City of Biddeford
Staff Review Committee

January 13, 2025 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: 967 3421 9926
Passcode: 393480

1. Projects for Review

   1.a 2024.12 Review, Discuss and vote on a Private Way Application for Jeffrey Dutton submitted by Drew Olehowski, P.E. of Haley Ward. Improvements are proposed to an existing gravel logging access road located between 11 & 13 Buzzell Road (Tax Map 1, Lot 5-5) in the RF Zone. The improvements to the road are intended to serve 3 lots including 2 newly created lots to be gifted to family members.

   1.b 2024.68 Review of Conditional Use Permit Application for Chico Potvin to build an additional residential unit on Waterworks Drive (Tax Map 7, Lot 8-3) in the RF Zone.

2. Pending Projects

THUNDER RIDGE ROAD
PLAN OF A PRIVATE WAY

BIDDEFORD, MAINE

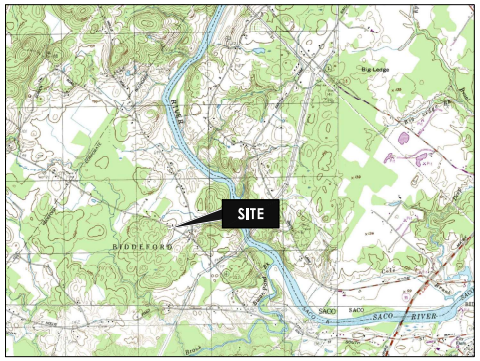
PROJECT INFORMATION

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



LOCATION MAP

INDEX OF DRAWINGS

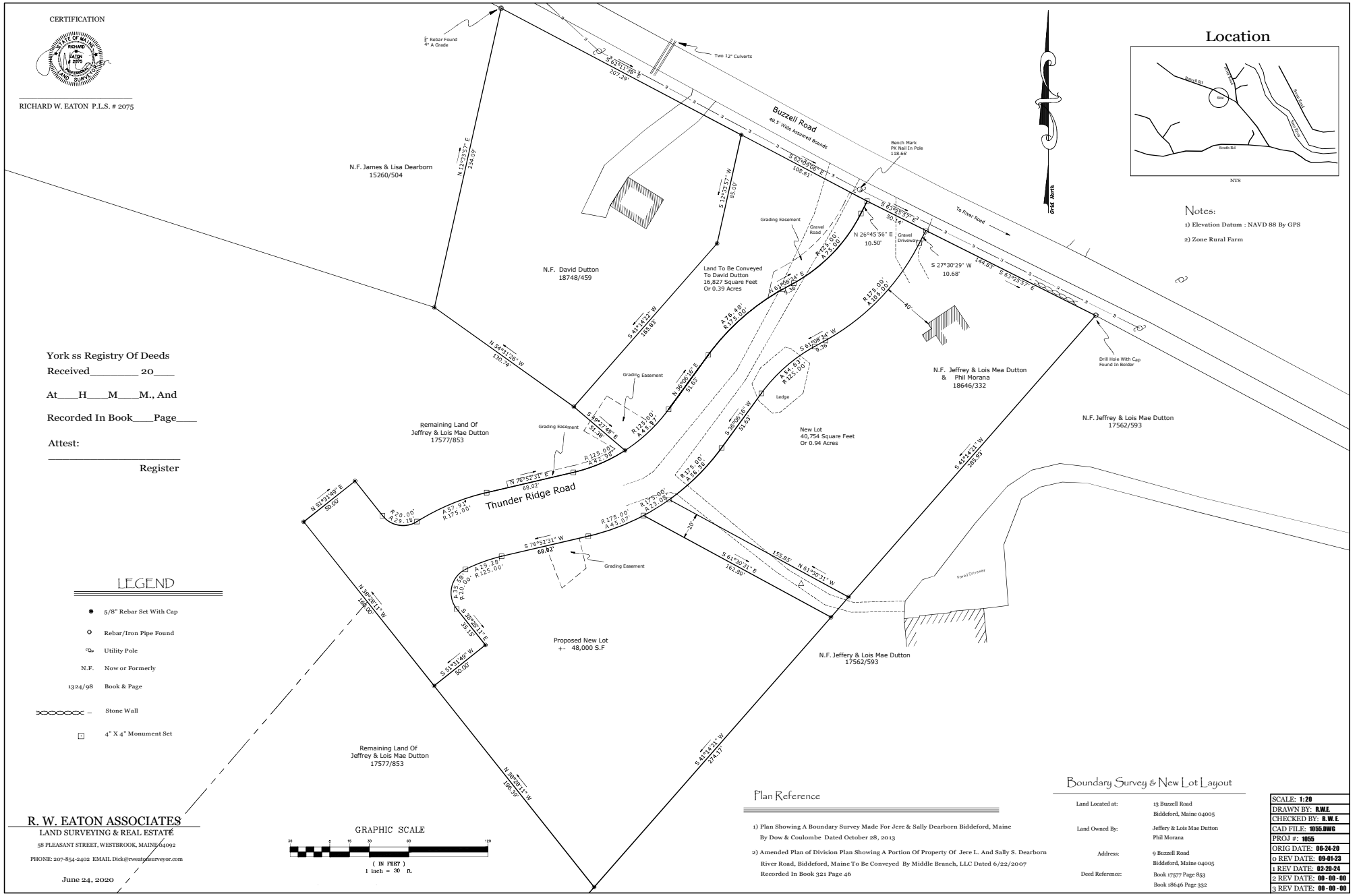
C001 COVER SHEET
V101 BOUNDARY SURVEY & NEW LOT LAYOUT
C101 PRIVATE WAY PLAN & PROFILE
C501 SITE DETAILS
C502 SITE DETAILS
C701 PRE-DEVELOPMENT HYDROLOGY
C702 POST-DEVELOPMENT HYDROLOGY

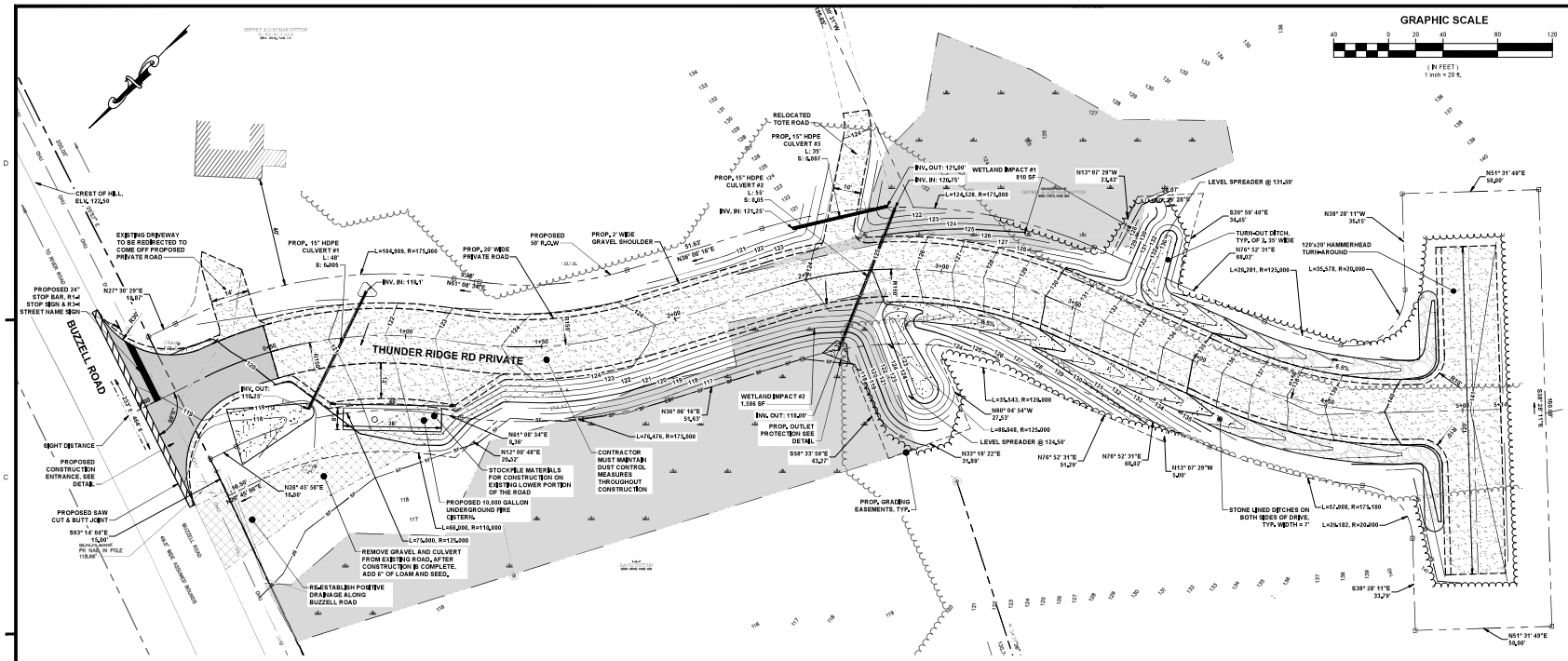
SITE DEVELOPMENT DATA		
	SF	AC
EXISTING IMPERVIOUS (TO BE REMOVED):	2,084	0.05
EXISTING IMPERVIOUS (TO REMAIN):	6,295	0.14
NEW BUILDINGS:	0	0.00
NEW GRAVEL IMPERVIOUS:	7,575	0.17
TOTAL IMPERVIOUS:	13,870	0.32
TOTAL DEVELOPED:	13,870	0.32
LIMITS OF DISTURBANCE:	34,086	0.78
WETLAND IMPACTS:	1,661	0.04
DESIGN STANDARDS		
	REQ'D	PROVIDED
ZONE:	R-F	N/A
MINIMUM SETBACK FROM ROW (FT):	40	40
PROJECT INFORMATION		
APPLICANT:	JEFFREY & LOIS MAY DUTTON	
	9 BUZZELL ROAD	
	BIDDEFORD, MAINE, 04005	
ENGINEER:	HALEY WARD, INC.	
	ATTN: DREW OLEHOWSKI, P.E.	
	120 MAIN STREET, SUITE 132	
	SACO, MAINE, 04072	

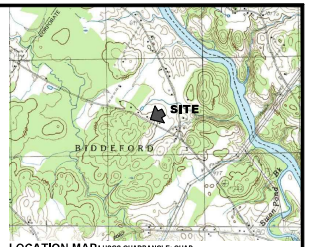
PERMITTING PLAN SET
NOVEMBER 20, 2024

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
www.haleyward.com

14373.001


CERTIFICATION
RICHARD W. EATON P.L.S. # 2075
Location
NTS
Notes:
1) Elevation Datum : NAVD 88 By GPS
2) Zone Rural Farm
Buzzell Road
49.5' Wide Assumed Bounds
To River Road
Thunder Ridge Road
N.F. James & Lisa Dearborn
15260/504
N.F. David Dutton
18748/459
Land To Be Conveyed
To David Dutton
16,827 Square Feet
Or 0.39 Acres
Remaining Land Of
Jeffrey & Lois Mae Dutton
17577/853
New Lot
40,754 Square Feet
Or 0.94 Acres
N.F. Jeffrey & Lois Mea Dutton
& Phil Morana
18646/332
N.F. Jeffrey & Lois Mae Dutton
17562/593
Proposed New Lot
+- 48,000 S.F
Remaining Land Of
Jeffrey & Lois Mae Dutton
17577/853
N.F. Jeffrey & Lois Mae Dutton
17562/593
Grading Easement
Gravel Road
Gravel Driveway
Ledge
Bench Mark
PK Nail In Pole
118.66'
Drill Hole With Cap
Found In Bolder
Two 12" Culverts
1" Rebar Found
4" A Grade
Grid North
York ss Registry Of Deeds
Received_____ 20____
At____H____M____M., And
Recorded In Book____Page____
Attest:
Register
LEGEND
5/8" Rebar Set With Cap
Rebar/Iron Pipe Found
Utility Pole
N.F. Now or Formerly
1324/98 Book & Page
Stone Wall
4" X 4" Monument Set
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
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
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
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





LOCATION MAP: USGS QUADRANGLE: QUAD
SCALE: 1"=2000' MAPTECH® USGS TOPOGRAPHIC SERIES™,
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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-WAYS 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. THE CONTRACTOR IS REQUIRED TO PROPERLY MAINTAIN ALL EROSION & SEDIMENTATION CONTROL BMPS THROUGHOUT CONSTRUCTION AND AFTER RAINFALL EVENTS VIA RECORDED INSPECTION LOGS/REPORTING.
6. PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING GIVEN TO ANY PROPOSED NEW LOT, A PRIVATE WAY MAINTENANCE AGREEMENT SHALL BE RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS, AND A COPY OF RECORDED AGREEMENT SHALL BE RETURNED TO THE PLANNING DEPARTMENT.
7.

WETLAND IMPACT NOTE:

TOTAL WETLAND IMPACT: 1,691 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.

