Summary for Reach 4SF: Sheet Flow from Spreader

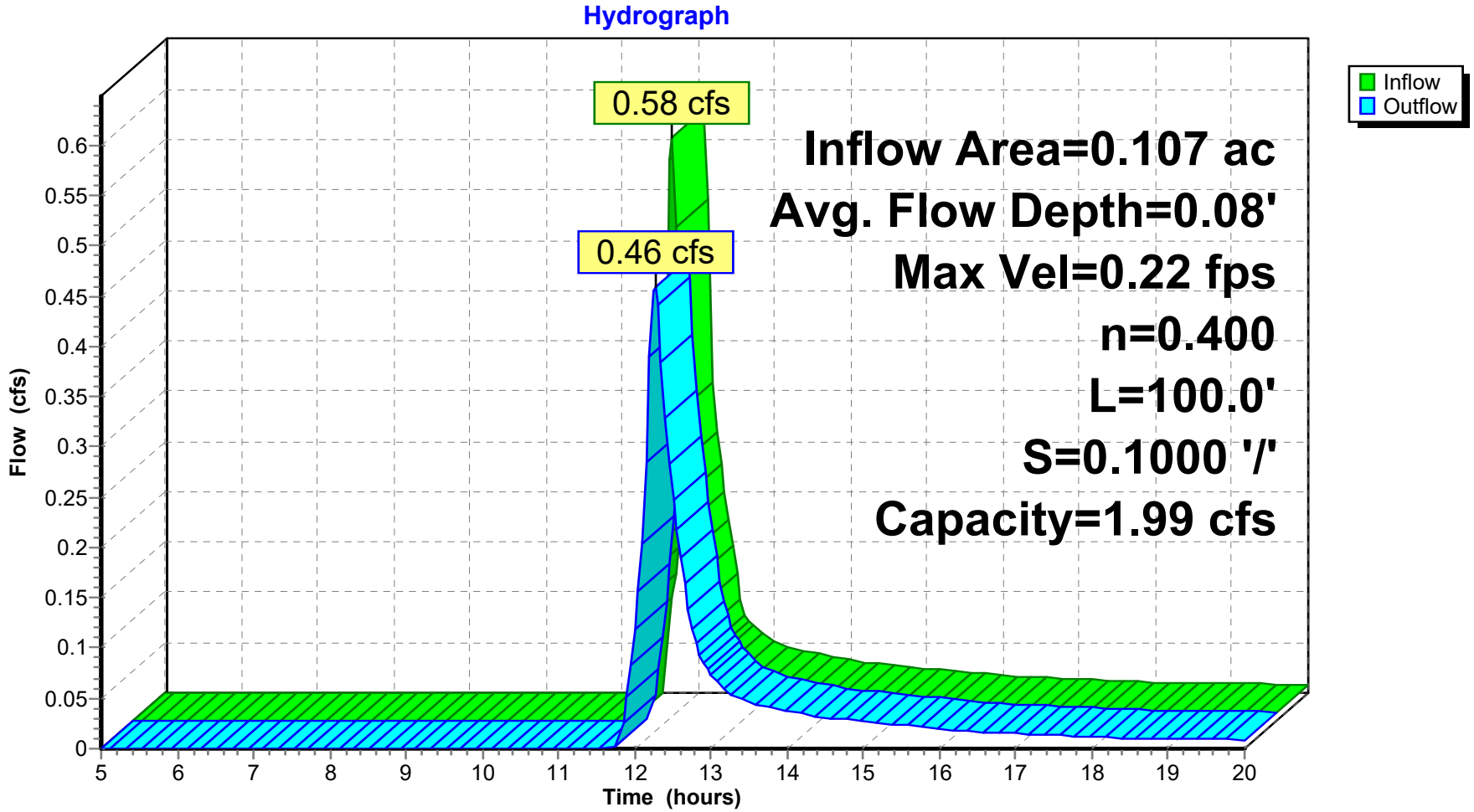
Inflow Area = 0.107 ac, 44.60% Impervious, Inflow Depth > 3.68" for 25 year event
Inflow = 0.58 cfs @ 12.08 hrs, Volume= 0.033 af
Outflow = 0.46 cfs @ 12.27 hrs, Volume= 0.032 af, Atten= 21%, Lag= 11.4 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.22 fps, Min. Travel Time= 7.5 min
Avg. Velocity = 0.08 fps, Avg. Travel Time= 22.2 min

Peak Storage= 209 cf @ 12.14 hrs
Average Depth at Peak Storage= 0.08'
Bank-Full Depth= 0.20' Flow Area= 5.0 sf, Capacity= 1.99 cfs

25.00' x 0.20' deep channel, n= 0.400 Sheet flow: Woods+light brush
Side Slope Z-value= 0.1 '/' Top Width= 25.04'
Length= 100.0' Slope= 0.1000 '/'
Inlet Invert= 131.50', Outlet Invert= 121.50'

Reach 4SF: Sheet Flow from Spreader



Summary for Reach 5SF: Sheet Flow from Spreader

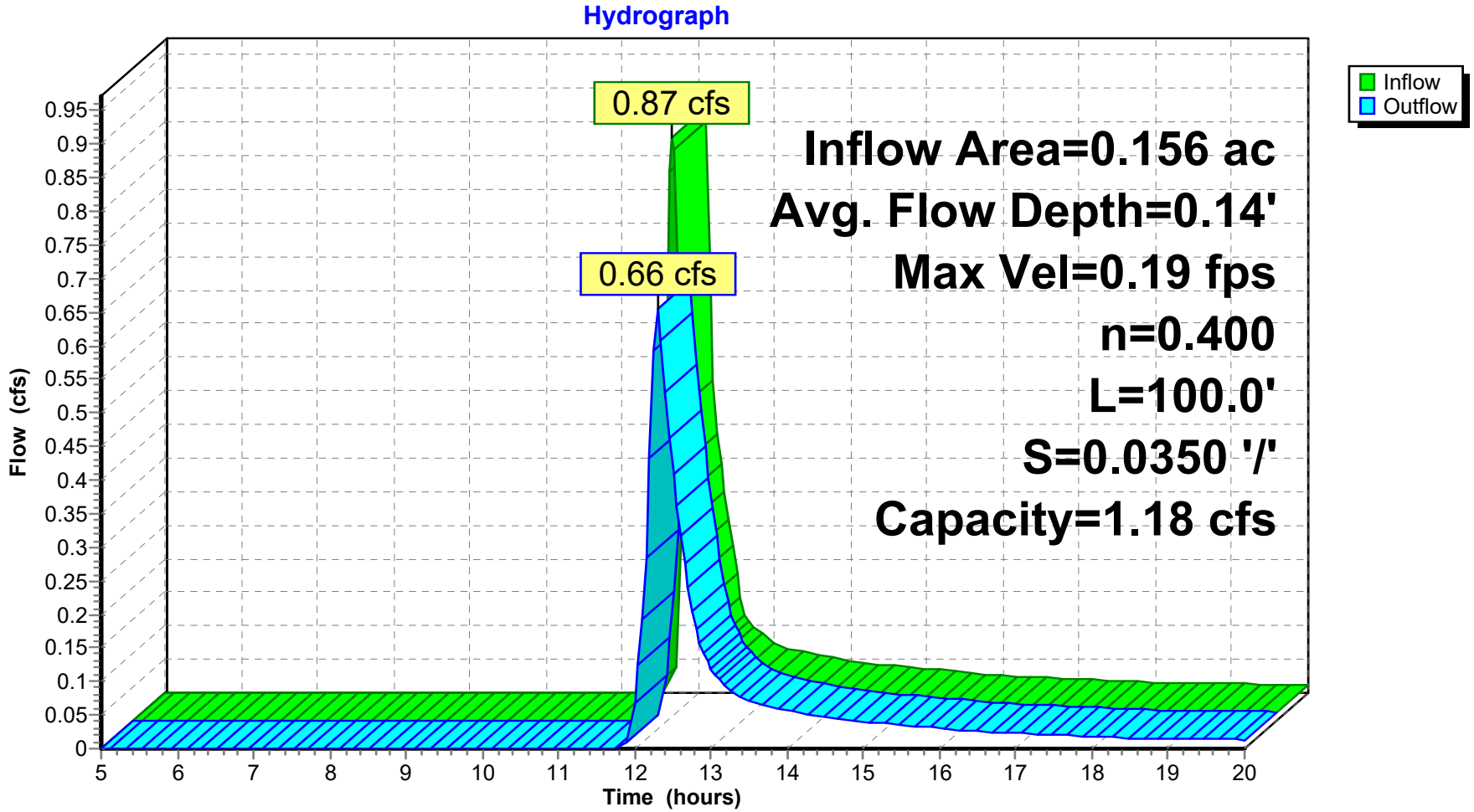
Inflow Area = 0.156 ac, 47.33% Impervious, Inflow Depth > 3.61" for 25 year event
Inflow = 0.87 cfs @ 12.08 hrs, Volume= 0.047 af
Outflow = 0.66 cfs @ 12.30 hrs, Volume= 0.046 af, Atten= 25%, Lag= 13.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.19 fps, Min. Travel Time= 8.9 min
Avg. Velocity = 0.06 fps, Avg. Travel Time= 26.1 min

Peak Storage= 352 cf @ 12.15 hrs
Average Depth at Peak Storage= 0.14'
Bank-Full Depth= 0.20' Flow Area= 5.0 sf, Capacity= 1.18 cfs

25.00' x 0.20' deep channel, n= 0.400 Sheet flow: Woods+light brush
Side Slope Z-value= 0.1 '/' Top Width= 25.04'
Length= 100.0' Slope= 0.0350 '/'
Inlet Invert= 120.50', Outlet Invert= 117.00'

Reach 5SF: Sheet Flow from Spreader



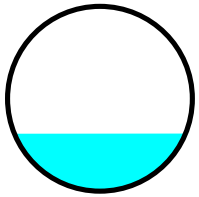
Summary for Reach C1: CULVERT #1

Inflow Area = 0.356 ac, 10.11% Impervious, Inflow Depth > 3.81" for 25 year event
Inflow = 1.25 cfs @ 12.21 hrs, Volume= 0.113 af
Outflow = 1.25 cfs @ 12.22 hrs, Volume= 0.113 af, Atten= 0%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 3.83 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 1.52 fps, Avg. Travel Time= 0.4 min

