City of Biddeford
Planning Board

March 4, 2026 at 6:00 PM
City Hall Council Chambers & Teams
Planning Board Meeting | Meeting-Join | Microsoft Teams

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
3. Adjustment(s) to Agenda
4. Planner's Business
5. Consent Agenda
   - 5.a Approval of Meeting Minutes from February 18, 2026
6. Open Public Hearing
   - 6.a The Planning Board will review and vote on the Natural Resource Chapter of the Comprehensive Plan
   - 6.b Overview by staff
   - 6.c Presentation by Applicant
   - 6.d Public Comments
7. Close Public Hearing
   - 7.a Close Public Comments
   - 7.b Planning Board Deliberation & Vote
8. Unfinished Business
9. New Business
   - 9.a 2026.04 The Planning Board will review a Shoreland Zoning Permit request for The Susan Kinell Living Trust located at 11 Bayberry Road (Tax Map 68, Lot 28) in the CR/LR Zone. The proposal is to raze the existing nonconforming house and rebuild a

less nonconforming home.

9.b 2025.46 Preliminary & Final Plan Review for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.

9.c 2025.41 The Planning Board will listen to a Minor Site Plan request by University of New England to expand Decary Hall located at 11 Hills Beach Road, (Tax Map 52, Lot 4) in the Institutional Zone.

9.d 2025.12 The Planning Board will review a preliminary & final application for a private way for Jason Martel at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR-1 Zone.

10. Other Business

11. Adjourn

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

David C.M. Galbraith, City Planner, Deputy Director of Planning &Economic Development

David.galbraith@biddefordmaine.org

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City of Biddeford Government

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PLANNING BOARD MEETING MINUTES
February 18, 2026
DRAFT

1. **Other Business-Workshop**
   1.a. Workshop with the Conservation Commission to discuss & create the Natural Resources Chapter of the Comprehensive Plan
   Planning Board Members: John McCurry, Matthew Sargent-Dubois, Roch Angers, Leah Schaffer, Kayla Lewis (Alternate Member) & Rob Nicoll (Alternate Member)
   Conservation Commission: Peter Robbins, Patrick Conlon, Richard Rhames & Erik Heumiller
   Staff: David Galbraith, Ali Iriqat (via Zoom) & Nan Whitten
   - **The new deadline of 6-29-26 by the State was announced. This deadline is to get the comp plan into the State.**
   - **Rhames asked where the Planning Board sits with this version of the chapter**
   - **McCurry answered that he feels the work is very good.**
   - **Lewis asked if there were any additional revisions and asked Heumiller to explain the updates**
   - **Rhames talked about the map showing tree growth in Western Biddeford**
   - **Schaffer noted that there is no legend for the underlays**
   - **In speaking about formatting the chapter Iriqat answered that the formatting will be done after the approval by the State.**
   - **Schaffer suggested a larger map in the appendix with a legend**
   - **Rhames stated that the BCC is happy with this version of the chapter**
   - **McCurry stated that the Planning Board is pleased with the chapter as well**
   - **Lewis asked is Thacher Brook will be listed in the Water Resources Chapter as well- yes**
   - **Lewis asked about the deer wintering areas. They are important with keeping the deer healthy during harsh winter months.**
   - **Lewis talked about documents she found on vernal pools**
   - **The agreed upon changes will be made, the chapter will come back to the Planning Board for vote on March 4, 2026, which will be a public hearing.**
   - **The workshop ended at 5:28 PM**
2. **Pledge of Allegiance Meeting came to order at 6:00 PM**
3. **Declaration of Quorum/Voting Members**
   Staff-David Galbraith & Nan Whitten
4. **Adjustment(s) to Agenda-none**
5. **Planner's Business**

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5.a. Meeting Minutes from the Staff Review Committee from January 27, 2026 & February 3, 2026
Planning Board members appreciated this addition

6. **Consent Agenda**
   5.a. Approval of Meeting Minutes from February 4, 2026
   MOTIONS: 6:01 PM
   Motion-Angers -Motion to approve Meeting Minutes as posted
   Second-Sargent-Dubois
   Vote-Motion passed unanimously
7. **Open Public Hearing**
   7.a. The Planning Board will review & vote on the Landscape Ordinance.
   - **Max Zakian of the Sustainability Committee presented the ordinance.**
   - **Zakian gave an overview of the changes made and the changes requested.**
   - **McCurry asked about the violations and discussed how this page will be amended.**