NO.	DATE	DESCRIPTION	BY	CHK'D
2	2024.11.21	REVISED PER FIRE DEPT COMMENTS	PJM	DJO
1	2024.09.13	REVISED PER PLANNING BOARD & PEER REVIEW COMMENTS	PJM	DJO
REV.	DATE	DESCRIPTION	BY	CHK'D

ISSUED/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

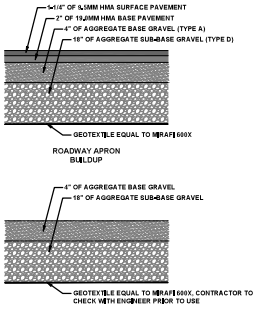
PLAN OF A PRIVATE WAY
BIDDEFORD, MAINE

TITLE

PRIVATE WAY PLAN & PROFILE

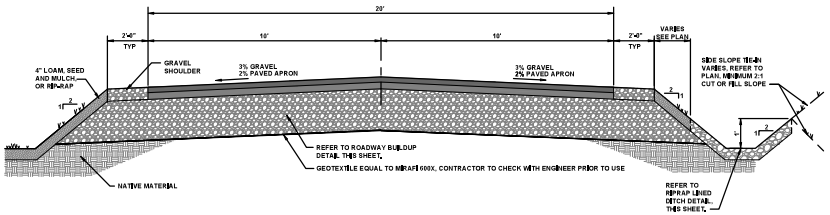
STATE OF MAINE — DREW JOHN OLEHOWSKI — No. 16372 — 12/02/2024 — LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
2024.02.26	1"=20'
DRAWN BY	DESIGNED BY / CHECKED BY
PJM	DJO/AWG / JHW
PROJECT NO.	
14373.001	
DRAWING NO.	REV.
C101	2



TYPICAL ROADWAY APRON/GRAVEL ROAD BUILDUP DETAIL

NTS

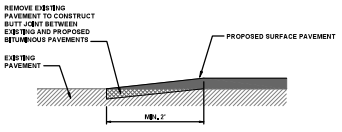


NOTES:

1. ROAD SIDE SLOPE TIE-INS VARY PER PLAN.
2. TOP 6" OF ORGANIC MATTER ARE TO BE REMOVED PRIOR TO CONSTRUCTION. COMMON BORROW TO BE USED AS NECESSARY TO REACH SUBGRADE ELEVATION.

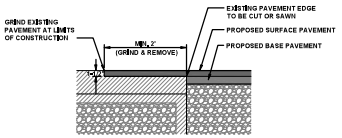
TYPICAL ROADWAY CROSS SECTION

NTS



TYPICAL ASPHALT PAVEMENT BUTT JOINT DETAIL

N.T.S.

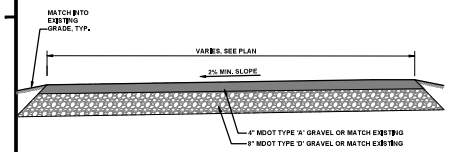


NOTES:

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

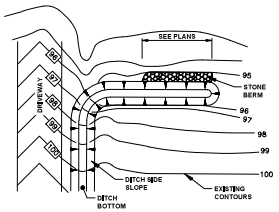
TYPICAL ASPHALT PAVEMENT GRINDING DETAIL

NTS



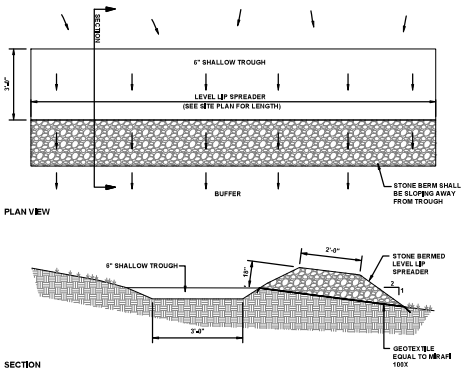
GRAVEL DRIVEWAY / TOTE ROAD SECTION

NTS



DITCH TURN-OUT DETAIL

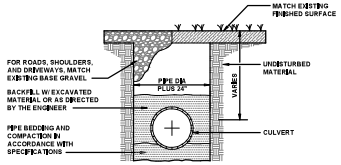
NTS



TYPICAL STONE BERM LEVEL SPREADER DETAIL

N.T.S.

1. INSPECT AT LEAST ONCE ANNUALLY FOR ACCUMULATION OF SEDIMENT AND DEBRIS AND FOR SIGNS OF EROSION WITHIN APPROACH CHANNEL, SPREADER CHANNEL, OR DOWN-SLOPE OF SPREADER.
2. REMOVE DEBRIS WHENEVER OBSERVED DURING INSPECTION.
3. REMOVE SEDIMENT WHEN ACCUMULATION EXCEEDS 25% OF SPREADER CHANNEL DEPTH.
4. MOW AS REQUIRED BY LANDSCAPING DESIGN, AT A MINIMUM, MOW ANNUALLY TO CONTROL WOODY VEGETATION WITHIN THE SPREADER.
5. SNOW SHOULD NOT BE STORED WITHIN OR DOWN-SLOPE OF THE LEVEL SPREADER OR ITS APPROACH CHANNEL.
6. REPAIR ANY EROSION AND RE-GRADE OR REPLACE STONE BERM MATERIAL, AS WARRANTED BY INSPECTION.
7. RECONSTRUCT THE SPREADER IF DOWN-SLOPE CHANNELIZATION INDICATES THAT THE SPREADER IS NOT LEVEL OR THAT DISCHARGE HAS BECOME CONCENTRATED, AND CORRECTIONS CANNOT BE MADE THROUGH MINOR RE-GRADING.
8. IT IS CRITICAL TO INSTALL LEVEL SPREADERS AT ZERO PERCENT GRADE ALONG THE LENGTH OF THE DISCHARGE LIP. FLOW MUST DISCHARGE UNIFORMLY ALONG THE LENGTH OF THE SPREADER.
9. THE RECEIVING AREA MUST BE STABLE PRIOR TO CONSTRUCTION OF THE LEVEL SPREADER.

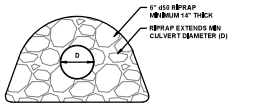


NOTE:

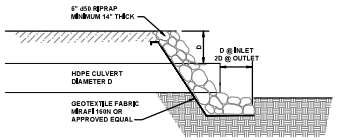
1. PAYMENT LIMITS SHALL BE 9' WIDE (3' EACH SIDE OF CULVERT)

TYPICAL CULVERT TRENCH DETAIL

NTS



ELEVATION

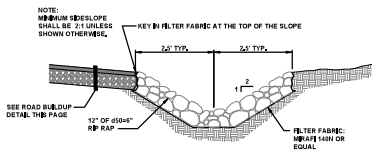


PROFILE VIEW

NOTE:
CULVERT PROTECTION TO BE PROVIDED BASED ON CURRENT MDEP EROSION CONTROL HANDBOOK.

TYPICAL CULVERT INLET/OUTLET PROTECTION DETAIL

NTS



RIP-RAP LINED DITCH DETAIL

NTS

REV.	DATE	DESCRIPTION	BY	CHK.
2	2024.11.21	REVISED PER FIRE DEPT COMMENTS	PJM	DJO
1	2024.09.13	REVISED PER PLANNING BOARD & PEER REVIEW COMMENTS	PJM	DJO

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

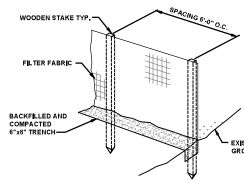
BIDDEFORD, MAINE

TITLE

SITE DETAILS

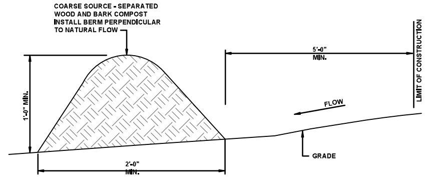
STATE OF MAINE
DREW JOHN OLEHOWSKI
No. 16372
12/02/2024
LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
2024.02.26	NTS
DRAWN BY	DESIGNED BY / CHECKED BY
PJM	DJO/DWG / JHW
PROJECT NO.	
14373.001	
DRAWING NO.	REV.
C501	2



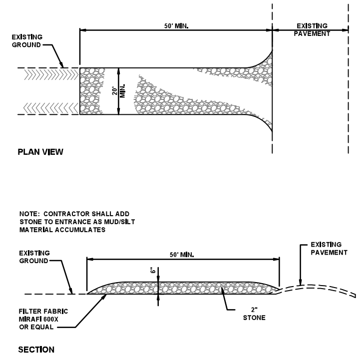
NOTES:
1. KEY FABRIC IN A 6"x6" TRENCH W/BACKFILL AND COMPACT.
2. SILT FENCE SHALL BE A 3' FENCE WITH A MINIMUM GRAB STRENGTH OF 120 LBS.

SILT FENCE DETAIL
NTS

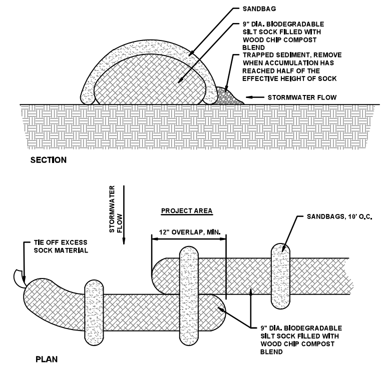


NOTE:
THE EROSION CONTROL MIX MUST BE WELL-GRADED WITH AN ORGANIC COMPONENT THAT IS BETWEEN 50 AND 100% OF DRY WEIGHT, AND THAT IS COMPOSED OF FIBROUS AND ELONGATED FRAGMENTS. THE MINERAL PORTION OF THE MIX SHOULD BE NATURALLY INCLUDED IN THE PRODUCT WITH NO LARGER ROCKS (>4") OR LARGE AMOUNTS OF FINES (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



STABILIZED CONSTRUCTION ENTRANCE DETAIL
NTS (MAY BE USED AS AN ALTERNATE TO SILT FENCE)



SILT SOCK DETAIL
N.T.S.

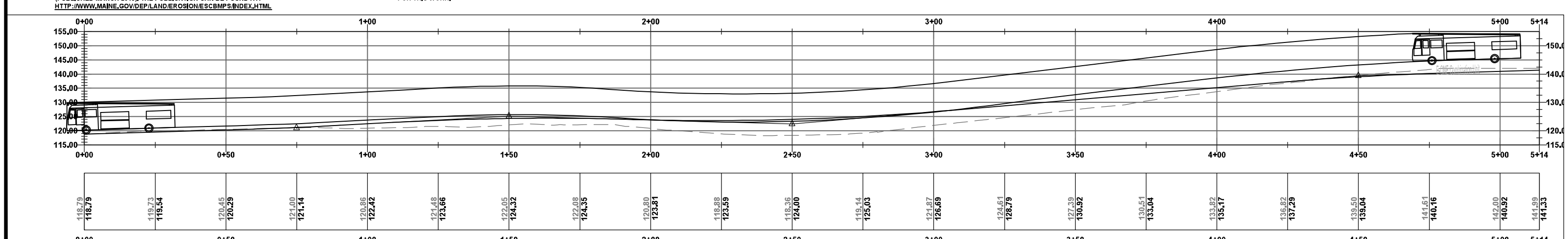
EROSION CONTROL NOTES

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.