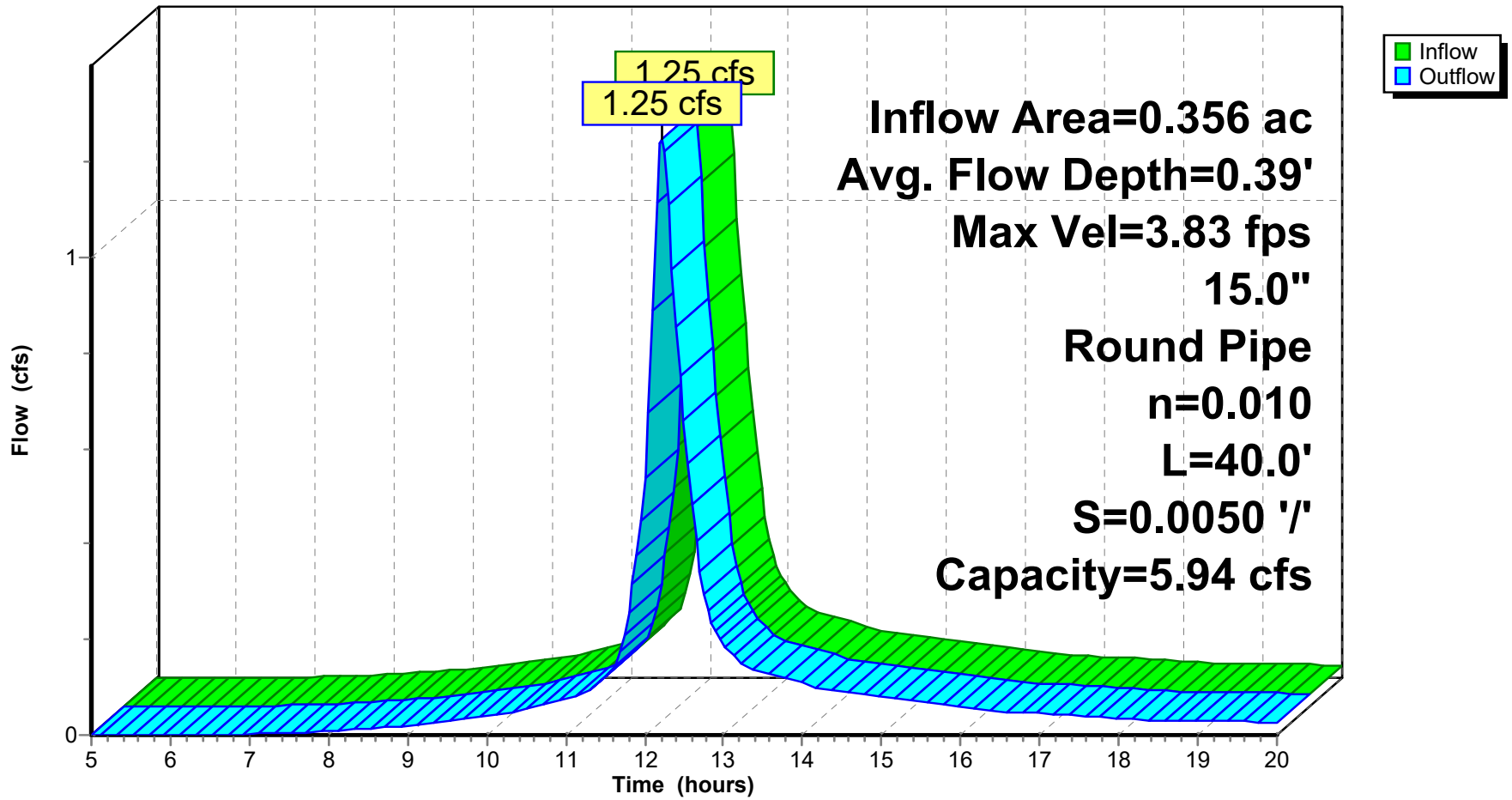
Peak Storage= 13 cf @ 12.22 hrs
Average Depth at Peak Storage= 0.39'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 5.94 cfs

15.0" Round Pipe
n= 0.010 PVC, smooth interior
Length= 40.0' Slope= 0.0050 '/'
Inlet Invert= 119.20', Outlet Invert= 119.00'



Reach C1: CULVERT #1

Hydrograph



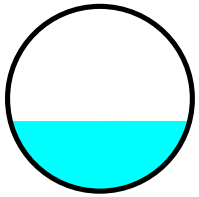
Summary for Reach C2: CULVERT #2

Inflow Area = 0.788 ac, 8.31% Impervious, Inflow Depth > 3.80" for 25 year event
Inflow = 2.57 cfs @ 12.26 hrs, Volume= 0.250 af
Outflow = 2.57 cfs @ 12.26 hrs, Volume= 0.250 af, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.01 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 2.46 fps, Avg. Travel Time= 0.2 min

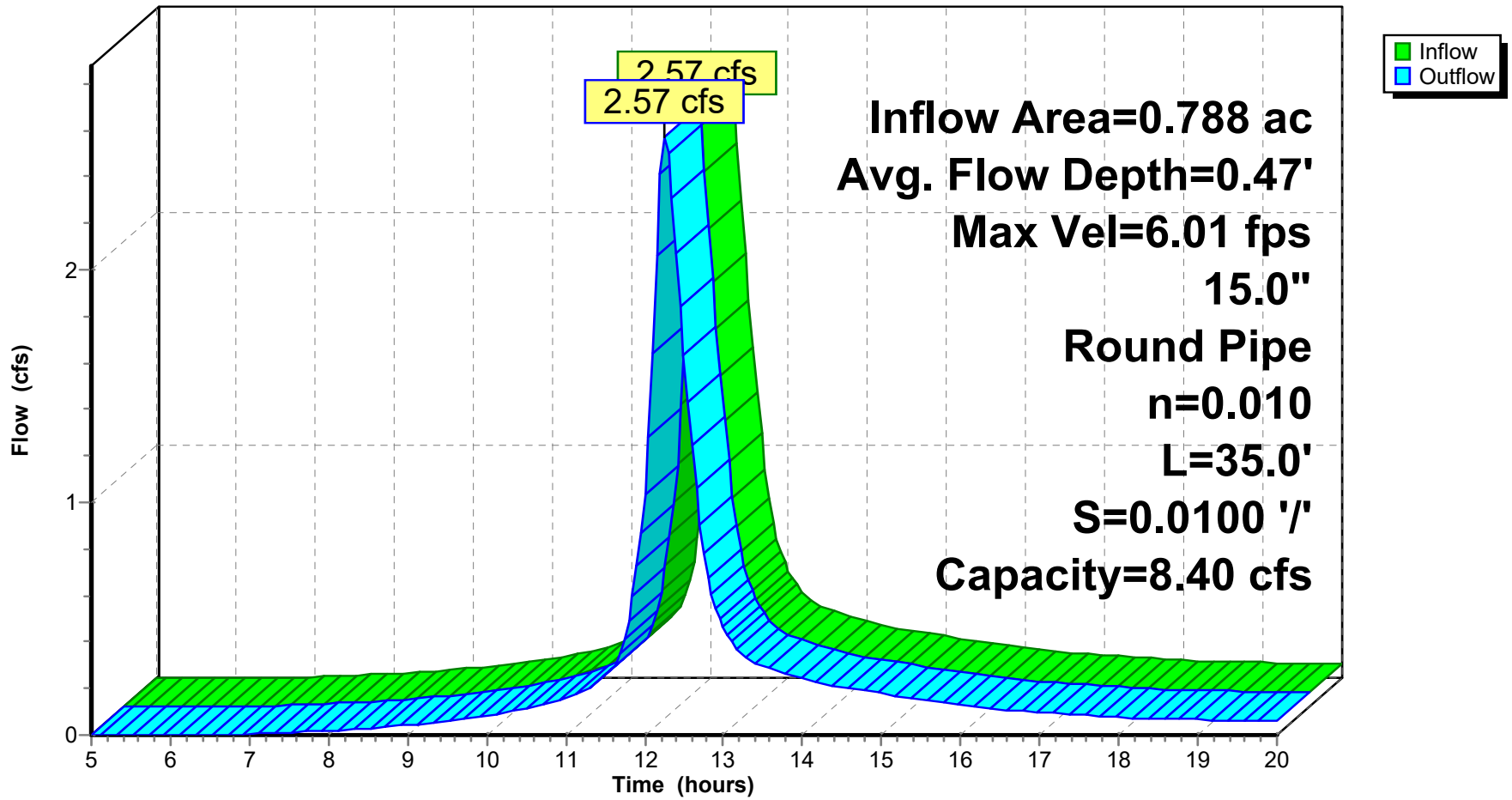
Peak Storage= 15 cf @ 12.26 hrs
Average Depth at Peak Storage= 0.47'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 8.40 cfs

15.0" Round Pipe
n= 0.010 PVC, smooth interior
Length= 35.0' Slope= 0.0100 '/'
Inlet Invert= 117.75', Outlet Invert= 117.40'



Reach C2: CULVERT #2

Hydrograph



Summary for Reach R1: REACH 1

Inflow Area = 0.356 ac, 10.11% Impervious, Inflow Depth > 3.81" for 25 year event
Inflow = 1.25 cfs @ 12.22 hrs, Volume= 0.113 af
Outflow = 1.22 cfs @ 12.26 hrs, Volume= 0.113 af, Atten= 2%, Lag= 2.7 min

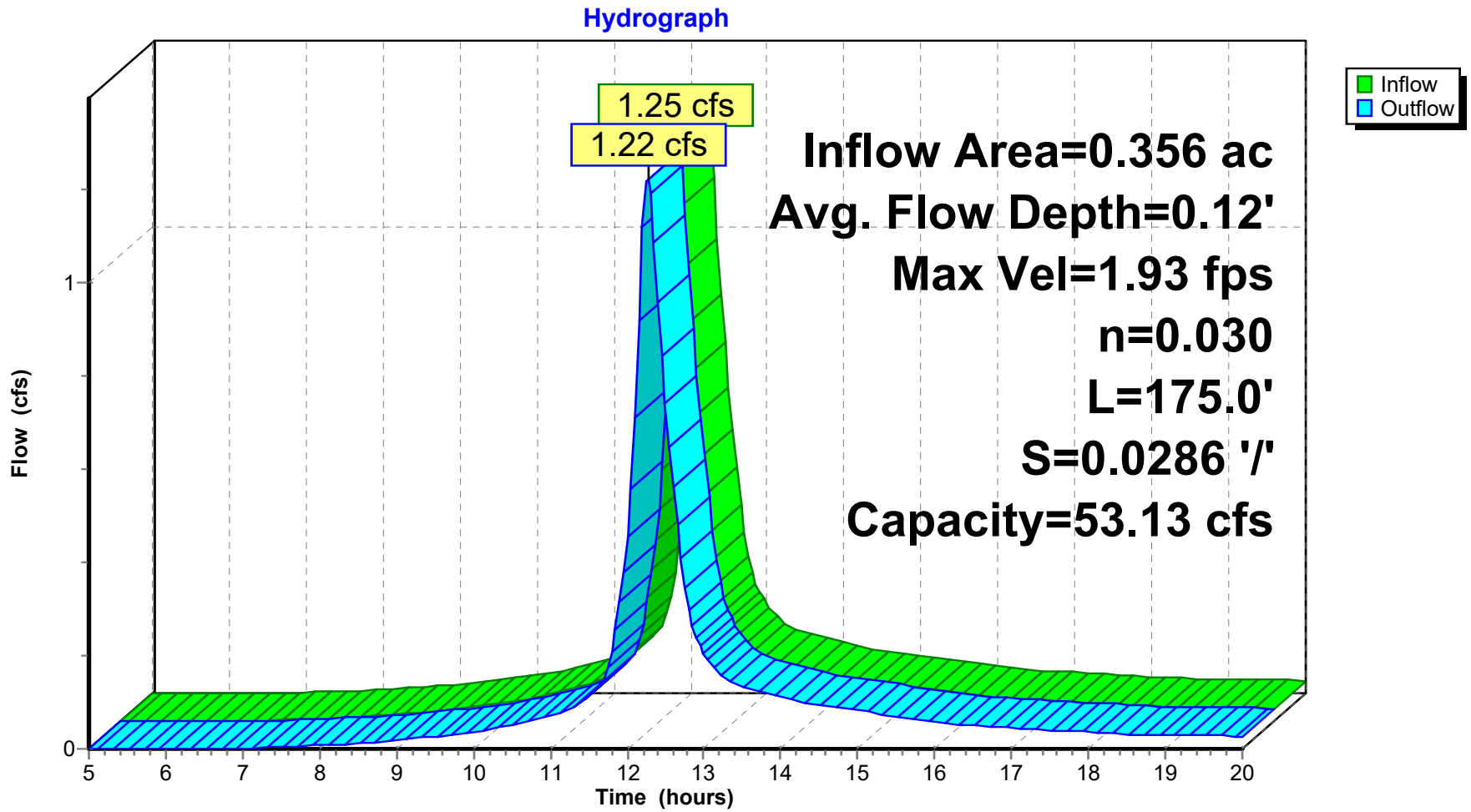
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.93 fps, Min. Travel Time= 1.5 min
Avg. Velocity = 0.64 fps, Avg. Travel Time= 4.6 min