FIRE TRUCK VERTICAL CLEARANCE EXHIBIT
1"=20'

REV.	DATE	DESCRIPTION	BY	CHK.
2	2024.11.20	REVISED PER FIRE DEPT COMMENTS	PJM	DJO
1	2024.08.13	REVISED PER PLANNING BOARD & PEER REVIEW COMMENTS	PJM	DJO

DRAWING ISSUE STATUS
NOT FOR CONSTRUCTION

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

PROJECT
THUNDER RIDGE ROAD
PLAN OF A PRIVATE WAY
BIDDEFORD, MAINE

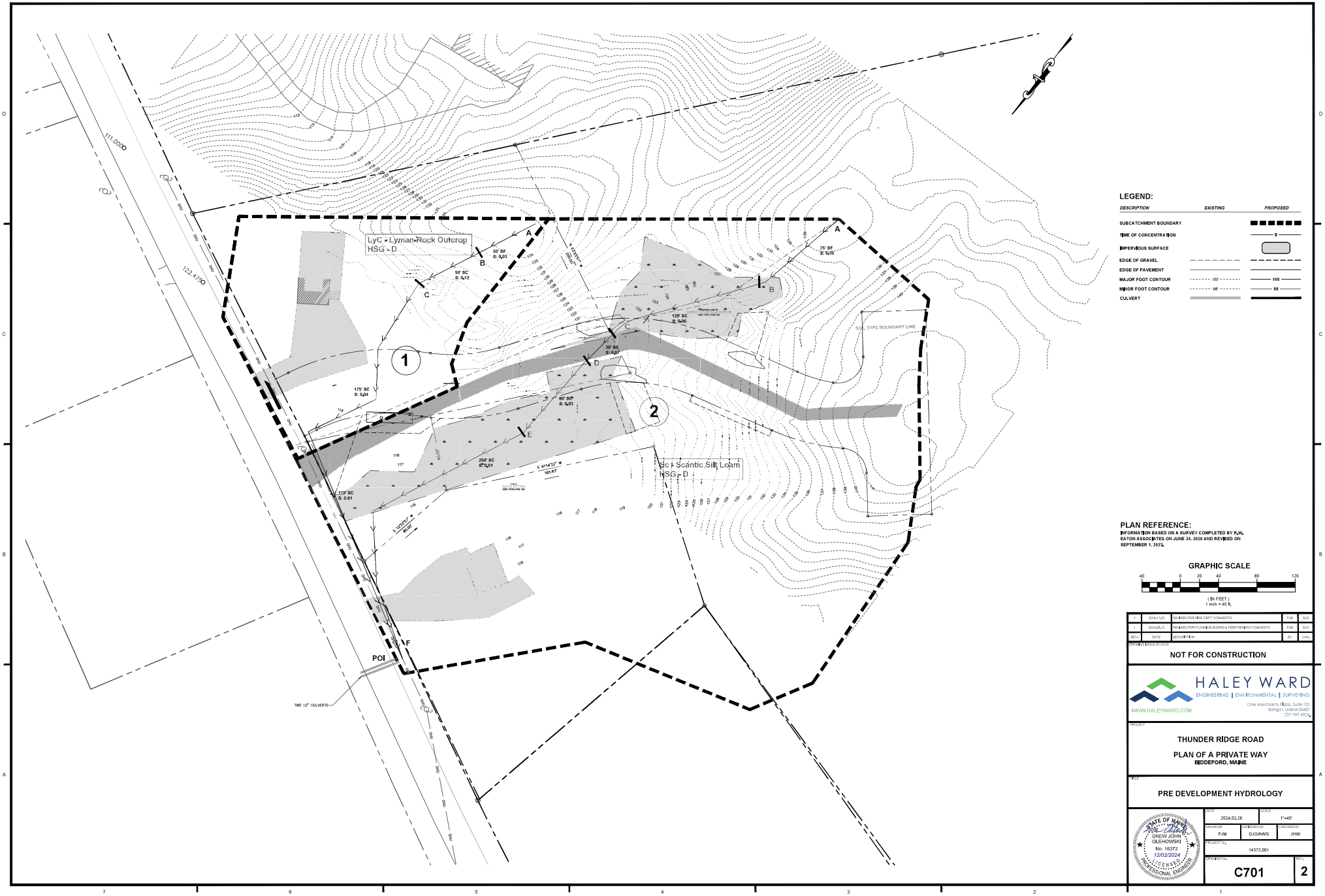
TITLE
SITE DETAILS

STATE OF MAINE
DREW JOHN OLEHOWSKI
No. 16372
12/02/2024
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. C502
REV. 2

FILE LOCATION: P:\ME\14373-JEFFREY_DUTTON\001-PRIVATE_WAY_BUZZELL_RD-JHW\02-CAD_FILES\CIVIL\14373.001-C-SP.DWG, 2024.11.20, 9:45 AM



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 RJW, EATON ASSOCIATES ON JUNE 24, 2020 AND REVISED ON SEPTEMBER 1, 2021.

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

REV.	DATE	DESCRIPTION	BY	CHK'D
2	2024.11.21	REVISED PER FIRE DEPT COMMENTS	PJM	DJO
1	2024.09.13	REVISED PER PLANNING BOARD & PEER REVIEW COMMENTS	PJM	DJO

DRAWING ISSUE STATUS
NOT FOR CONSTRUCTION

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One Merchants Plaza, Suite 701
Bangor, Maine 04401
207.989.4824
WWW.HALEYWARD.COM

PROJECT
THUNDER RIDGE ROAD
PLAN OF A PRIVATE WAY
BIDDEFORD, MAINE

TITLE
PRE DEVELOPMENT HYDROLOGY

STATE OF MAINE
DREW JOHN OLEHOWSKI
No. 16372
12/02/2024
LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
2024.02.26	1"=40'
DRAWN BY	DESIGNED BY / DJO/AWG	CHECKED BY
PJM		JHW
PROJECT NO.	
14373.001	
DRAWING NO.	REV.
C701	2

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 PJM, 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'D
2	2024.12.23	REVISED PER FIRE DEPT COMMENTS	PJM	DJO
1	2024.04.23	REVISED PER PLANNING BOARD & PEER REVIEW COMMENTS	PJM	DJO

DRAWING ISSUE STATUS
NOT FOR CONSTRUCTION

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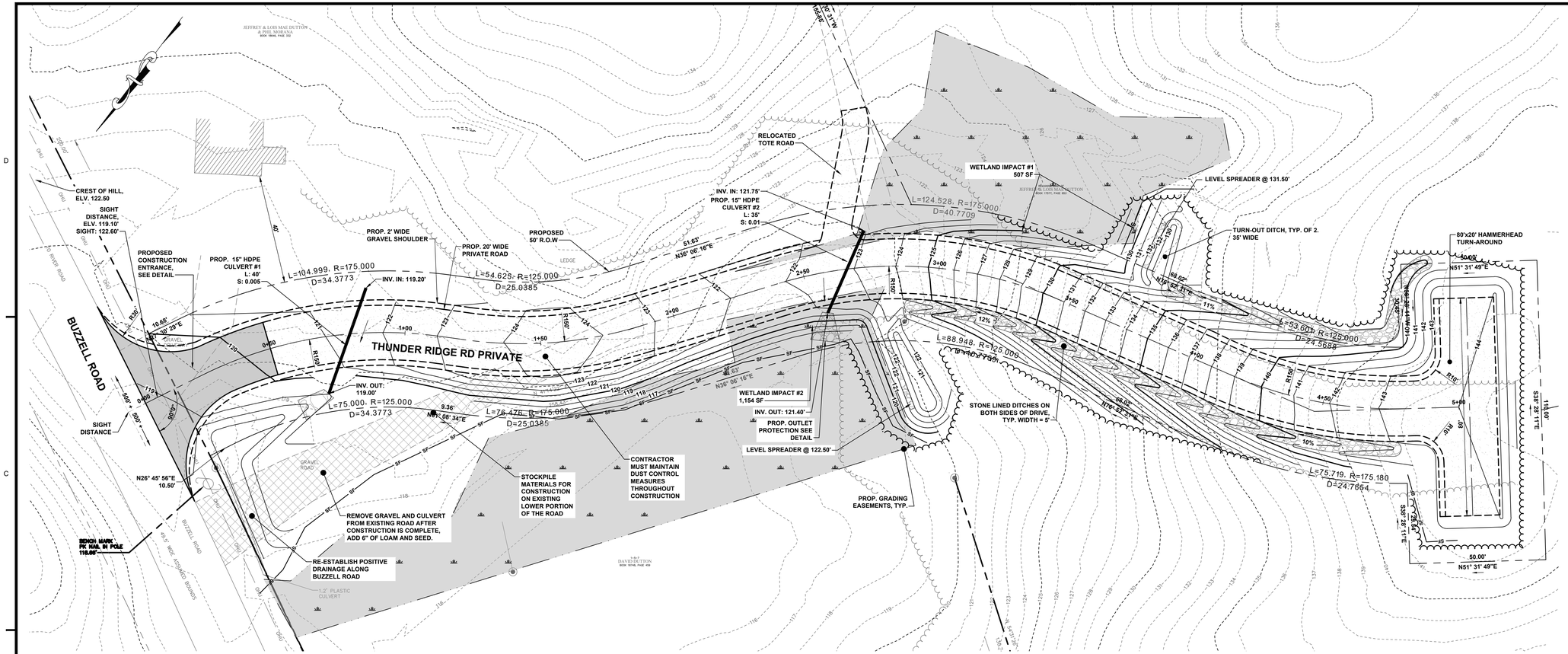
One Merchants Plaza, Suite 701
Bangor, Maine 04401
207.989.4824

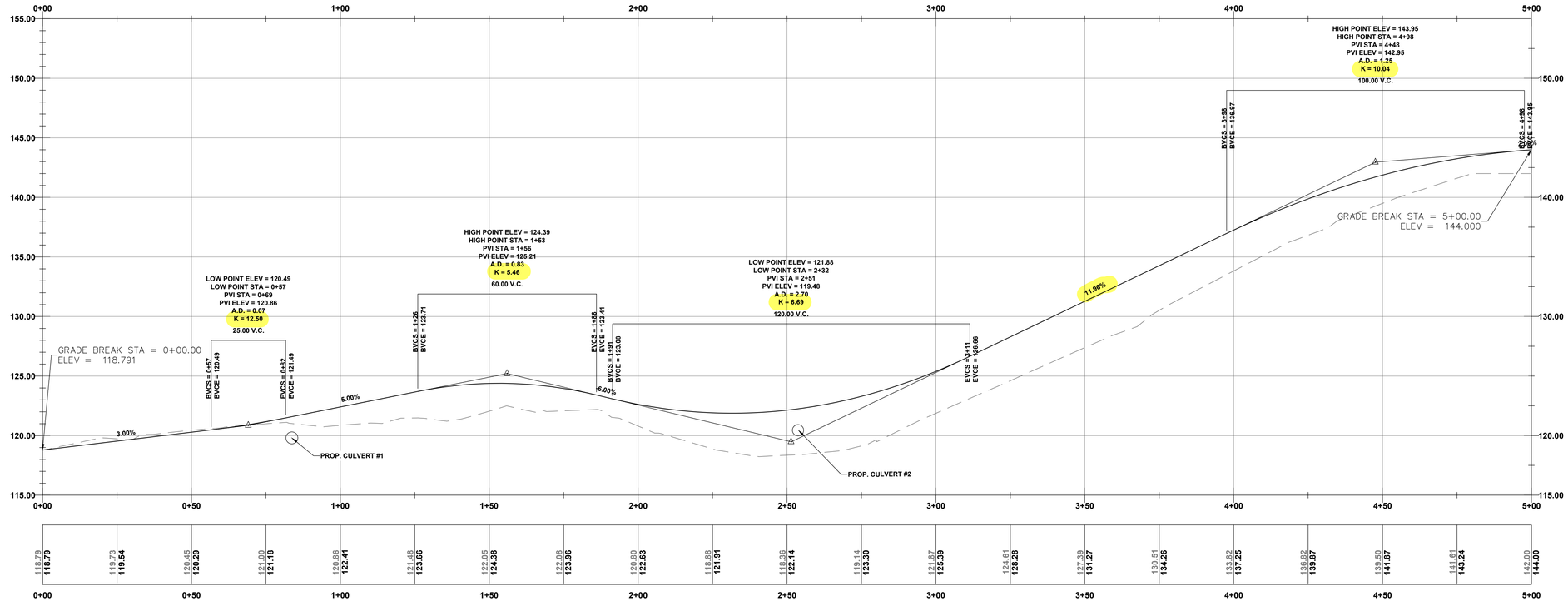
PROJECT
THUNDER RIDGE ROAD
PLAN OF A PRIVATE WAY
BIDDEFORD, MAINE

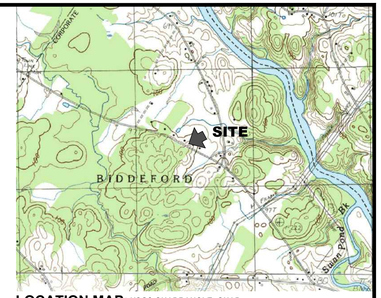
TITLE
POST DEVELOPMENT HYDROLOGY

STATE OF MAINE
DREW JOHN OLEHOWSKI
No. 16372
12/02/2024
LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
2024.02.26	1"=40'
DRAWN BY	DESIGNED BY	CHECKED BY
PJM	DJO/AWG	JHW
PROJECT NO.	
14373.001	
DRAWING NO.	REV.
C702	2







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

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	DESIGNED BY	CHECKED BY
PJM	DJO/AWG	JHW

PROJECT No. 14373.001

DRAWING No. **C101** REV.