Peak Storage= 112 cf @ 12.24 hrs
Average Depth at Peak Storage= 0.12'
Bank-Full Depth= 1.00' Flow Area= 8.0 sf, Capacity= 53.13 cfs

5.00' x 1.00' deep channel, n= 0.030 Earth, grassed & winding
Side Slope Z-value= 3.0 '/' Top Width= 11.00'
Length= 175.0' Slope= 0.0286 '/'
Inlet Invert= 119.00', Outlet Invert= 114.00'

‡

Reach R1: REACH 1



Summary for Reach R2: REACH 2

Inflow Area = 0.788 ac, 8.31% Impervious, Inflow Depth > 3.80" for 25 year event
Inflow = 2.57 cfs @ 12.26 hrs, Volume= 0.250 af
Outflow = 2.52 cfs @ 12.34 hrs, Volume= 0.249 af, Atten= 2%, Lag= 4.7 min

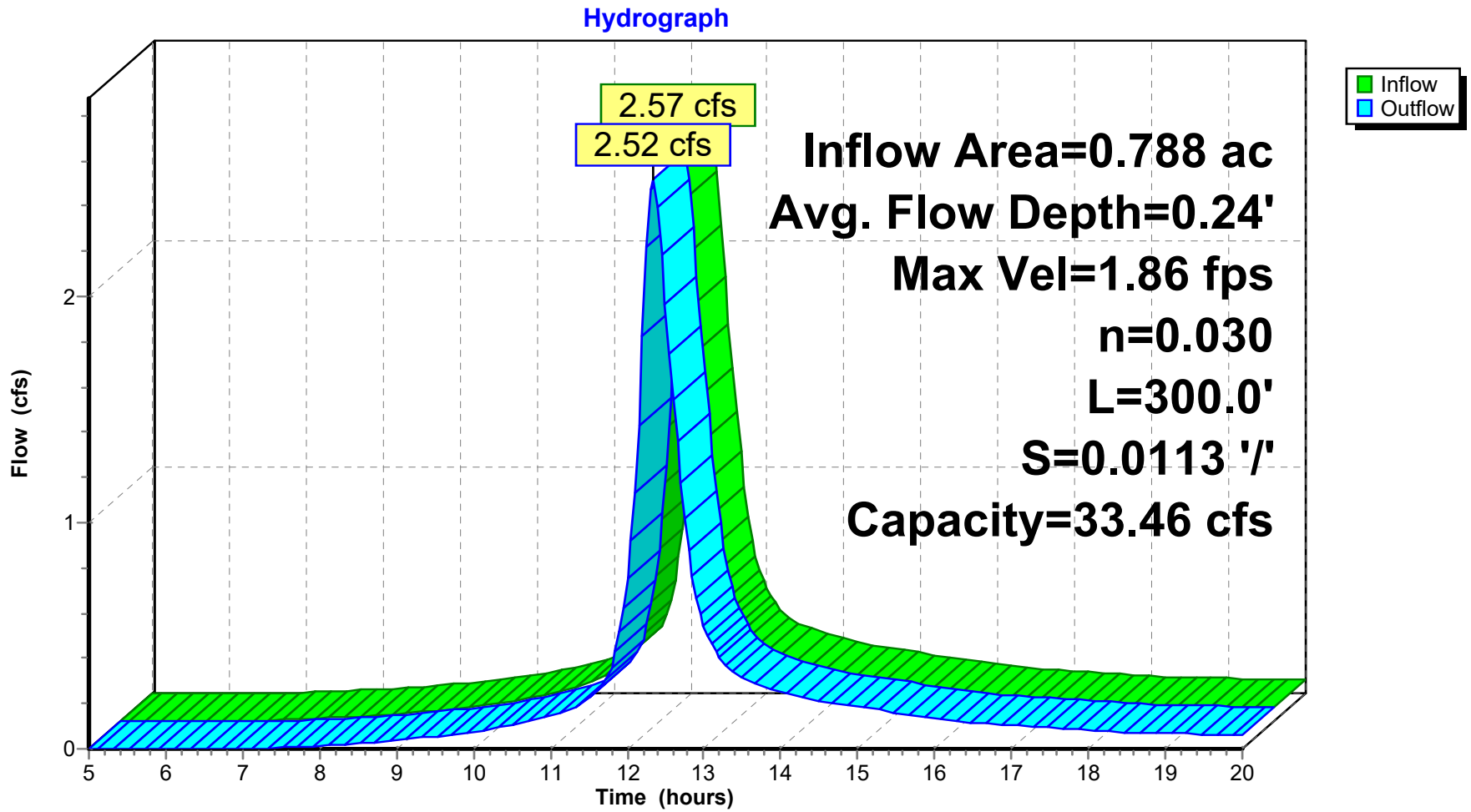
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.86 fps, Min. Travel Time= 2.7 min
Avg. Velocity = 0.62 fps, Avg. Travel Time= 8.0 min

Peak Storage= 409 cf @ 12.29 hrs
Average Depth at Peak Storage= 0.24'
Bank-Full Depth= 1.00' Flow Area= 8.0 sf, Capacity= 33.46 cfs

5.00' x 1.00' deep channel, n= 0.030 Earth, grassed & winding
Side Slope Z-value= 3.0 '/' Top Width= 11.00'
Length= 300.0' Slope= 0.0113 '/'
Inlet Invert= 117.40', Outlet Invert= 114.00'

‡

Reach R2: REACH 2



Summary for Pond P1: Turn-out LS 1

Inflow Area = 0.107 ac, 44.60% Impervious, Inflow Depth > 4.55" for 25 year event
Inflow = 0.58 cfs @ 12.07 hrs, Volume= 0.040 af
Outflow = 0.58 cfs @ 12.08 hrs, Volume= 0.033 af, Atten= 1%, Lag= 0.2 min
Primary = 0.58 cfs @ 12.08 hrs, Volume= 0.033 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 131.79' @ 12.08 hrs Surf.Area= 225 sf Storage= 346 cf

Plug-Flow detention time= 88.9 min calculated for 0.033 af (81% of inflow)
Center-of-Mass det. time= 37.8 min (797.5 - 759.7)

Volume	Invert	Avail.Storage	Storage Description
#1	130.00'	393 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

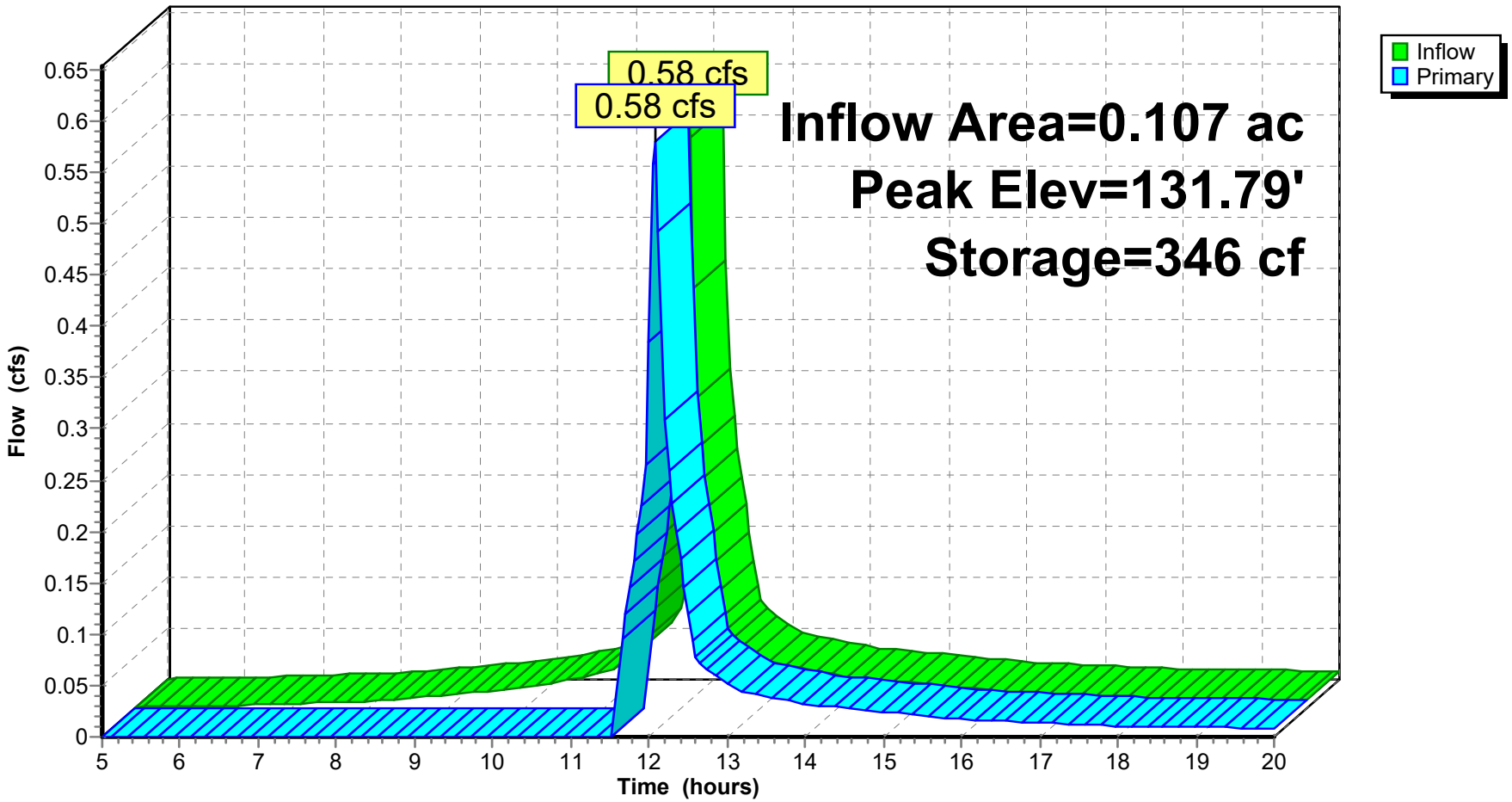
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
130.00	110	0	0
131.00	225	168	168
132.00	225	225	393

Device	Routing	Invert	Outlet Devices
#1	Primary	131.75'	**25.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.55 cfs @ 12.08 hrs HW=131.79' (Free Discharge)
↑**1=Broad-Crested Rectangular Weir** (Weir Controls 0.55 cfs @ 0.54 fps)

Pond P1: Turn-out LS 1

Hydrograph



Summary for Pond P2: Turn-out LS 2

Inflow Area = 0.156 ac, 47.33% Impervious, Inflow Depth > 4.66" for 25 year event
Inflow = 0.87 cfs @ 12.07 hrs, Volume= 0.061 af
Outflow = 0.87 cfs @ 12.08 hrs, Volume= 0.047 af, Atten= 0%, Lag= 0.6 min
Primary = 0.87 cfs @ 12.08 hrs, Volume= 0.047 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 120.80' @ 12.08 hrs Surf.Area= 400 sf Storage= 614 cf

Plug-Flow detention time= 100.5 min calculated for 0.047 af (78% of inflow)
Center-of-Mass det. time= 43.2 min (800.4 - 757.2)

Volume	Invert	Avail.Storage	Storage Description
#1	119.00'	693 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

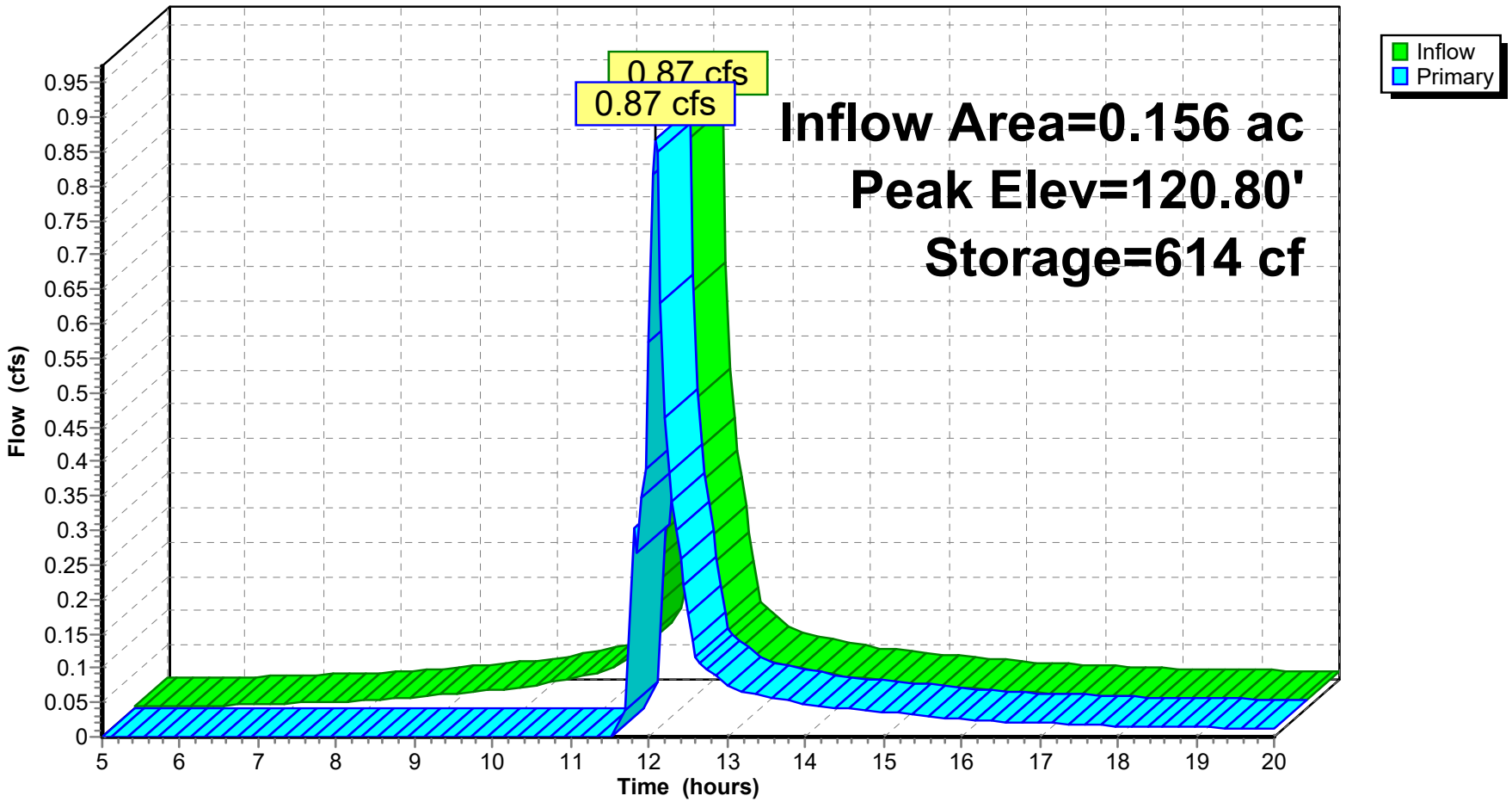
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
119.00	185	0	0
120.00	400	293	293
121.00	400	400	693

Device	Routing	Invert	Outlet Devices
#1	Primary	120.75'	**25.0' long x 1.0' breadth Broad-Crested Rectangular Weir**
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00
			Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.83 cfs @ 12.08 hrs HW=120.80' (Free Discharge)
1=Broad-Crested Rectangular Weir (Weir Controls 0.83 cfs @ 0.62 fps)

Pond P2: Turn-out LS 2

Hydrograph



Custom Soil Resource Report
Soil Map

Map Scale: 1:1,220 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
Survey Area Data: Version 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
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	0.9	33.8%
Sc	Scantic silt loam, 0 to 3 percent slopes	1.7	66.2%
Totals for Area of Interest		**2.6**	**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

LyC—Lyman-Rock outcrop complex, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2trqj
Elevation: 0 to 790 feet
Mean annual precipitation: 36 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 60 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Lyman, very stony, and similar soils: 62 percent
Rock outcrop: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman, Very Stony

Setting

Landform: Mountains, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loam
E - 3 to 5 inches: fine sandy loam
Bhs - 5 to 7 inches: loam
Bs1 - 7 to 11 inches: loam
Bs2 - 11 to 18 inches: channery loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent
Surface area covered with cobbles, stones or boulders: 1.5 percent
Depth to restrictive feature: 11 to 24 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D

Ecological site: F144BY701ME - Shallow Till
Hydric soil rating: No

Description of Rock Outcrop

Setting
Landform: Mountains, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Igneous and metamorphic rock

Typical profile
R - 0 to 10 inches: bedrock

Properties and qualities
Slope: 8 to 15 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Capacity of the most limiting layer to transmit water (Ksat): Very low to very high (0.00 to 14.17 in/hr)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Ecological site: F144BY801ME - Rockland (reserved)
Hydric soil rating: Unranked

Sc—Scantic silt loam, 0 to 3 percent slopes

Map Unit Setting
National map unit symbol: 2slv3
Elevation: 10 to 900 feet
Mean annual precipitation: 33 to 60 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition
Scantic and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scantic

Setting
Landform: River valleys, marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam
Bg1 - 9 to 16 inches: silty clay loam
Bg2 - 16 to 29 inches: silty clay
Cg - 29 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F144BY304ME - Wet Clay Flat
Hydric soil rating: Yes

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Site Plan Review Application
New Single-Family Residence

To:
City of Biddeford

For:
Homestead by the River
Biddeford, Maine

Prepared For:
Riverbend Reserve, LLC.
608 New County Road
Biddeford, ME 04005

Prepared By:
Acorn Engineering, Inc.
500 Washington Avenue
Portland, Maine 04103

May 2024

ACORN ENGINEERING, INC.

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Exhibit A

Cover Letter

ACORN ENGINEERING, INC.

David Galbraith, City Planner
City of Biddeford, Planning Department
205 Main Street
Biddeford, Maine 04005

May 22, 2024

Subject: Sketch Plan Review
Single-Family Residence – Homestead by the River Campground

Dear Mr. Galbraith:

On behalf of Bryce Avallone and Peter Valcourt at Riverbend Reserve, LLC, Acorn Engineering (Acorn) is pleased to submit the enclosed Sketch Plan Application for a proposed second single-family residence at Homestead by the River Campground (608 – 610 New County Road) constructed within the same footprint as an existing barn. The approximately 29.5 parcel is identified as Lot 35-2 on Tax Map 6 and is located within the Rural Farm (RF) District and Shoreland Overlay Zoning District along Saco River.

The parcel is currently developed as Homestead by the River Campground, which is a small family friendly, seasonal campground consisting of tent and pull through camp sites, gravel parking areas for visitors, bathhouse, barn, and recreational areas. There is also a single-family residential home on the property. The campground is served by an existing wastewater disposal system and public well. The single-family residence will be served by a new septic system. The intent of the second single-family residence is for a full-time campground caretaker to live on-site. The residence will be constructed within the general footprint of an existing barn. Details for the residence include:

- Two (2) decks on main floor level
- Lofted second level
- Existing bottom level and side roof to remain the same

Converting the existing barn structure into a single-family residence minimizes both the change in impervious cover and site disturbance. The parcel is located outside the high-value agricultural soils area as depicted in the comprehensive plan and is not expected to result in a negative impact on agricultural production.

We are hopeful that we have provided sufficient information for City staff to review before the meeting. Upon your review of the submitted information, please do not hesitate to contact Acorn if you have any questions or comments. Thank you for your consideration.

Sincerely,

Craig Burgess

Craig A. Burgess, P.E.
Project Manager
Acorn Engineering, Inc.

Exhibit B

Site Plan Amendment Application Form

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

Type of Application:

- ☐ Shoreland Zoning Permit
- ☑ Site Plan Review
- ☐ Extraction
- ☐ Conditional Use Permit
- ☐ Subdivision
- ☐ Private Way
- ☑ Other: Sketch Plan Application

Applicant Information:

Name: Riverbend Reserve, LLC, attn: Bryce Avallone and Peter Valcourt
Mailing Address: 608 New County Road, Biddeford, ME 04005
Telephone: (207) 469-8494
Email: peter.valcourt@yahoo.com
What is your legal interest in the property?
☐ Owner ☑ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: Ruth P. and George H. King
Mailing Address: 610 New County Road, Biddeford, ME 04005
Telephone: (207) 282-6445
Email: N/A

Agent's Information:

Name: Acorn Engineering, attn: Craig Burgess PE,
Mailing Address: 500 Washington Avenue, Suite 202, Portland, ME 04101
Telephone: (207) 837-1092
Email: cburgess@acorn-engineering.com

Engineer/Surveyor's Information:

Name: Acorn Engineering, attn: Craig Burgess PE,
Mailing Address: 500 Washington Avenue, Suite 202, Portland, ME 04101
Telephone: (207) 837-1092
Email: cburgess@acorn-engineering.com

Project Location and Lot Information:

Street Address: 608 - 610 New County Road Drainage Watershed: Saco River
Tax Map: 6 Lot: 35-2
Current Zoning: RF (Rural Farm) Shoreland Zoning: Yes
Size of Lot: 29.5 (☑ acres ☐ s.f.) Lot Frontage: 2,536 feet
Existing Use of Property: Existing campground and single-family residential home

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 involves turning an existing barn into a second single-family residence (730 sf±) at Homestead by the River Campground for a full-time campground caretaker to live on-site.