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

THUNDER RIDGE ROAD
PLAN OF A PRIVATE WAY

BIDDEFORD, MAINE

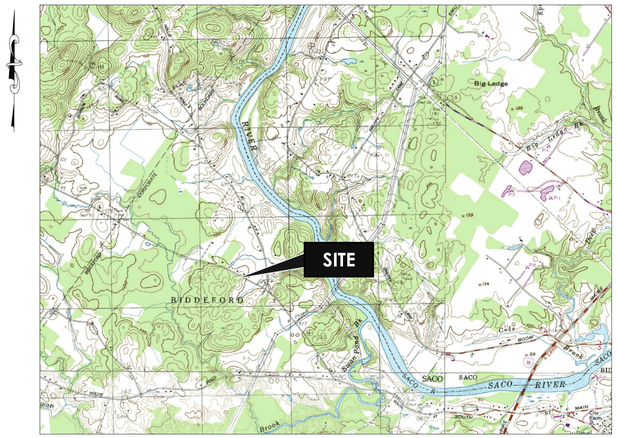
PROJECT INFORMATION

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



LOCATION MAP

INDEX OF DRAWINGS

C001 COVER SHEET
V101 BOUNDARY SURVEY & NEW LOT LAYOUT
C101 PRIVATE WAY PLAN & PROFILE
C501 SITE DETAILS
C502 SITE DETAILS
C701 PRE-DEVELOPMENT HYDROLOGY
C702 POST-DEVELOPMENT HYDROLOGY

SITE DEVELOPMENT DATA		
	SF	AC
EXISTING IMPERVIOUS (TO BE REMOVED):	2,084	0.05
EXISTING IMPERVIOUS (TO REMAIN):	6,295	0.14
NEW BUILDINGS:	0	0.00
NEW GRAVEL IMPERVIOUS:	7,575	0.17
TOTAL IMPERVIOUS:	13,870	0.32
TOTAL DEVELOPED:	13,870	0.32
LIMITS OF DISTURBANCE:	34,086	0.78
WETLAND IMPACTS:	1,661	0.04
DESIGN STANDARDS		
	REQ'D	PROVIDED
ZONE:	R-F	N/A
MINIMUM SETBACK FROM ROW (FT):	40	40
PROJECT INFORMATION		
APPLICANT:	JEFFREY & LOIS MAY DUTTON	
	9 BUZZELL ROAD	
	BIDDEFORD, MAINE, 04005	
ENGINEER:	HALEY WARD, INC.	
	ATTN: DREW OLEHOWSKI, P.E.	
	120 MAIN STREET, SUITE 132	
	SACO, MAINE, 04072	

PERMITTING PLAN SET
AUGUST 13, 2024

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
www.haleyward.com

14373.001

CERTIFICATION

STATE OF MAINE RICHARD EATON # 2075 PROFESSIONAL LAND SURVEYOR

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

York ss Registry Of Deeds

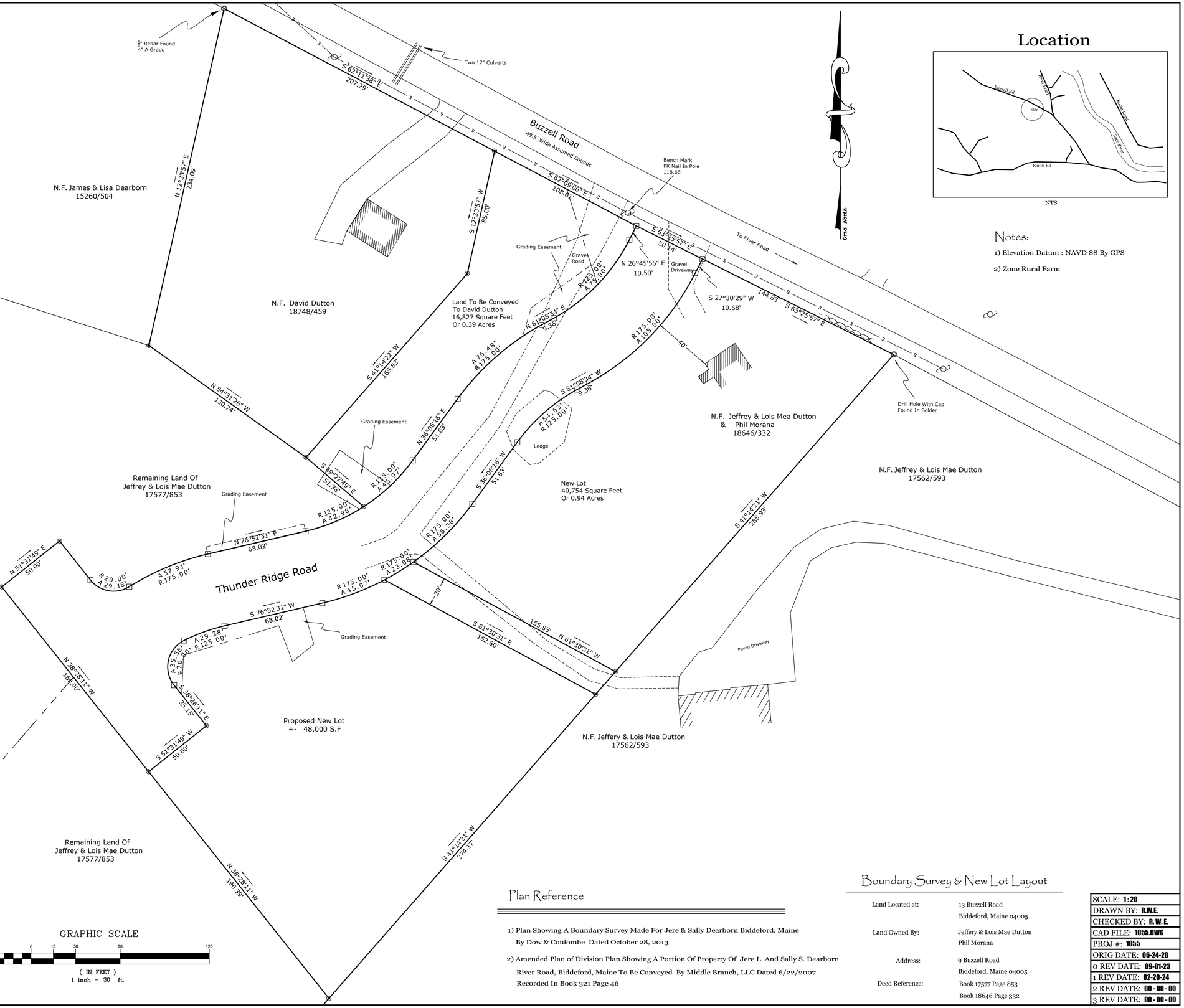
Received_____ 20___

At___H___M___M., And

Recorded In Book___Page___

Attest:

Register



LEGEND

- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- Utility Pole
- N.F. Now or Formerly
- 1324/98 Book & Page
- Stone Wall
- 4" X 4" Monument Set

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

Plan Reference

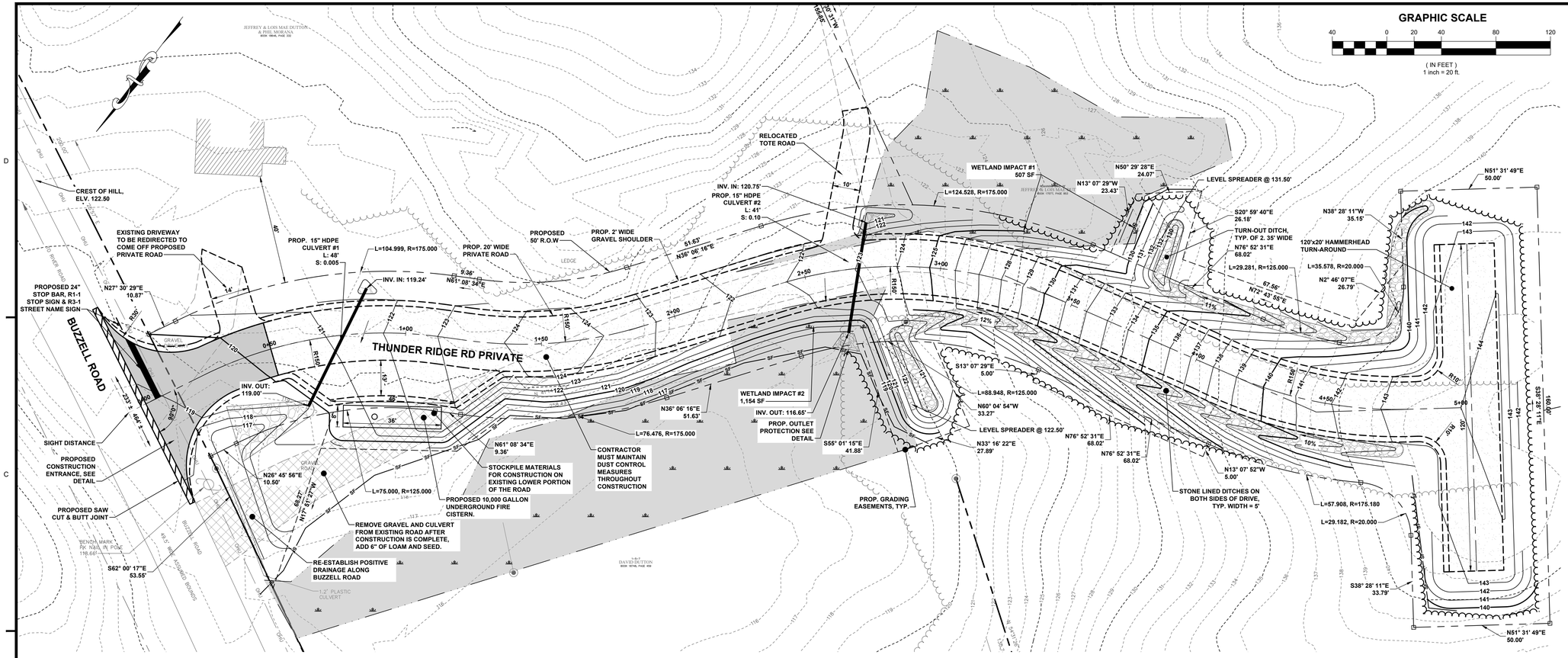
1) Plan Showing A Boundary Survey Made For Jere & Sally Dearborn Biddeford, Maine
By Dow & Coulombe Dated October 28, 2013

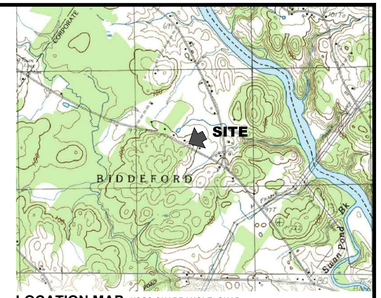
2) Amended Plan of Division Plan Showing A Portion Of Property Of Jere L. And Sally S. Dearborn
River Road, Biddeford, Maine To Be Conveyed By Middle Branch, LLC Dated 6/22/2007
Recorded In Book 321 Page 46

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 MAPTECH® USGS TOPOGRAPHIC SERIES™, ©MAPTECH®, INC. 978-933-3000 WWW.MAPTECH.COM/TOPO
SCALE: 1"=2000'

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		

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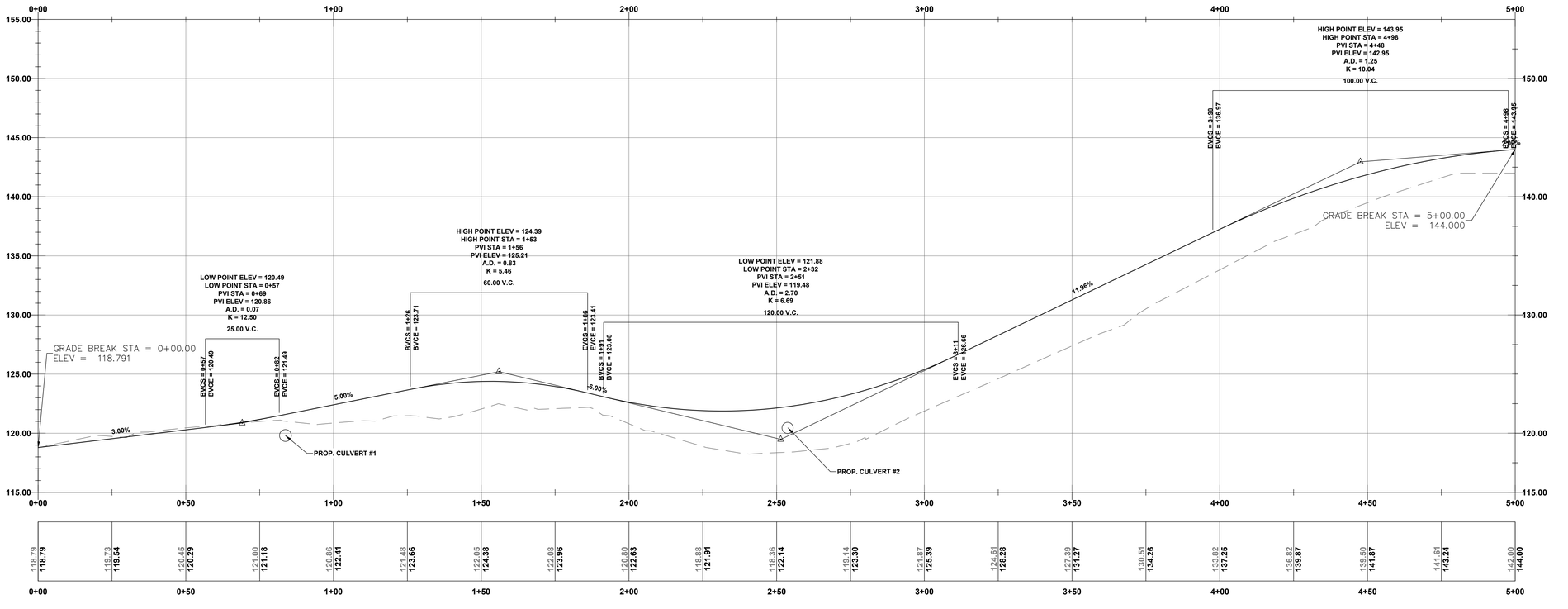
5. THE CONTRACTOR IS REQUIRED TO CONTACT THE CITIES ENGINEERING DEPARTMENT PRIOR TO MAJOR LAND DISTURBANCE, FOR AN INITIAL E & SC INSPECTION ONCE ALL PERIMETER CONTROL DEVICES HAVE BEEN INSTALLED.
6. THE CONTRACTOR IS REQUIRED TO PROPERLY MAINTAIN ALL EROSION & SEDIMENTATION CONTROL BMPS THROUGHOUT CONSTRUCTION AND AFTER RAINFALL EVENTS VIA RECORDED INSPECTION LOGS/REPORTING.
7. PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING GIVEN TO ANY PROPOSED NEW LOT, A PRIVATE WAY MAINTENANCE AGREEMENT SHALL BE RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS, AND A COPY OF RECORDED AGREEMENT SHALL BE RETURNED TO THE PLANNING DEPARTMENT.