Property to be Serviced by:

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

Limits of Disturbance: 0 (☑) acres (☐) s.f.
Net change in impervious cover: 0 (☐) 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%): 0
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: N/A – utilizing existing footprint
Total new square feet paving/parking: N/A - utilize existing parking footprint

Waiver Requests (attach details):

1. None at this time
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 _____

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

Exhibit C

Right, Title, & Interest

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PURCHASE AND SALE AGREEMENT

("days" means business days unless otherwise noted, see paragraph 23)

September 30 2022 , _____
Offer Date

10/1/2022 , _____ Effective Date
Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between River Bend Reserve LLC ("Buyer") and Ruth P King and George H King ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy ☐ all ☐ part of (if "part of" see para. 26 for explanation) the property situated in municipality of Biddeford, County of York, State of Maine, located at 608-610 New County Rd and described in deed(s) recorded at said County's Registry of Deeds Book(s) 16055 _____, Page(s) 739-742 _____.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm windows, screens, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood/pellet stoves, sump pump, electrical fixtures, hard-wired generators, landscaping, and ---------- are included with the sale except for the following: ----------.
Seller represents that all mechanical components of fixtures will be operational at the time of closing except: None.

4. PERSONAL PROPERTY: The following items of personal property as viewed on August 15 2022 are included with the sale at no additional cost, in "as is" condition with no warranties: None.

5. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of $ 2,000,000.00. Buyer ☐ has delivered; or ☒ will deliver to the Agency within 5 days of the Effective Date, a deposit of earnest money in the amount $ 30,000.00. Buyer agrees that an additional deposit of earnest money in the amount of $ 20,000.00 will be delivered July 15 2023.
If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit(s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. ESCROW AGENT/ACCEPTANCE: Two Lights Settlement Service ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until October 1 2022 (date) 5:00 ☐ AM ☒ PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on October 20 2023 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a Warranty Deed deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

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9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. FUEL/UTILITIES/PRORATIONS: Buyer ☐ shall ☒ shall not pay Seller at closing for all fuel in any tanks remaining on the property calculated as of the closing date or such earlier date as required to comply with lender requirements, if any. The amount owed, if any, shall be determined using the most recently available cash price of the company that last delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) No Others. The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. DUE DILIGENCE: Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real or personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

☐ Buyer's obligation to close under this Agreement is not subject to any due diligence investigations. Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

☒ Buyer's obligation to close under this Agreement is subject to Buyer's satisfaction with the results of any due diligence investigations undertaken. Buyer shall have 7 days from the Effective Date of this Agreement to perform such due diligence investigations as Buyer deems necessary which may include, but are not limited to, any or all of the following: (See Due diligence addendum)

General Building	Square Footage	Zoning	Survey/MLI	Habitat Review/Waterfowl
Sewage Disposal	Code Conformance	Pests	Lead Paint	Shoreland Septic
Water Quality	Registered Farmland	Pool	Flood Plain	Energy Audit
Water Quantity	Environmental Scan	Insurance	Chimney	Lot Size/Acreage
Air Quality	Smoke/CO Detectors	Mold	Tax Status*	Arsenic Wood/Water (see par. 13)

All investigations will be done at Buyer's expense by persons chosen by Buyer in Buyer's sole discretion. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property and its systems and fixtures in order to undertake the above investigations. Buyer agrees to take reasonable steps to return the property to its pre-inspection condition. If the result of any investigation is unsatisfactory to Buyer in Buyer's sole discretion, Buyer may terminate this Agreement by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, or if any investigation under this paragraph is not performed or completed during the period specified in this paragraph, this contingency and the right to conduct an investigation are waived by Buyer.

* If the property is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within 7 days. ☐ Yes ☐ No

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

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14. FINANCING: Buyer's obligation to close:

Not Subject to Financing

[x] is not subject to a financing contingency. Buyer has provided Seller with acceptable proof of the funds.

[ ] is not subject to a financing contingency. Buyer shall provide proof of the funds acceptable to Seller within _____ days. If such proof is unacceptable to Seller, Seller may terminate this Agreement no later than _____ days from receipt. If proof of funds is not provided within such time period, Seller may terminate this Agreement which right shall end once such proof is received, however Seller retains the agreed upon time period to terminate if such proof is unacceptable. If Seller terminates in either case, the earnest money shall be returned to Buyer.

[ ] Buyer's ability to purchase [ ] is [ ] is not subject to the sale of another property. See addendum [ ] Yes [ ] No.

Subject to Financing

[ ] Buyer's obligation to close is subject to financing as follows:

a. Buyer's obligation to close is subject to Buyer obtaining a _____ loan of _____% of the purchase price, at an interest rate not to exceed _____% and amortized over a period of _____ years. Buyer is under a good faith obligation to seek and obtain financing on these terms. If such financing is not available to Buyer as of the closing date, Buyer is not obligated to close and may terminate this Agreement in which case the earnest money shall be returned to Buyer.

b. Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within _____ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.

c. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee and Buyer's licensee.

d. After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide said financing, Buyer is obligated to provide Seller with the written documentation of the loan denial within two days of receipt. After notifying Seller, Buyer shall have _____ days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.

e. Buyer agrees to pay no more than _____ points. Seller agrees to pay up to $ _____ toward Buyer's actual pre-paids, points and/or closing costs, but no more than allowable by Buyer's lender.

f. Buyer's ability to obtain financing [ ] is [ ] is not subject to the sale of another property. See addendum [ ] Yes [ ] No.

g. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void and Seller's obligations pursuant to 14e shall remain in full force and effect.

15. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Peter Valcourt (014521) of Atlantic Real Estate (2712)
Licensee MLS ID Agency MLS ID

is a [ ] Seller Agent [x] Buyer Agent [ ] Disc Dual Agent [ ] Transaction Broker

Matthew Freedman (010976) of EXP REALTY LLC (2742)
Licensee MLS ID Agency MLS ID

is a [x] Seller Agent [ ] Buyer Agent [ ] Disc Dual Agent [ ] Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

16. DEFAULT/RETURN OF EARNEST MONEY: Buyer's failure to fulfill any of Buyer's obligations hereunder shall constitute a default and Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. Seller's failure to fulfill any of Seller's obligations hereunder shall constitute a default and Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

17. MEDIATION: Earnest money or other disputes within the jurisdictional limit of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive relief), then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who failed to first submit ...te or clai... ...diation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

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18. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties and may only be amended in writing, signed by both parties.

19. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

20. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.

21. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property ☐ does ☐ does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

22. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and withdrawals of counteroffers will be effective upon communication, verbally or in writing.

23. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

24. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing.

25. ADDENDA: Lead Paint - [X] Yes [ ] No ; Other - [X] Yes [ ] No Explain: see addendum 1

The Property Disclosure Form is not an addendum and not part of this Agreement.

26. OTHER CONDITIONS:

Once due Diligence is complete, and all other provisions of the contract are met, buyers agree to pay sellers $75,000 as a penalty if they are unable to close on the agreed upon close date.

Sellers agree to pay buyers $75,000 if they are unable to close on the agreed upon close date.

27. GENERAL PROVISIONS:

a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.
e. Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with the Maine Real Estate Commission rules which may require written notices or obta[illegible]itten relea[illegible] both parties.

DocuSign Envelope ID: 7EE2EDA2-B72D-4E5E-B8D4-ECB6E725505E

28. ELECTRONIC SIGNATURES: Pursuant to the Maine Uniform Electronic Transactions Act and Digital Signature Act, the parties authorize and agree to the use of electronic signatures as a method of signing/initialing this Agreement, including all addenda. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.

Buyer's Mailing address is 147 Pleasant Ave #1 Portland ME 04103.

BUYER River Bend Reserve LLC 9/29/22 DATE | BUYER DATE

BUYER DATE | BUYER DATE

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's

SELLER Ruth King October 1, 2022 DATE | SELLER George King October 1, 2022 DATE

SELLER DATE | SELLER DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ ☐ AM ☐ PM.

SELLER DATE | SELLER DATE

SELLER DATE | SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER DATE | BUYER DATE

BUYER DATE | BUYER DATE

EXTENSION

The closing date of this Agreement is extended until _____ DATE.

SELLER DATE | SELLER DATE

SELLER DATE | SELLER DATE

BUYER DATE | BUYER DATE

BUYER DATE | BUYER DATE

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DocuSign Envelope ID: 02A66651-0942-402A-8040-0B6DEDEF8225

ADDENDUM 1 TO AGREEMENT

Addendum to contract dated **September 28, 2022**

between **Ruth P King, George H King**

(hereinafter "Seller")

and **River Bend Reserve LLC**

(hereinafter "Buyer")

property located at **608-610 New County Road, Biddeford,**

1. Seller to provide current campground map showing all existing sites, services for each, and lsit of which properties currently have leases for 2023.

2. Seller to provide a copy of the seasonal lease.

3.Seller to provide Buyer, during due diligence period, a personal information only walk through of structres to review HVAC systems.

4. Seller to provide one year of financials

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property

9/29/22		Ruth King	September 29, 2022
Buyer	ate	Seller	ate
River Bend Reserve LLC		**Ruth P King**	
		George King	September 29, 2022
Buyer	ate	Seller	ate
		George H King	
Buyer	ate	Seller	ate
Buyer	ate	Seller	ate