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.



REV.	DATE	DESCRIPTION	BY	CHK.
1	2024.08.13	REVISED PER PLANNING BOARD & PEER REVIEW COMMENTS	PJM	DJO

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
08/29/2024
LICENSED PROFESSIONAL ENGINEER

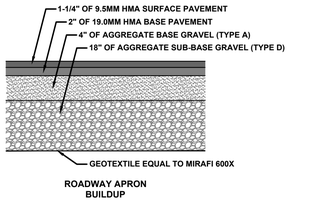
DATE	SCALE
2024.02.26	1"=20'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	DJO/AWG	JHW

PROJECT No. 14373.001

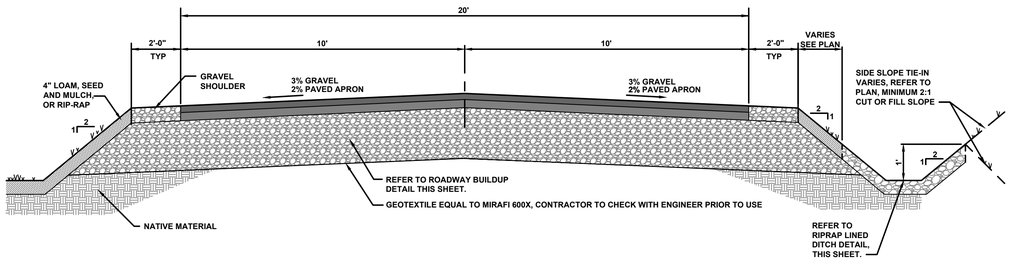
DRAWING No. **C101** REV. **1**

FILE LOCATION: P:\ME\14373-JEFFREY_DUTTON\001\PRIVATE_WAY_BUZZELL_RD.JHW\02-CAD_FILES\CIVIL\14373.001-C-SP.DWG, 2024.08.29, 1:38 PM



TYPICAL ROADWAY APRON/GRAVEL ROAD BUILDUP DETAIL

NTS

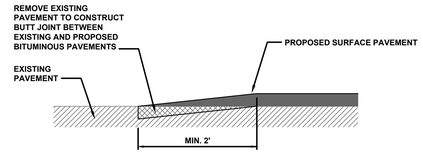


NOTES:

1. ROAD SIDE SLOPE TIE-INS VARY PER PLAN.
2. TOP 6" OF ORGANIC MATTER ARE TO BE REMOVED PRIOR TO CONSTRUCTION. COMMON BORROW TO BE USED AS NECESSARY TO REACH SUBGRADE ELEVATION.

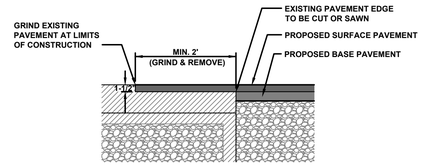
TYPICAL ROADWAY CROSS SECTION

NTS



TYPICAL ASPHALT PAVEMENT BUTT JOINT DETAIL

N.T.S.

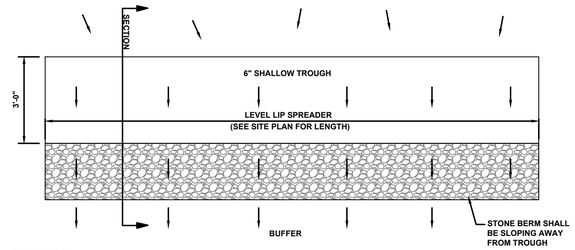


NOTES:

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

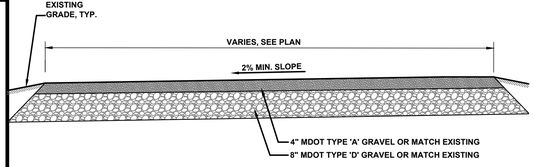
NTS



TYPICAL STONE BERM LEVEL SPREADER DETAIL

N.T.S.

1. INSPECT AT LEAST ONCE ANNUALLY FOR ACCUMULATION OF SEDIMENT AND DEBRIS AND FOR SIGNS OF EROSION WITHIN APPROACH CHANNEL, SPREADER CHANNEL, OR DOWN-SLOPE OF SPREADER.
2. REMOVE DEBRIS WHENEVER OBSERVED DURING INSPECTION.
3. REMOVE SEDIMENT WHEN ACCUMULATION EXCEEDS 25% OF SPREADER CHANNEL DEPTH.
4. MOW AS REQUIRED BY LANDSCAPING DESIGN. AT A MINIMUM, MOW ANNUALLY TO CONTROL WOODY VEGETATION WITHIN THE SPREADER.
5. SNOW SHOULD NOT BE STORED WITHIN OR DOWN-SLOPE OF THE LEVEL SPREADER OR ITS APPROACH CHANNEL.
6. REPAIR ANY EROSION AND RE-GRADE OR REPLACE STONE BERM MATERIAL, AS WARRANTED BY INSPECTION.
7. RECONSTRUCT THE SPREADER IF DOWN-SLOPE CHANNELIZATION INDICATES THAT THE SPREADER IS NOT LEVEL OR THAT DISCHARGE HAS BECOME CONCENTRATED, AND CORRECTIONS CANNOT BE MADE THROUGH MINOR RE-GRADING.
8. IT IS CRITICAL TO INSTALL LEVEL SPREADERS AT ZERO PERCENT GRADE ALONG THE LENGTH OF THE DISCHARGE LIP. FLOW MUST DISCHARGE UNIFORMLY ALONG THE LENGTH OF THE SPREADER.
9. THE RECEIVING AREA MUST BE STABLE PRIOR TO CONSTRUCTION OF THE LEVEL SPREADER.



GRAVEL DRIVEWAY / TOTE ROAD SECTION

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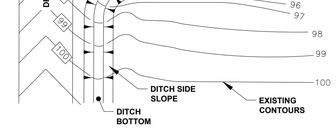
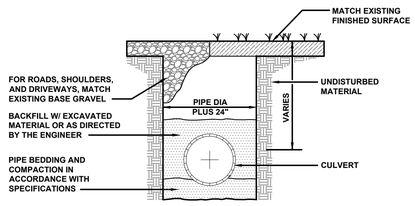


DITCH TURN-OUT DETAIL

NTS

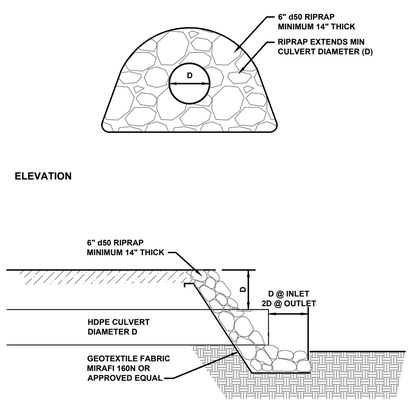


NOTE:

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

TYPICAL CULVERT TRENCH DETAIL

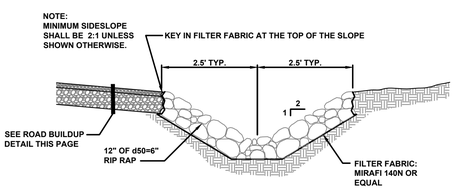
NTS



NOTE:
CULVERT PROTECTION TO BE PROVIDED BASED ON CURRENT MDEP EROSION CONTROL HANDBOOK.

TYPICAL CULVERT INLET/OUTLET PROTECTION DETAIL

NTS



RIP-RAP LINED DITCH DETAIL

NTS

REV.	DATE	DESCRIPTION	BY	CHK.
1	2024.08.13	REVISED PER PLANNING BOARD & PEER REVIEW COMMENTS	PJM	DJO

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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
08/29/2024
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. **1**

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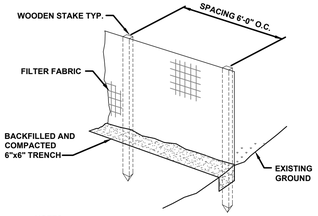
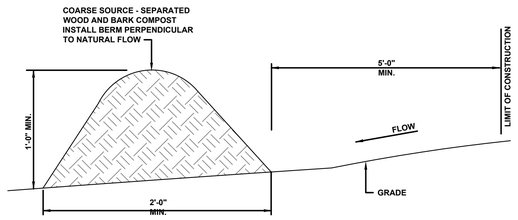


NOTES:

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

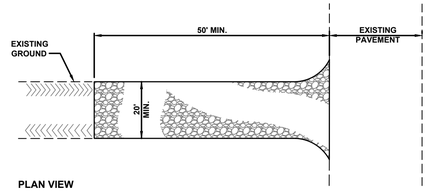
NTS



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).

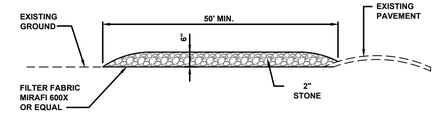
EROSION CONTROL MIX BERM DETAIL

NTS



PLAN VIEW

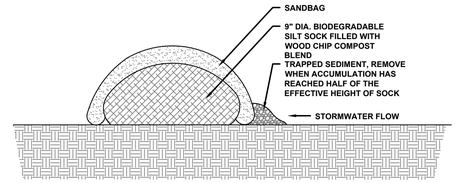
NOTE: CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES



SECTION

STABILIZED CONSTRUCTION ENTRANCE DETAIL

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



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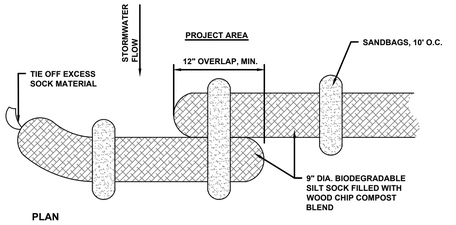


PLAN

SILT SOCK DETAIL

N.T.S.

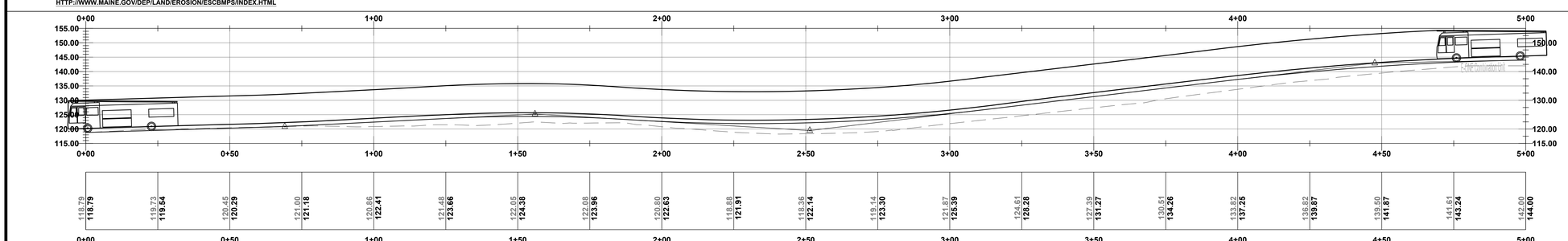
EROSION CONTROL NOTES

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.