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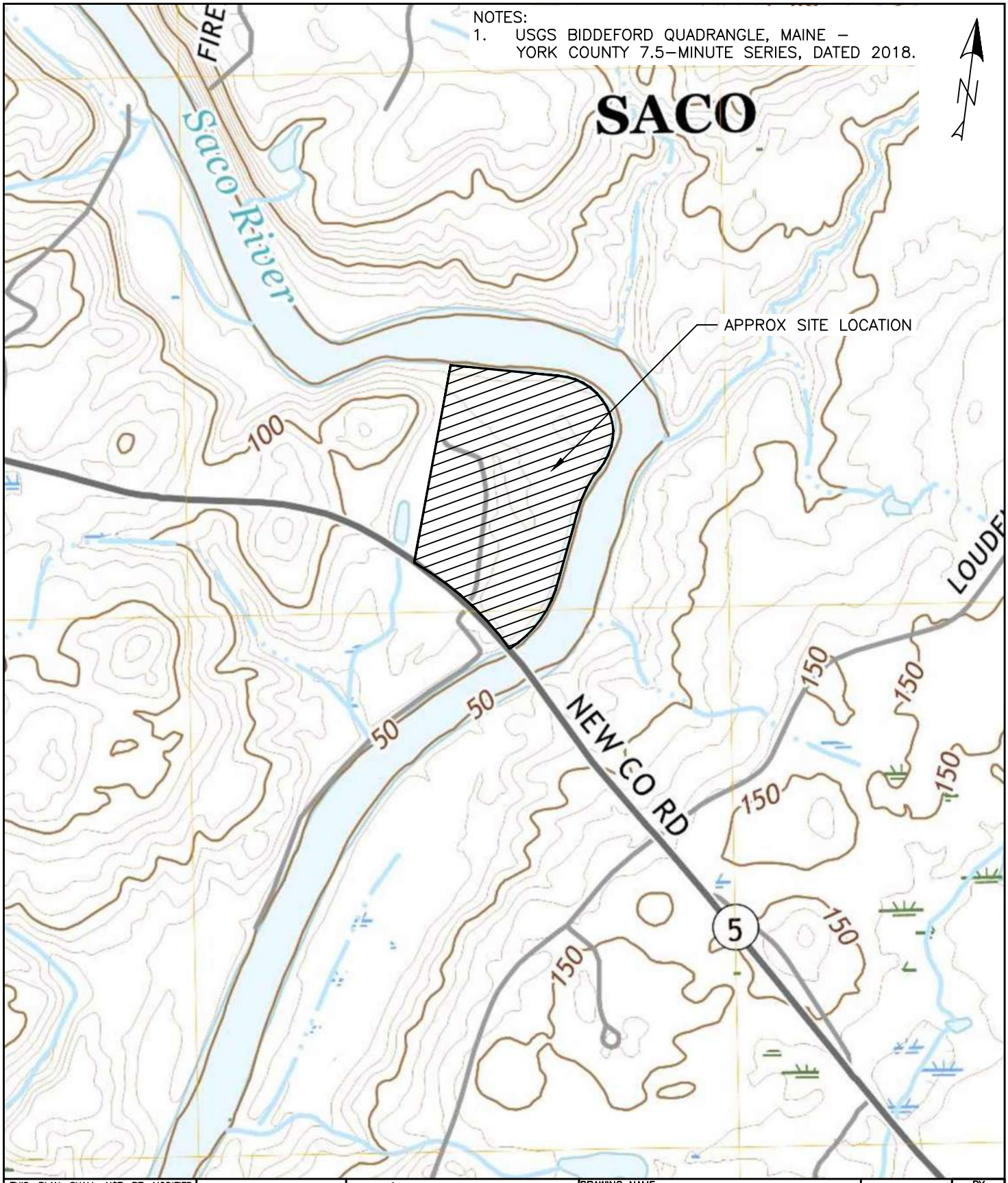
REALTOR®

Exhibit D

Site Location Map

NOTES:
1. USGS BIDDEFORD QUADRANGLE, MAINE – YORK COUNTY 7.5–MINUTE SERIES, DATED 2018.



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

DRAWING NO.
VICINITY

FILE:	1206_VICINITY
JN:	1206
SCALE:	1"=800'
DESIGN BY:	CAB
DRAWN BY:	BJK
CHECKED BY:	WHS

ACORN ENGINEERING, INC
ACORN ENGINEERING, INC. P.O. BOX 3372
PORTLAND, MAINE 04104 (207) 775–2655

DRAWING NAME: VICINITY MAP

PROJECT NAME: HOMESTEAD BY THE RIVER

CLIENT: BRYCE AVALLONE & PETER VALCOURT

ISSUED FOR	BY	DATE
SKETCH PLAN	CAB	10/2/23

Bryce Avallone
Riverbend Reserve LLC
147 Pleasant Avenue
Portland ME 04103

Planning and Development City of Biddeford
205 Main Street
Biddeford, ME 04005

01/11/2024

Mr. Galbraith,

There have been a series of piecemeal emails regarding the proposal for the storage barn at 608-610 New County Road, but no consolidated vision of the barn and how it fits with the property. This letter will provide a narrative of that vision.

The western boundary of the campground is already used as the utility area. It is currently used for outdoor storage of campers, boats, tractors, a cherry picker lift, picnic tables, etc. It is also where activities like building and maintaining picnic tables, splitting campfire wood, etc. occur. The new barn will not change the existing use or increase traffic – it will actually be an improvement because it will move storage and activities inside the barn. Also, the RV storage is winter storage, which means that RVs will be moved out once in the spring and once in the fall – again no increase in traffic.

Exhibit E

Photo Log

Photo Log

Photo 1: Existing goat barn at Homestaed By The River Campground.

Photo 2: Existing barn and surrounding area with flat slope conditions.

Exhibit F

Septic System Design

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept.Health & Human Services
Div of Environmental Health , 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	BIDDEFORD
Street or Road	608 NEW COUNTY ROAD
Subdivision, Lot #	

OWNER/APPLICANT INFORMATION

Name (last, first, MI): VALCOURT PETER ☐ Owner ☐ Applicant

Mailing Address of Owner/Applicant: 194 YORK STREET, PORTLAND, ME 04102

Daytime Tel. #:

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant _____ Date _____

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____

Date Permit Issued ____/____/____ Fee: $_____ Double Fee Charged

Local Plumbing Inspector Signature _____ LPI. # _____

☐ Owner ☐ Town ☐ State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 6 Lot # 35-2

CAUTION: INSPECTION REQUIRED

I have inspected the installation authoirzed above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved

Local Plumbing Inspector Signature _____ (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION

☐ 1. First Time System
☐ 2. Replacement System
Type replaced: _____
Year installed: _____
☐ 3. Expanded System
☐ a. <25% Expansion
☐ b. ≥25% Expansion
☐ 4. Experimental System
☐ 5. Seasonal Conversion

THIS APPLICATION REQUIRES

☐ 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

☐ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & alt. toilet)
☐ 3. Alternative Toilet, specify: _____
☐ 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System (2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
☐ 11. Pre-treatment, specify: _____
☐ 12. Miscellaneous Components

SIZE OF PROPERTY

29.47+/- ☐ SQ. FT. ☐ ACRES

SHORELAND ZONING

☐ Yes ☐ No

DISPOSAL SYSTEM TO SERVE

☐ 1. Single Family Dwelling Unit, No. of Bedrooms: 2
☐ 2. Multiple Family Dwelling, No. of Units: _____
☐ 3. Other: _____ (specify)

Current Use ☐ Seasonal ☐ Year Round ☐ Undeveloped

TYPE OF WATER SUPPLY

☐ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
☐ 4. Public ☐ 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANKS

☐ 1. Concrete
☐ a. Regular
☐ b. Low Profile
☐ 2. Plastic
☐ 3. Other: _____
CAPACITY: 1000 GAL.
W/ RISERS & COVERS TO GRADE

DISPOSAL FIELD TYPE & SIZE

☐ 1. Stone Bed ☐ 2. Stone Trench
☐ 3. Proprietary Device
☐ a. cluster array ☐ c. Linear
☐ b. regular load ☐ d. H-20 load
☐ 4. Other: _____
SIZE: 864 ☐ sq. ft. ☐ lin. ft.
18 ELJEN GSF UNITS

GARBAGE DISPOSAL UNIT

☐ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. multi-compartment tank
☐ b. ___ tanks in series
☐ c. increase in tank capacity
☐ d. Filter on Tank Outlet
REQUIRED

DESIGN FLOW

180 gallons per day
BASED ON:
☐ 1. Table 4A (dwelling unit(s))
☐ 2. Table 4C(other facilities)
SHOW CALCULATIONS for other facilites

-SINGLE FAMILY DWELLING-
2 BEDROOMS AT 90 GPD/BEDROOM

☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE 8 / CONDITION C
at Observation Hole # TP 1
Depth 25 "
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

☐ 1. Medium---2.6 sq. ft. / gpd
☐ 2. Medium---Large 3.3 sq. f.t / gpd
☐ 3. Large---4.1 sq. ft. / gpd
☐ 4. Extra Large---5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

☐ 1. Not Required
☐ 2. May Be Required ***SEE NOTE PAGE 3***
☐ 3. Required
Specify only for engineered systems:
DOSE: _____ gallons

LATITUDE AND LONGITUDE

at center of disposal area
Lat. 43 d 32 m 35 s
Lon. 70 d 30 m 56 s
if g.p.s, state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on 2/27/24 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

James Logan — Site Evaluator Signature | 237 — SE # | 3/11/24 — Date

JAMES LOGAN — Site Evaluator Name Printed | 207-693-8799 — Telephone Number | longviewpartners213@gmail.com — E-mail Address

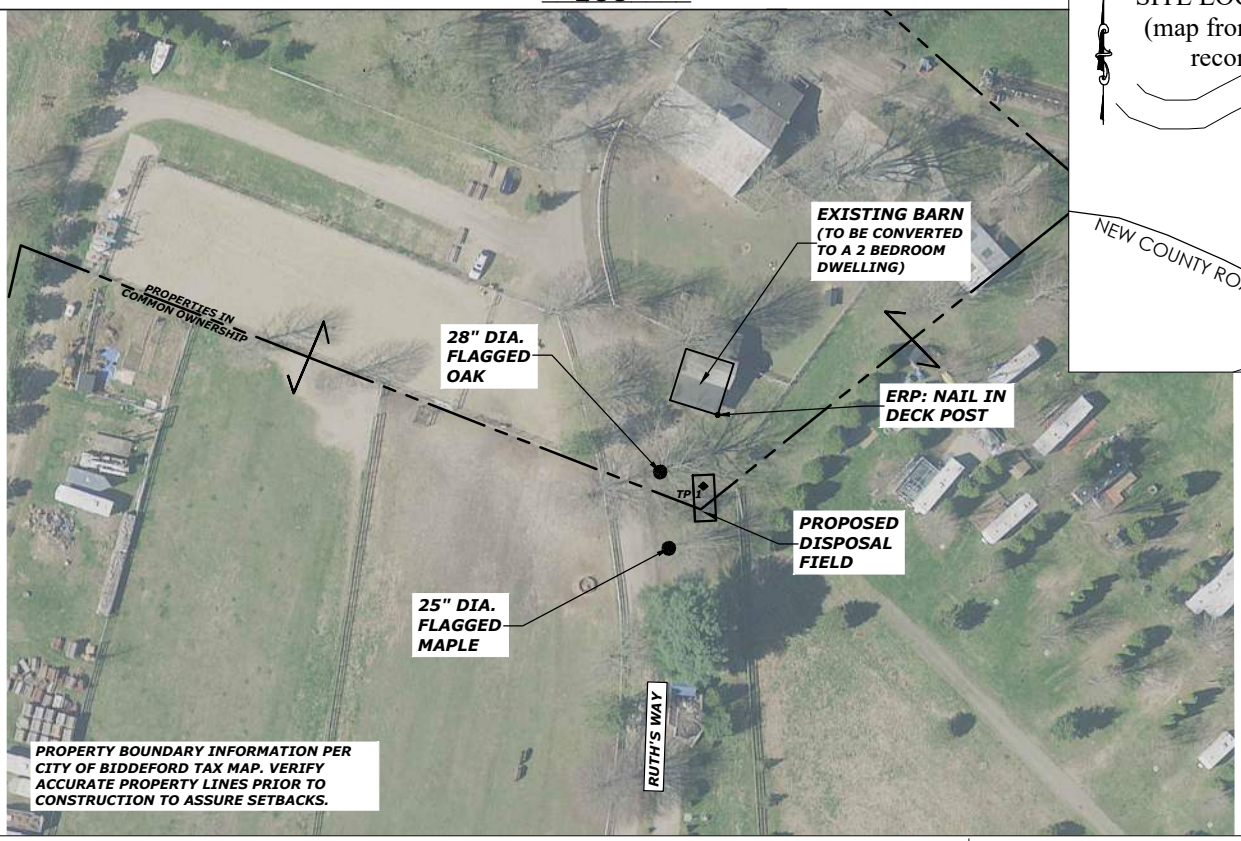
Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

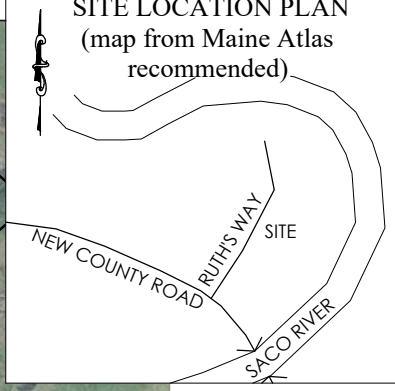
Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
BIDDEFORD	***608 NEW COUNTY ROAD***	***PETER VALCOURT***

SITE PLAN Scale 1" = ***100*** ft. or as shown



SITE LOCATION PLAN
(map from Maine Atlas recommended)

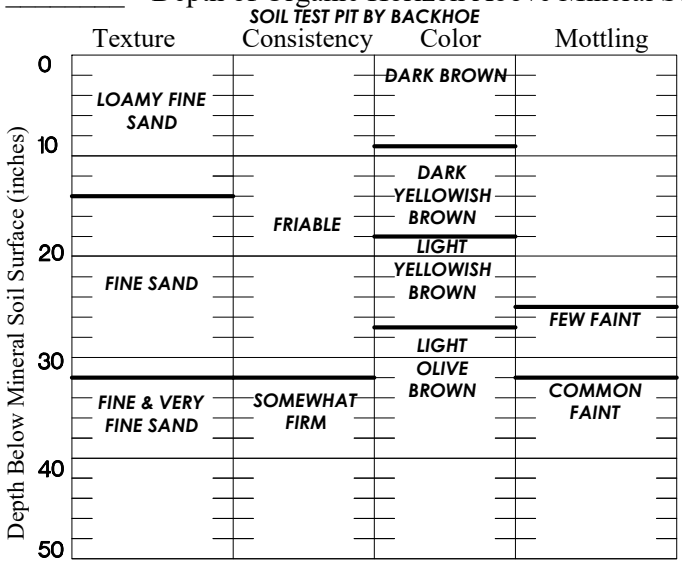


SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole ***TP 1*** ■ Test Pit □ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

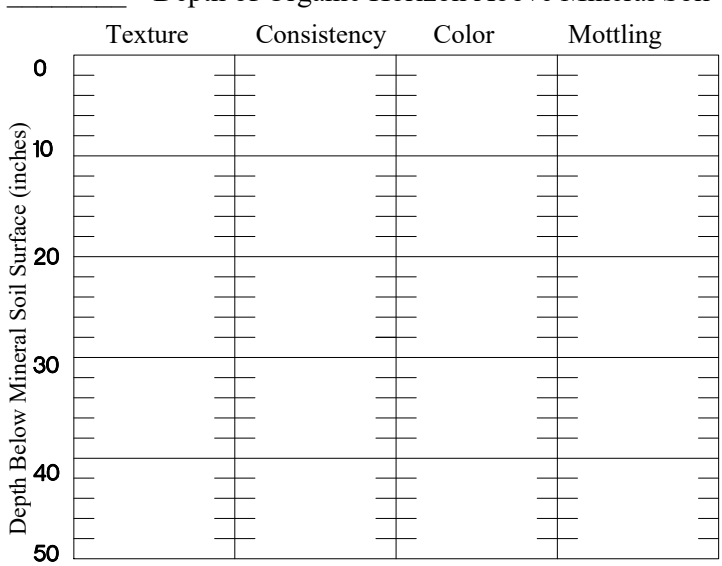
SOIL TEST PIT BY BACKHOE



Soil Classification	Slope	Limiting Factor	
8 Profile / ***C*** Condition	***7-8*** %	***25*** "	[X] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole _____ □ Test Pit □ Boring

_____ " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	
_____ Profile / _____ Condition	_____ %	_____ "	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

James Logan
Site Evaluator Signature

237
SE #

3/11/24
Date

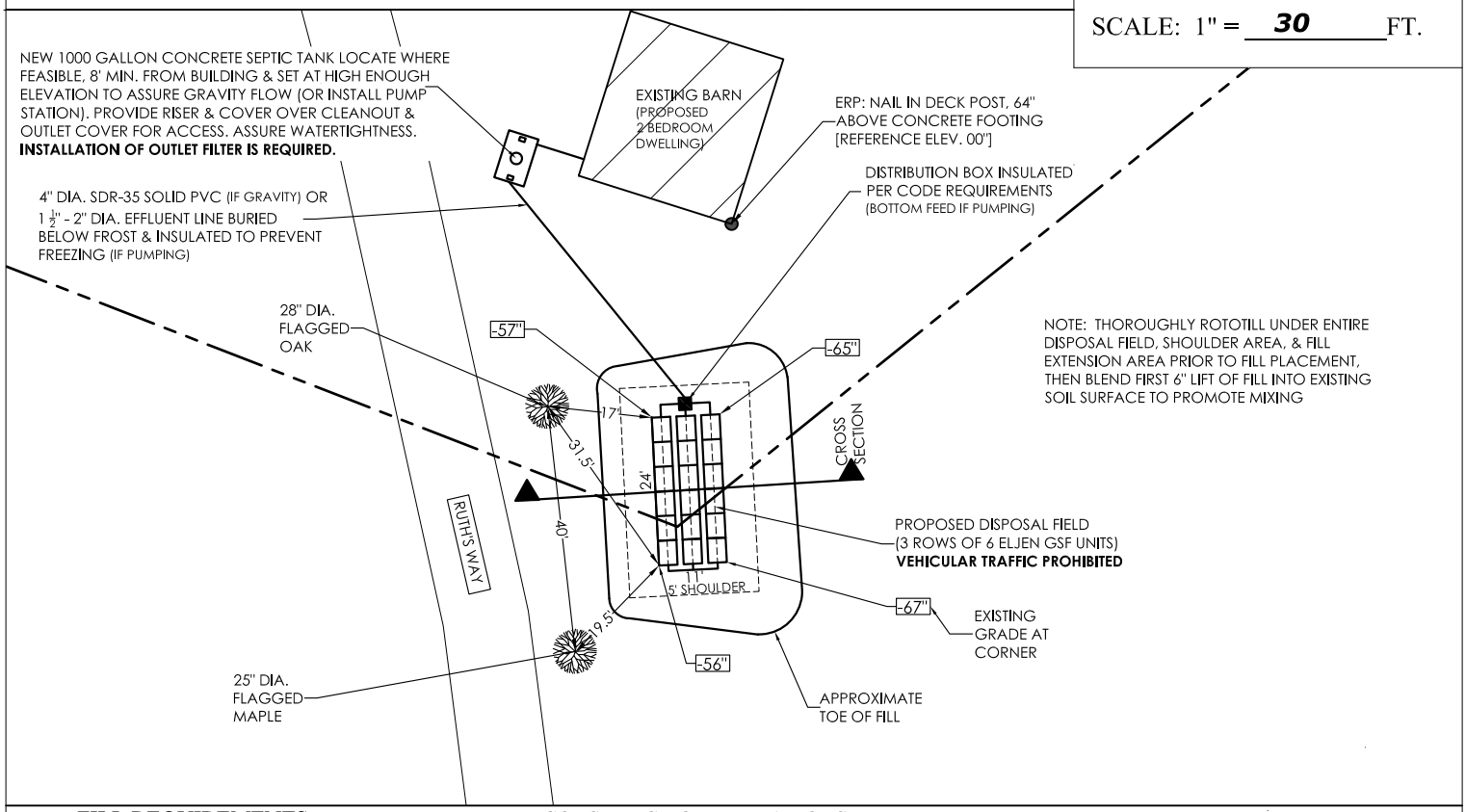
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
BIDDEFORD	***608 NEW COUNTY ROAD***	***PETER VALCOURT***

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = ***30*** FT.



FILL REQUIREMENTS

Depth of Fill (Upslope) ***10"- 11"***

Depth of Fill (Downslope) ***19"- 21"***

CONSTRUCTION ELEVATIONS

Finished Grade Elevation — ***SEE***

Top of Distribution Pipe or Proprietary Device — ***DETAIL***

Bottom of Disposal Area — ***BELOW***

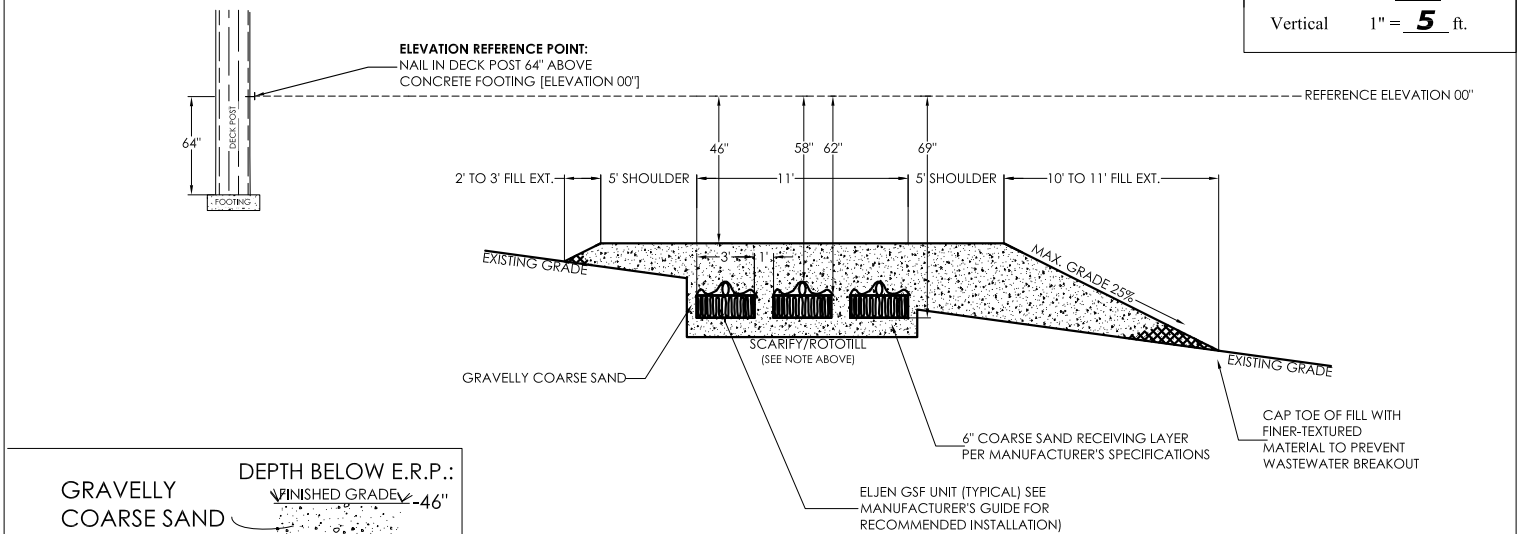
ELEVATION REFERENCE POINT

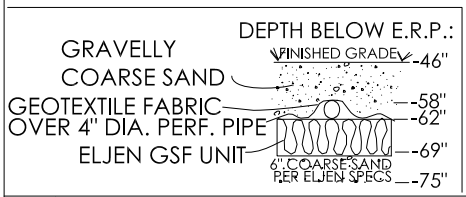
Location & Description: ***NAIL IN DECK POST, 64" ABOVE CONCRETE FOOTING***

Reference Elevation: ***00"***

DISPOSAL AREA CROSS SECTION

Scale
Horizontal 1" = ***10*** ft.
Vertical 1" = ***5*** ft.