FIRE TRUCK VERTICAL CLEARANCE EXHIBIT

1"=20'

REV.	DATE	DESCRIPTION	BY	CHK.
1	2024.08.13	REVISED PER PLANNING BOARD & PEER REVIEW COMMENTS	PJM	DJO

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

SITE DETAILS

STATE OF MAINE
DREW JOHN OLEHOWSKI
No. 16372
08/29/2024
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. **C502** REV. **1**

FILE LOCATION: P:\ME\14373_JEFFREY_DUTTON\001-PRIVATE_WAY_BUZZELL_RD-JHW\02-CAD_FILES\CIVIL\14373.001-C-SP.DWG, 2024.08.29, 1:38 PM

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.
1	2024.08.13	REVISED PER PLANNING BOARD & PEER REVIEW COMMENTS	PJM	DJO

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

PRE DEVELOPMENT HYDROLOGY

STATE OF MAINE
DREW JOHN OLEHOWSKI
No. 16372
08/29/2024
LICENSED PROFESSIONAL ENGINEER

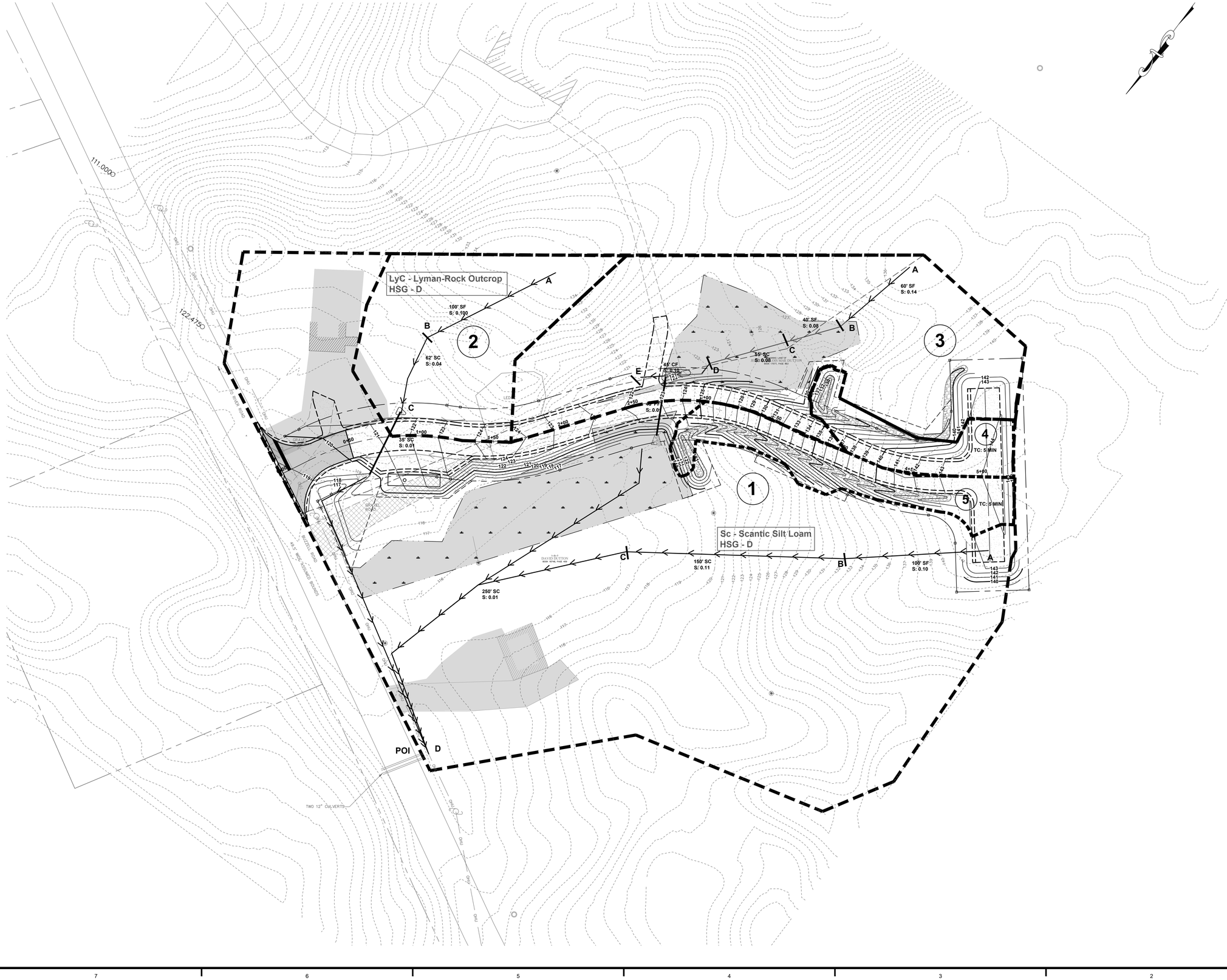
DATE	SCALE
2024.02.26	1"=40'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	DJO/AWG	JHW

PROJECT No. 14373.001

DRAWING No. **C701** REV. **1**

FILE LOCATION: P:\ME\14373_JEFFREY_DUTTON\001-PRIVATE_WAY_BUZZELL_RD-JAW\02-CAD_FILES\CIVIL\14373.001-C-HYDWG, 2024.08.29, 1:38 PM



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.
1	2024.08.13	REVISED PER PLANNING BOARD & PEER REVIEW COMMENTS	PJM	DJO

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

POST DEVELOPMENT HYDROLOGY

STATE OF MAINE
DREW JOHN OLEHOWSKI
No. 16372
08/29/2024
LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
2024.02.26	1"=40'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	DJO/AWG	JHW

PROJECT No. 14373.001

DRAWING No. **C702** REV. **1**

FILE LOCATION: P:\ME\14373-JEFFREY_DUTTON\00-PRIVATE_WAY_BUZZELL_RD-JAW\02-CAD_FILES\CIVIL\14373.001-C-HY.DWG, 2024.08.29, 1:39 PM

Table 3-35. Design Controls for Crest Vertical Curves Based on Stopping Sight Distance

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, Ka		Design Speed (km/h)	Stopping Sight Distance (m)	Rate of Vertical Curvature, Ka	
		Calculated	Design			Calculated	Design
15	80	3.0	3	20	20	0.6	1
20	115	6.1	7	30	35	1.9	2
25	155	11.1	12	40	50	3.8	4
30	200	18.5	19	50	65	6.4	7
35	250	29.0	29	60	85	11.0	11
40	305	43.1	44	70	105	16.8	17
45	360	60.1	61	80	130	25.7	26
50	425	83.7	84	90	160	38.9	39
55	495	113.5	114	100	185	52.0	52
60	570	150.6	151	110	220	73.6	74
65	645	192.8	193	120	250	95.0	95
70	730	246.9	247	130	285	123.4	124
75	820	311.6	312				
80	910	383.7	384				

[a] Rate of vertical curvature, K, is the length of curve per percent algebraic difference in intersecting grades (A), $K = L/A$.

The values of K derived above when S is less than L also can be used without significant error where S is greater than L. As shown in Figure 3-35, extension of the diagonal lines to meet the vertical lines for minimum lengths of vertical curves results in appreciable differences from the theoretical only where A is small and little or no additional cost is involved in obtaining longer vertical curves.

For night driving on highways without lighting, the length of visible roadway is that roadway that is directly illuminated by the headlights of the vehicle. For certain conditions, the minimum stopping sight distance values used for design exceed the length of visible roadway. First, vehicle headlights have limitations on the distance over which they can project the light intensity levels that are needed for visibility. When headlights are operated on low beams, the reduced candlepower at the source plus the downward projection angle significantly restrict the length of visible roadway surface. Thus, particularly for high-speed conditions, stopping sight distance values exceed road-surface visibility distances afforded by the low-beam headlights regardless of whether the roadway profile is level or curving vertically. Second, for crest vertical curves, the area forward of the headlight beam's point of tangency with the roadway surface is shadowed and receives only indirect illumination.

Since the headlight mounting height (typically about 2.00 ft [0.60 m]) is lower than the driver eye height used for design (3.50 ft [1.08 m]), the sight distance to an illuminated object is con-

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for all values of A. This entails some deviation from the computed values of K for small values of A, but the differences are not significant. Table 3-37 shows the range of computed values and the rounded values of K selected as design controls. The lengths of sag vertical curves on the basis of the design speed values of K are shown by the solid lines in Figure 3-37. It is to be emphasized that these lengths are minimum values based on design speed; longer curves are desired wherever practical, but special attention to drainage should be exercised where values of K in excess of 167 ft [51 m] per percent change in grade are used.

Minimum lengths of vertical curves for flat gradients also are recognized for sag conditions. The values determined for crest conditions appear to be generally suitable for sags. Lengths of sag vertical curves, shown as vertical lines in Figure 3-37, are equal to three times the design speed in mph [0.6 times the design speed in km/h].

Sag vertical curves shorter than the lengths computed from Table 3-37 may be justified for economic reasons in cases where an existing feature, such as a structure not ready for replacement, controls the vertical profile. In certain cases, ramps may also be designed with shorter sag vertical curves. Fixed-source lighting is desirable in such cases. For street design, some engineers accept design of a sag or crest where A is about 1 percent or less without a length of calculated vertical curve. However, field modifications during construction usually result in constructing the equivalent to a vertical curve, even if short.

Table 3-37. Design Controls for Sag Vertical Curves

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, K[a]		Design Speed (km/h)	Stopping Sight Distance (m)	Rate of Vertical Curvature, K[a]	
		Calculated	Design			Calculated	Design
15	80	9.4	10	20	20	2.1	3
20	115	16.5	17	30	35	5.1	6
25	155	25.5	26	40	50	8.5	9
30	200	36.4	37	50	65	12.2	13
35	250	49.0	49	60	85	17.3	18
40	305	63.4	64	70	105	22.6	23
45	360	78.1	79	80	130	29.4	30
50	425	95.7	96	90	160	37.6	38
55	495	114.9	115	100	185	44.6	45
60	570	135.7	136	110	220	54.4	55
65	645	156.5	157	120	250	62.8	63
70	730	180.3	181	130	285	72.7	73
75	820	205.6	206				
80	910	231.0	231				

[a] Rate of vertical curvature, K, is the length of curve (m) per percent algebraic difference intersecting grades (A), $K = L/A$.

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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
X Conditional Use Permit __ Subdivision __ Private Way
__ Other: _____

Applicant Information:

Name: Chico Potvin
Mailing Address: 17 Wadlin Rd Biddeford, ME 04005
Telephone: 207-294-1431
Email: apotvin@maine.rr.com
What is your legal interest in the property?
X Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:

Name: Spang3 LLC
Mailing Address: 17 Wadlin Rd Biddeford, ME 04005
Telephone: 207-294-1431
Email: apotvin@maine.rr.com

Agent's Information:

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

Engineer/Surveyor's Information:

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

Project Location and Lot Information:

Street Address: Waterworks Dr. Drainage Watershed: _____
Tax Map: 7 Lot: 8-3
Current Zoning: RF Shoreland Zoning: _____
Size of Lot: 195 (X) acres ( )s.f. Lot Frontage: 450'
Existing Use of Property: Single family

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

X Flat (0-3% slope) __Rolling (3-8% slope) __Hilly (8-15% slope) __Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? __ (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:

construct a second family(residential) unit

Property to be Serviced by:

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

Limits of Disturbance: 3/4 (N)acres ( )s.f.
Net change in impervious cover: 5084 ( )acres (N)s.f.
Is this project part of a larger project? __(Yes) (No)
Is the project proposing a new Private or Public Road? __(Yes, Private) __(Yes, Public) (No)
Is this project within the Urbanized Area/MS4 (*see City Drainage Map*) __(Yes) __(No)
Is the project proposing any Stormwater facilities/BMPs? __(Yes) (No)
Will a Traffic Movement Permit (TMP) be required?: __(Yes) (No)

__ **If in a Shoreland Zone:**
Percent of residential lot coverage (Max 20%): _____
Percent of structure expansion (Max 30%): _____
__ **If Subdivision Review, number of lots proposed:** _____
__ **If a Private Way is proposed, number of lots served:** _____

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

Total new square feet footprint of structure: 5084 sqft
Total new square feet paving/parking: 1000 sqft

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval
   __ Fire Department – Contact Chief or Deputy Chief – 282-9986
   __ Ability to Serve for Water Service – Maine Water – 282-1543
   __ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
   __ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
C. Photographs of Site.
D. Architectural renderings/drawings of proposed buildings, as required.
E. Engineering Plans, as required.
F. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Required Signatures:

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

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

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

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

Signature of Applicant: _____ **Date** 11/14/24

Signature of Property Owner: _____ **Date** 11/14/24

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

To: The City of Biddeford

Planning Department

From: Chico Potvin Date: 11/18/2024

I'm currently in the process of obtaining a permit to construct a second residential unit on my property off Waterworks Drive.

From what I understand, being in the R.F. zone, this falls under a conditional use permit acquired through a staff review process.

I believe the information I am providing should be sufficient in determining the safety and accessibility of the request.

Currently, I have a single-family home that my family and I will be residing in. We wish to provide a second unit for my daughter and her husband. This unit will use the same driveway as the existing house. The current driveway consists of a width between 14 ft and 20ft. There is 12-18 inches of D-gravel though out that area. When construction is complete, the road will be topped off with reclaim material and pavement near the two units. The driveway has a large radius and turn around to accommodate any large vehicles. When we constructed the existing house, there were several tractor trailers, cement trucks and a wide load of 13.6 ft x 70 ft that delivered trusses with no issues.

The foot print of the dwelling with the garage area is about 5,000 square feet and around 1,000 square feet for an additional driveway area. I'm estimating around ¾ of an acre of land disturbance to complete the project.

Hopefully, I've provided enough information for staff to make a determination on the points that have to be addressed for this process. Please let me know if any other information is needed.