Site Evaluator Signature	SE #	Date
	237	***3/11/24***

DISPOSAL SYSTEM INSTALLATION NOTES

1. The State of Maine *Subsurface Wastewater Disposal Rules (10-144 Chapter 241* the *Rules*) are incorporated by reference and made a part of this application. These shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system installer shall contact Longview Partners, LLC (207-693-8799) if there are any questions concerning materials, procedures or the design. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the *Rules* and with all State and municipal laws and ordinances pertaining to the permitting, construction, and inspection of subsurface wastewater disposal systems.

2. This application is intended to represent facts pertinent to the *Rules* only. It shall be the responsibility of the owner/applicant, system installer and/or building contractor to determine compliance with and to obtain other permits under all applicable local, State and/or Federal laws and regulations before installing the system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations, should wet areas exist. Prior to commencement of construction/installation, the Local Plumbing Inspector or Code Enforcement Officer shall inform the owner/applicant and Longview Partners, LLC or any local ordinances which are more restrictive than the *Rules* in order that the design may be amended. All designs are subject to review by local, State and/or Federal authorities. Longview Partners, LLC's liability shall be limited to revisions required by regulatory agencies and based on laws or regulations in effect at the time of preparation of this application.

3. All information shown on this application relating to property lines, well locations, subsurface structures, and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based upon information provided by the owner/applicant and has been relied upon by Longview Partners, LLC in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information. Well locations on abutting properties not readily visible above-grade (such as well points) should be confirmed by the owner/applicant prior to system installation to assure minimum setbacks.

4. Installation of a garbage (grinder) disposal is **not recommended**. If one is installed, an additional 1,000 gallon septic tank shall be connected in series to the proposed septic tank or a septic tank outlet filter shall be installed in the tank outlet. Risers and covers should be installed over the septic tank cleanout and outlet per the *Rules* for easy maintenance of the filter.

5. The septic tank should be pumped within 2 years of installation and subsequently as recommended by the pump service. **In no event should the septic tank be pumped less often than every 3 years**. The system use shall avoid introducing kitchen grease or fats into the system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment units) and controlled or hazardous substances shall not be disposed of in this system. Additives such as yeast or enzymes are discouraged, since they have not been proven to extend system life or performance.

6. All septic tanks, pump stations and additional treatment tanks shall be installed to prevent ground water and surface water infiltration. Risers and covers should be properly installed to provide access while preventing surface water intrusion within 6" of a finished ground surface. Vehicular traffic over disposal system is prohibited unless specifically designed with H-20 rated components.

Longview Partners, LLC
Longviewpartners213@gmail.com

DISPOSAL SYSTEM INSTALLATION NOTES

7. The daily wastewater flow, number of bedrooms, or use of structure shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed.

8. The general minimum setbacks between a well (public or private) and septic system serving a single family residence are 100-300 feet, unless the local municipality has a more stringent requirement or a liner seal is installed in the well. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.

9. When a gravity flow is anticipated, **before construction/installation begins**, the system installer or building contractor shall review the elevation of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum pipe pitch requirements.

10. When an effluent pump is required, pump stations should be sized per manufacturer's specifications to meet lift requirements and friction/head loss. Provisions shall be made to make certain that surface and ground water does not enter the septic tank or pump station, by sealing/grouting all seams and connections, and by placement of a riser and cover at or above grade. An alarm device warning of a pump failure shall be installed. Bottom-feed distribution box is specified to prevent freezing. Insulate distribution boxes per the *Rules*.

11. On all systems, remove the vegetation, organic duff and roots, and old fill material from under the disposal area and any fill extension. Additional fill beyond indicated on the plan may be necessary to replace organic matter and/or stumps. On sites where the proposed disposal area is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling or scarifying with teeth of backhoe to a depth of at least 8 inches over the entire disposal field and fill extension are to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage or different settling). Do not use wheeled equipment on the scarified soil are until after 12 inches of fill is in place. Keep equipment off of proprietary leaching devices. Divert surface water away from the disposal area by ditching or shallow landscape swales.

12. Unless noted otherwise, fill shall be gravelly coarse sand, which contains no more than 5% fines (silt and clay). Crushed stone shall be clean and free of any rock dust from the crushing process. Refer to the *Rules* for more specific information regarding fill and stone.

13. Seed all filled and disturbed surfaces with perennial grass seed, with 4 inches minimum soil or soil amendment mix suitable for growing, then mulch with hay or equivalent material to prevent erosion. Alternatively, bark or permanent landscape mulch may be used to cover the system. Woody trees or shrubs are not permitted on the disposal field or fill extensions.

14. If an advanced wastewater treatment unit is part of this design, the system shall be operated and maintained per manufacturer's specifications.

15. Effluent (backwash) from water treatment units **SHALL NOT** be disposed of within this disposal system and **MUST** be redirected away from the disposal field

Longview Partners, LLC
Longviewpartners213@gmail.com

C-10.1

Overall Site Plan

GENERAL NOTES:

1. SUBJECT PARCELS INCLUDE:
   A. 608 NEW COUNTY ROAD, BIDDEFORD, ME, 04005, PARCEL MAP 6, LOT 35, SUB-LOT 2, AREA: 29.5 AC.±
2. THE PARCEL IS LOCATED WITHIN THE RF (RURAL FARM) DISTRICT. A PORTION OF THE PARCEL ALONG THE RIVER IS WITHIN THE LIMITED RESIDENTIAL DISTRICT.
3. PROPERTY BOUNDARY AND TOPOGRAPHIC DATA ARE FROM PLAN REFERENCE A. THE VERTICAL DATUM IS NAD83.
4. A PORTION OF THE PARCEL ALONG THE RIVER IS LOCATED INSIDE THE 100-YEAR FEMA FLOODPLAIN AS DEPICTED ON FIRM PANEL #2301450002B DATED 5/15/1984.
5. PLAN REFERENCES:
   A. BOUNDARY & TOPOGRAPHICAL SURVEY MAP OF BIDDEFORD – DAYTON, MAINE FOR BEDTON K. BRALEY & MADYALICE BRALEY BY DOW & COULOMBE, INC. LAND SURVEYORS & PLANNERS SACO, MAINE, DATED 7.29.1996

SPACE AND BULK STANDARDS		
ZONING DISTRICT: RF, ALL OTHER (RURAL FARM)	REQUIRED	PROPOSED
MINIMUM LOT SIZE WITH NEITHER WATER/ SEWER	40,000 SF	1,290,322 SF
MINIMUM FRONTAGE WITH NEITHER WATER/SEWER	200 FT	2,546 FT
MINIMUM SETBACK FROM MAJOR R.O.W.	40 FT	40 FT+
MINIMUM SETBACK FROM OTHER R.O.W.	25 FT	N/A
MINIMUM SIDE SETBACK	25 FT	25 FT+
MINIMUM REAR SETBACK	25 FT	25 FT+
MAXIMUM STRUCTURE STORIES	3	1.5
MAXIMUM STRUCTURE HEIGHT	35 FT	24.6 FT

80 0 80 160

SCALE: 1" = 80'

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
SKETCH APPLICATION	CAB 1/9/2024
COMMENT RESPONSE	CAB 2/28/2024
SITE PLAN AMENDMENT	CAB 5/17/2024

DRAWING NAME: **OVERALL SITE PLAN**

PROJECT NAME: **HOMESTEAD BY THE RIVER**

CLIENT: BRYCE AVALLONE & PETER VALCOURT
608 NEW COUNTY ROAD BIDDEFORD, MAINE 04005

ACORN ENGINEERING, INC.

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

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

FILE:	1206_CIVIL_
JN:	1206
SCALE:	AS NOTED
DESIGNED BY:	CAB
DRAWN BY:	BJK
CHECKED BY:	WHS

STATE OF MAINE
CRAIG A. BURGESS
No. 12638
REGISTERED PROFESSIONAL ENGINEER
Craig Burgess
05-17-24

DRAWING NO.
C-10.1

C-10.2

Site Plan

GENERAL NOTES:

1. SUBJECT PARCELS INCLUDE:
   A. 608 NEW COUNTY ROAD, BIDDEFORD, ME, 04005, PARCEL MAP 6, LOT 35, SUB-LOT 2, AREA: 29.5 AC.±
2. THE PARCEL IS LOCATED WITHIN THE RF (RURAL FARM) DISTRICT. A PORTION OF THE PARCEL ALONG THE RIVER IS WITHIN THE LIMITED RESIDENTIAL DISTRICT.
3. PROPERTY BOUNDARY AND TOPOGRAPHIC DATA ARE FROM PLAN REFERENCE A. THE VERTICAL DATUM IS NAD83.
4. A PORTION OF THE PARCEL ALONG THE RIVER IS LOCATED INSIDE THE 100-YEAR FEMA FLOODPLAIN AS DEPICTED ON FIRM PANEL #2301450002B DATED 5/15/1984.
5. PLAN REFERENCES:
   A. BOUNDARY & TOPOGRAPHICAL SURVEY MAP OF BIDDEFORD – DAYTON, MAINE FOR BEDTON K. BRALEY & MADYALICE BRALEY BY DOW & COULOMBE, INC. LAND SURVEYORS & PLANNERS SACO, MAINE, DATED 7.29.1996

SPACE AND BULK STANDARDS		
ZONING DISTRICT: RF, ALL OTHER (RURAL FARM)	REQUIRED	PROPOSED
MINIMUM LOT SIZE WITH NEITHER WATER/ SEWER	40,000 SF	1,290,322 SF
MINIMUM FRONTAGE WITH NEITHER WATER/SEWER	200 FT	2,546 FT
MINIMUM SETBACK FROM MAJOR R.O.W.	40 FT	40 FT+
MINIMUM SETBACK FROM OTHER R.O.W.	25 FT	N/A
MINIMUM SIDE SETBACK	25 FT	25 FT+
MINIMUM REAR SETBACK	25 FT	25 FT+
MAXIMUM STRUCTURE STORIES	3	1.5
MAXIMUM STRUCTURE HEIGHT	35 FT	24.6 FT

20 0 20 60

SCALE: 1" = 30'

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
SKETCH APPLICATION	CAB 1/9/2024
COMMENT RESPONSE	CAB 2/28/2024
SITE PLAN AMENDMENT	CAB 5/17/2024

DRAWING NAME: SITE PLAN

PROJECT NAME: HOMESTEAD BY THE RIVER

CLIENT: BRYCE AVALLONE & PETER VALCOURT
608 NEW COUNTY ROAD BIDDEFORD, MAINE 04005

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