Thank you, Chico Potvin

NANCY E HAMMOND, REGISTER OF DEEDS
E RECORDED Bk 19192 PG 636
Instr # 2023003046
02/03/2023 10:24:53 AM
Pages 3 YORK CO

DLN: 1002340225775

Space above for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **SOUTH STREET VILLAGE LLC**, a Maine limited liability company with a principal place of business in South Portland, County of Cumberland and State of Maine, for consideration paid, grants to **SPANG 3, LLC**, a Maine limited liability company with a mailing address of 17 Wadlin Road, Biddeford, ME 04005, with Warranty Covenants, the following described real estate:

A certain lot or parcel of land, together with the improvements thereon, situated southerly of South Street, but not adjacent thereto, in the City of Biddeford, County of York, State of Maine, being more specifically bounded and described as follows:

Beginning at the northeasterly corner of land now or formerly of the Estate of Jared P. Boyle and James P. Boyle (Deed Reference: Book 14683 Page 130) and the northwesterly corner of land now or formerly of Daniel Spang (Deed Reference: Book 2964 Page 230);

Thence S 53°40'05" E, along land of Spang, a distance of 470.74 feet to an iron pipe or rod found at land now or formerly of Grantee herein (Deed Reference: Book 18573 Page 93);

Thence N 36°19'23" E, along land of Grantee, a distance of 451.00 feet to an iron pipe or rod found at Grantee's northwesterly corner;

Thence S 53°40'05" E, along land of Grantee, a distance of 513.17 feet to an iron pipe or rod found at Grantee's northeasterly corner;

Thence S 35°27'08" W, along land of Grantee, a distance of 2,302.06 feet to a stone or concrete monument found;

Thence S 54°18'10" E, along land of Grantee, a distance of 190.48 feet to land now or formerly of Central Maine Power (Deed Reference: 5428 Page 256);

Thence N 77°05'21" E, along land of Central Maine Power, a distance of 585.38 feet to an iron pipe or rod found at land now or formerly of the State of Maine (Deed Reference: Book 4892 Page 211);

Thence N 35°42'06" E, along land of the State of Maine, a distance of 704.59 feet to a stone or concrete monument found;

Thence S 51°33'35" E, along land of the State of Maine, a distance of 669.34 feet;

Thence N 35°29'29" E, along land of the State of Maine, a distance of 1,342.20 feet;

No Transfer Tax

Thence N 36°04'00" E, continuing along land of the State of Maine (Deed Reference: Book 4892 Page 211), land now or formerly of the City of Biddeford (Deed Reference: Book 4008 Page 133), and other land now or formerly of the State of Maine (Deed Reference: Book 2482 Page 308) a distance of 1,583.39 feet;

Thence N 53°44'58" W, through land of the Grantor herein, a distance of 2,376.29 feet;

Thence N 14°15'11" W, through land of the Grantor herein, a distance of 513.54 feet to the southeasterly sideline of a variable width private access and utility easement known as Waterworks Drive;

Thence S 36°14'26" W, along the southeasterly sideline of Waterworks Drive, a distance of 377.62 feet;

Thence N 53°45'34" W, through land of the Grantor herein, a distance of 75.00 feet to land now or formerly of the Maine Water Company (Deed Reference: Book 2775 Page 9);

Thence S 36°14'26" W, along land of the Maine Water Company, a distance of 852.95 feet to an iron pipe or rod found;

Thence S 54°33'56" E, along land of the Maine Water Company, a distance of 600.33 feet to an iron pipe or rod found;

Thence S 35°27'25" W, along land of the Maine Water Company, a distance of 600.10 feet to an iron pipe or rod found at the northeasterly corner of other land of the Maine Water Company (Deed Reference: Book 17160 Page 173);

Thence continuing S 35°27'25" W, along land of the Maine Water Company, a distance of 701.53 feet to the Point of Beginning.

Containing approximately 155.452 acres.

Being a portion of the premises described in a warranty deed from Clair's Incorporated to South Street Village, LLC, dated August 15, 2017 and recorded as Book 17541 Page 869.

All bearings refer to Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83, as referenced on a plan entitled "Existing Conditions Survey of Land of South Street Village, LLC," prepared by Northern Survey Engineering and dated December 21, 2021.

TOGETHER WITH a perpetual non-exclusive right of way and easement to utilize the "Easement Area" as described in an Easement Deed from South Street Village, LLC, to the Maine Water Company, dated June 23, 2020 and recorded as Book 18290 Page 241 for the purposes of (a) pedestrian and vehicular access to and from the above-described premises, or any portion thereof, (b) maintenance and repair of the Easement Area and all improvements therein in order to permit the continued use thereof for the above described purposes, and (c) installation, maintenance, repair and replacement of above-ground and underground utility and communication lines including, but not limited to, water lines, sewer lines, power lines,

telephone and internet communication lines, and gas lines, to serve the above-described premises, or any portion thereof.

This conveyance is a transfer of land to an abutter, and is subject to the restriction that the Grantee shall not within five years of the date hereof, in the absence of subdivision approval, transfer to another person the above described premises unless such conveyance includes all of the merged land including the premises conveyed to Grantee by deed of Timothy C. Spang, Personal Representative of the Estate of Priscilla A. Spang, dated February 26, 2021, and recorded in the York County Registry of Deeds in Book 18573, Page 93.

Also conveying all right title and interest, without any covenants of title, to a certain lot or parcel of land lying southerly of land conveyed to Central Maine Power by Quitclaim Deed of Biddeford and Saco Water Company, dated June 12, 1990, and recorded in the York County Registry of Deeds in Book 5428, Page 256.

IN WITNESS WHEREOF, said South Street Village LLC caused this instrument to be signed in its company name by Matthew Chamberlain, its Member, thereunto duly authorized, this 2 day of February 2023.

Signed, sealed and delivered
in the presence of

South Street Village LLC

By: Matthew Chamberlain
Its: Member

State of Maine
County of York, ss

February 2, 2023

Personally appeared Matthew Chamberlain in his capacity as the Member of South Street Village LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of South Street Village LLC.

Before me,

~~Notary Public~~/Attorney at Law Bar #5255
Paul D. Weinstein

7468

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 11SHS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	Biddeford
Street or Road	South Street House 2
Subdivision, Lot #	

OWNER/APPLICANT INFORMATION

Name (last, first, MI) Vacation Properties — Owner [ ] Applicant [✓]

Mailing Address of Owner/Applicant	17 Wadlin Road
	Biddeford 04005
Daytime Tel. #	294-1431

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 [ ]

_____ L.P.I. # _____
Local Plumbing Inspector Signature

Fee: $_____ state min fee $_____ Locally adopted fee
Copy: [ ] 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 # _____ Lot # _____

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

_____ _____ (2nd) date approved
Local Plumbing Inspector Signature

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
175 (SQ. FT. / ACRES)

SHORELAND ZONING
Yes (No)

DISPOSAL SYSTEM TO SERVE
(1. Single Family Dwelling Unit, No. of Bedrooms: 4)
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 TANK
(1. Concrete)
(a. Regular)
b. Low Profile
2. Plastic
3. Other: _____
CAPACITY: 1000 GAL.

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: 1536 (sq. ft.) lin. ft.

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

DESIGN FLOW
360 gallons per day
BASED ON:
1. Table 4A (dwelling unit(s))
2. Table 4C(other facilities)
SHOW CALCULATIONS for other facilites
3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS
PROFILE CONDITION
8 / C
at Observation Hole # TP1
Depth 15 "
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
3. Required
Specify only for engineered systems:
DOSE: _____ gallons

LATITUDE AND LONGITUDE
at center of disposal area
Lat. 43 d 29 m 13 s
Lon. 70 d 30 m 13 s
if g.p.s, state margin of error: 15

SITE EVALUATOR STATEMENT

I certify that on 05/05/2023 (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).

Site Evaluator Signature | 263 SE # | 05/05/2023 Date

Mark Hampton
Site Evaluator Name Printed

207-756-2900
Telephone Number

E-mail Address

Note : Changes to or deviations from the n should be confirmed with the Site Evaluator.

7968

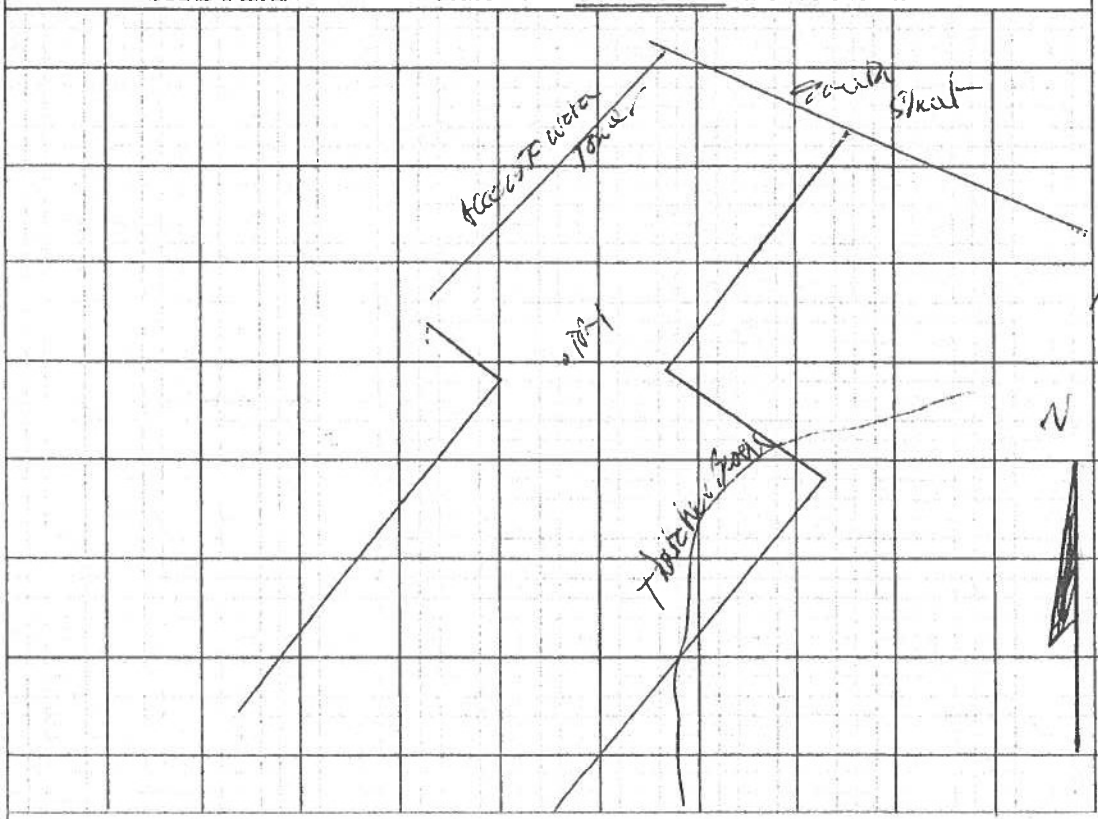
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
Biddeford	South Street House 2	Vacation Properties

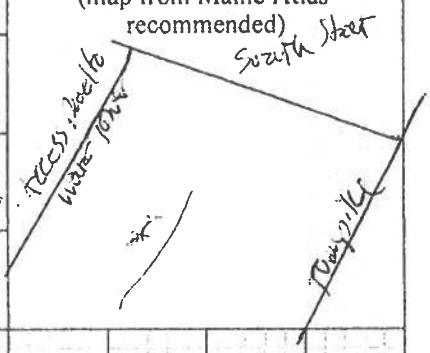
SITE PLAN

Scale 1" = NTS ft. or as shown



SITE LOCATION PLAN

(map from Maine Atlas recommended)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 ☑ Test Pit ☐ Boring

_____" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	Fine Sandy Loam	Friable	Dark Brown	
10–20	Sandy Loam	Friable	Brown	
20–50	Silty Clay Loam	Firm	Olive	Common and Distinct

Soil Classification	Slope	Limiting Factor	
8 / C (Profile / Condition)	4 %	15 "	☒ Ground Water ☒ Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring

_____" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–50				

Soil Classification	Slope	Limiting Factor	
_____ / _____ (Profile / Condition)	_____ %	_____ "	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Site Evaluator Signature 263 SE # 05/05/2023 Date

7468

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

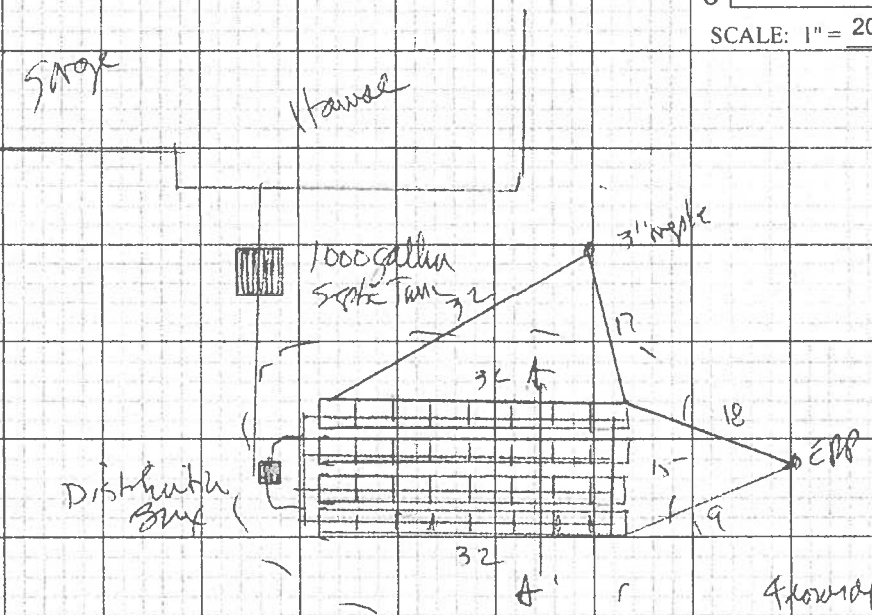
Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

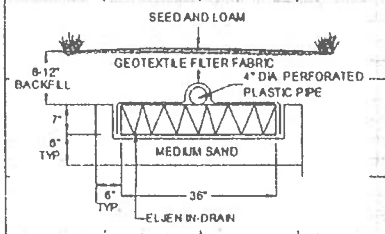
Town, City, Plantation	Street, Road, Subdivision	Owner's Name
Biddeford	South Street House 2	Vacation Properties

SUBSURFACE WASTEWATER DISPOSAL PLAN

0 ____ ____

SCALE: 1" = 20 FT.





4 rows of 8 Eljens
32 total.

FILL REQUIREMENTS

Depth of Fill (Upslope): 21

Depth of Fill (Downslope): 33

CONSTRUCTION ELEVATIONS

Finished Grade Elevation	-48
Top of Distribution Pipe or Proprietary Device	-58
Bottom of Disposal Area	-61

ELEVATION REFERENCE POINT

Location & Description: Nail 60 inches up 5 inch diameter maple

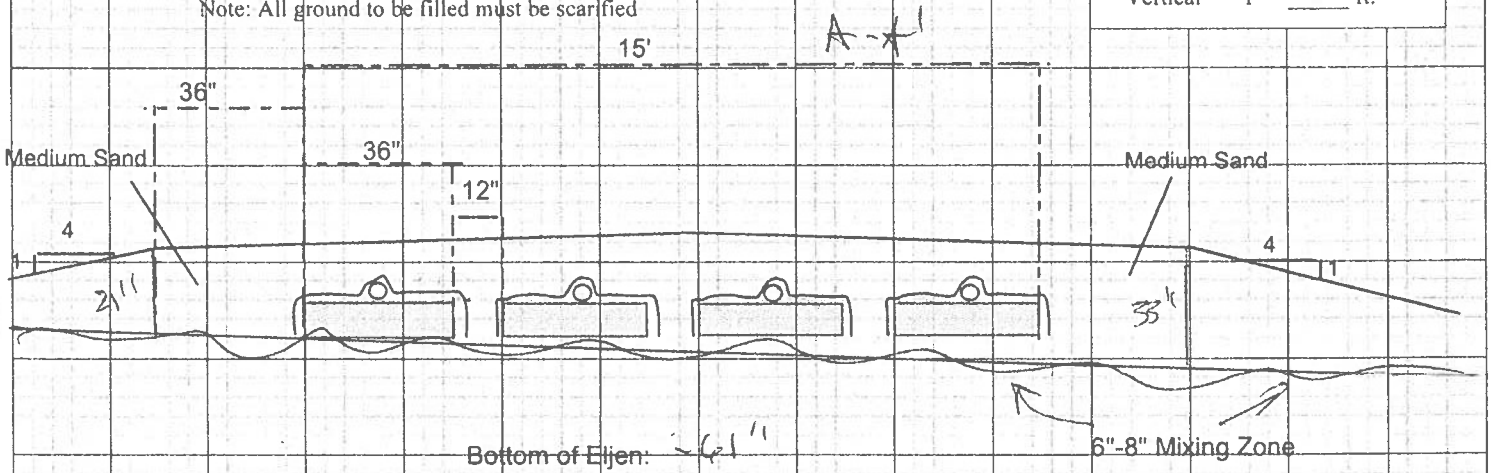
Reference Elevation: 0

Note: Materials and installation shall be in accordance with Maine Subsurface Wastewater Disposal Rules dated 08/15 as amended.

DISPOSAL AREA CROSS SECTION

Scale
Horizontal 1" = 4 ft.
Vertical 1" = 4 ft.

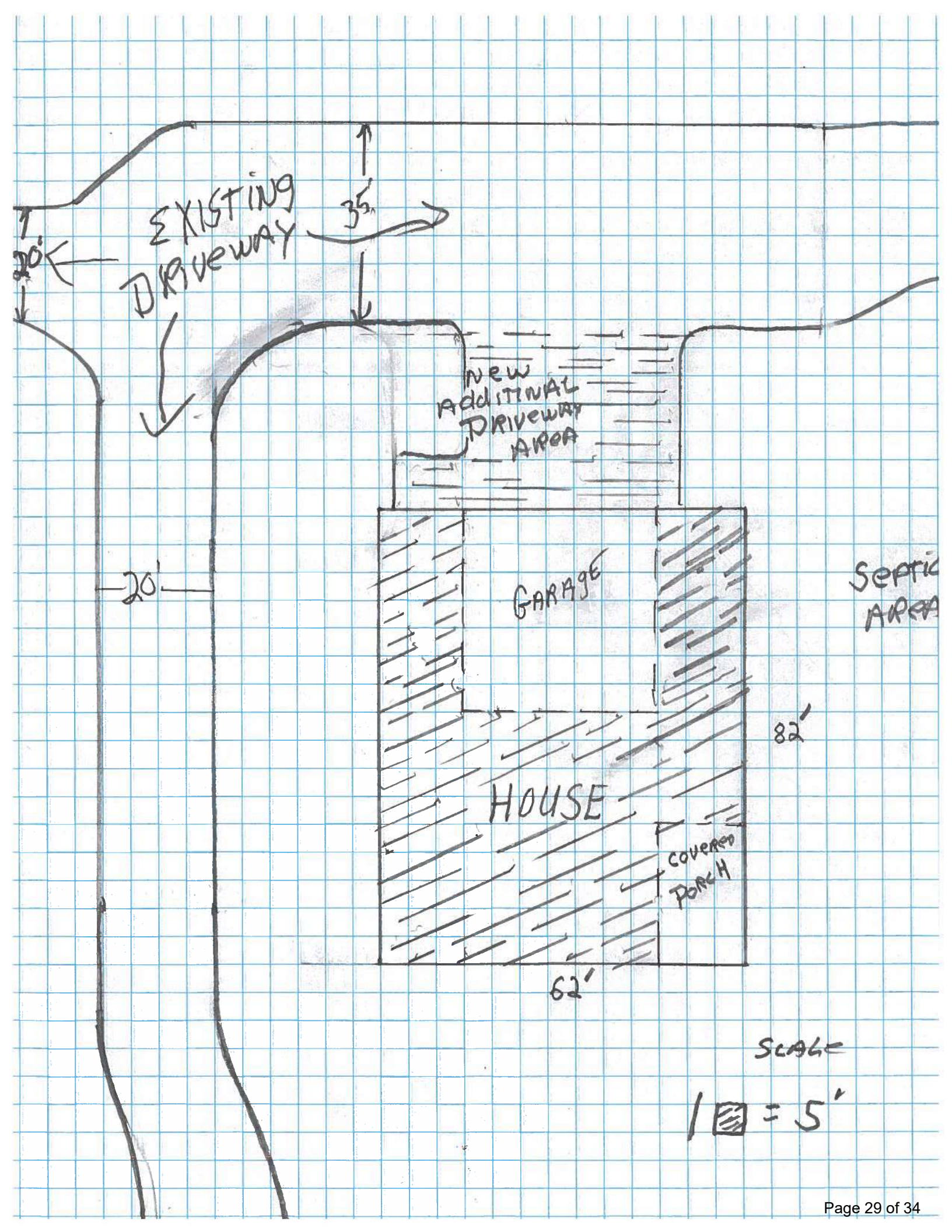
Note: All ground to be filled must be scarified

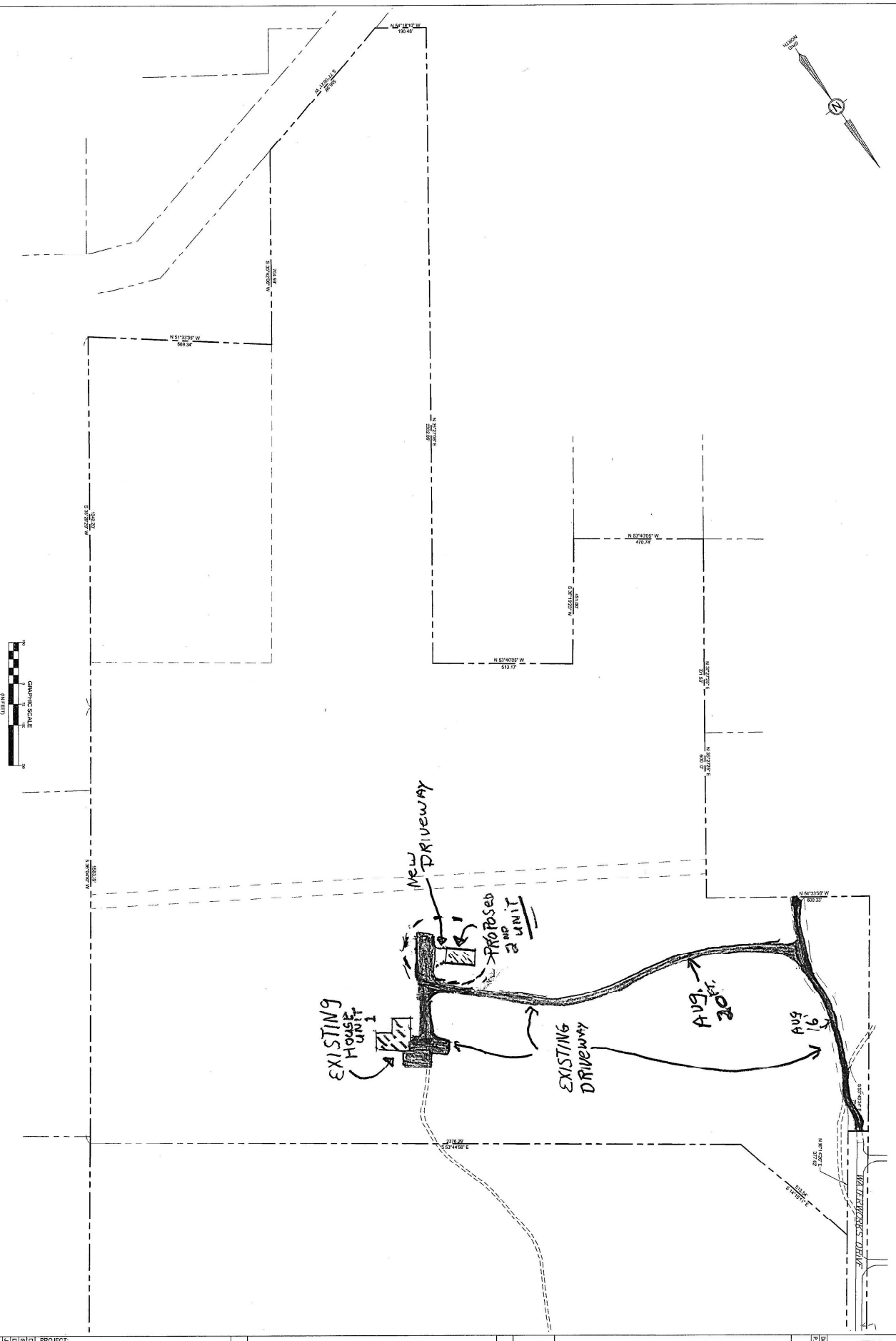


Site Evaluator Signature: Mary Haughton

263 (SE #)

05/05/2023 (Date)


EXISTING DRIVEWAY
35'
20'
NEW ADDITIONAL DRIVEWAY AREA
20'
GARAGE
Septic
AREA
82'
HOUSE
COVERED PORCH
62'
SCALE
1 = 5'



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

SHEET TITLE: PHASE TWO PLAN

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

DATE: 02/25/2022
SCALE: 1" = 150'
DESIGNED: JDA
DRAWN: JDA
CHECKED: 2113
JOB NO.
SHEET: C-1.2

PERMIT DRAWING NOT FOR CONSTRUCTION

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

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

NO.	DATE	REVISIONS	APP'D BY
C	11-16-2022	REVISE PER PLANNING BOARD REVIEW COMMENTS	JDA
B	08-17-2022	ADDITIONAL INFORMATION PER PEER REVIEW	JDA
A	04-13-2022	PRELIMINARY SUBMISSION	JDA

P.E. JEFFREY D. ANOS, P.E. 21067 — DATE: 11-16-2022

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Driveway Entrance from Waterworks Drive

Radius turn off Waterworks Drive

Radius turn with Tractor Trailer For Scale

Top of Hill

Looking Downhill towards Building Site

Looking uphill from Building Site

Proposed Building Site