   MOTIONS: 6:20 PM
   Motion-Angers-Motion to delete items 2, 3 & 3a under I
   Second-Sargent-Dubois
   Vote-Motion passed unanimously
   Motion-Sargent-Dubois-Motion to change I4 to I2 getting rid of the extra a
   Second-Angers
   Vote-Motion passed unanimously
   Lewis-Motion to include section about the performance guarantee standards for community standards
   No second motion dies
   Motion-to accept ordinance as amended
   Motion passed unanimously
8. **Close Public Hearing**
9. **New Business**
   9.a. Presentation by the Southern Maine Planning & Development Association on Planning Board Policies, Procedures and Ethics.
   - **Jamel Torres represented SMPDC along with Brooklyn Tilton.**
   - **Torres went through the presentation with the Planning Board members asking clarifying questions.**
10. **Other Business**
    10.a. Lewis spoke about LD1829 and the SR1 area, Galbraith told her that the staff and Board will look at that portion of the City going forward and probably will amend the future land use map.

11. **Adjourn**
    MOTION: 7:39 PM
    Motion-Angers -Motion to adjourn
    Second-Sargent-Dubois
    Vote-Motion passed Unanimously

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Signature-Planning Board Chair **Date**

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

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PLANNING BOARD MEETING MINUTES
February 18, 2026, at 3:00
SITE WALK

Haley's Metal Shop
Grayson Street
Biddeford, ME 04005
DRAFT

1. **Declaration of Quorum/Voting Members**
   In attendance-John McCurry, Roch Angers, Kayla Lewis, Leah Schaffer, Matthew Sargent-Dubois
   Staff-David Galbraith & Nan Whitten
2. **Planner's Business**
   2.a. The Planner will talk to the attendants about the policies and procedures of the site walk.
3. **New Business**
   3.a. 2026.05 The Planning Board will conduct a site walk for Haley's Properties LLC at 539 Elm Street (Tax Map 13, Lots 21 & 21-1) in the B-2 zone. The proposal is to remove the existing garage to build a showroom and to also build a warehouse on the property. The Planning Board will meet on the Grayson Street entrance to the property.
   - **Brian Haley of Haley's Metal, Kyle Noel of Haley's Metal & Marc Gagnon of LandMarc Construction represented the applicants**
   - **The Planning Board was shown around the property highlighting what changes are being requested. Board members took the time to ask clarifying questions.**
4. **Adjourn**
   MOTION: 3:30 PM

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Signature-Planning Board Chair **Date**

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SITE WALK SIGN-UP / SIGN-IN SHEET

Haley's Metal Shop

DATE: February 18, 2026- Please write legibly

PRINT NAME	RELATIONSHIP TO PROJECT
David Galbraith	Planner
Nan Whitten	Planning Dept.
Josh Roberts	
John McCarthy Jr	
Kayla Lewis	
LOAH SCHAFFER	PLANNING BOARD
Brian Haley	Haley's Metal
Kyle Noel	Haleys Metal
MARC GAGNON	LANDMARC CONST.
Matthew Dubois	Planning Board

Adjourn 3:30

CHAPTER 11: NATURAL RESOURCES

1 Overview of Natural Resources

Biddeford is diverse in its geological and ecological setting. With a mix of large, regionally important forested wetlands, agricultural soils, coastal regions, ten (10) separate watersheds, both rural homes and dense downtown areas, as well as industrial areas — there is a need to find balance in the environmental effects of our continued growth on natural resources throughout Biddeford.

2 Natural Resources at a Glance

Size & Characteristics

- 12.8 miles of riverfront*
- 16 miles of coastline*
- 19,475 acres of total land in Biddeford**
- 7,968 acres of undeveloped forested land** (~41% of total acreage)
    - 5,246 acres of this exist with State Focus Areas** (~27% of total acreage)
- 1,700 acres with permanent conservation protections*** (~8.7% of total acreage)
- 254 acres of municipal-owned land classified as Open Space*** (~1.3% of total acreage)

Working Landscapes

- 3,700 acres of combined commercial timber harvesting (1991-2023)****
- 463 acres enrolled in the farmland program (27 parcels)**
    - Most parcels include acreage of woodlands not registered as tree growth

Wildlife & Habitat Info**

- 31 special concern, threatened, or endangered plant and animal species
- 9 rare and exemplary Natural Communities
- 4 Significant Wildlife Habitats
- 2 Essential Wildlife Habitats
- A focus area of Statewide Ecological Significance
- Biddeford currently ranks 6th in all of Maine for the total number of listed species

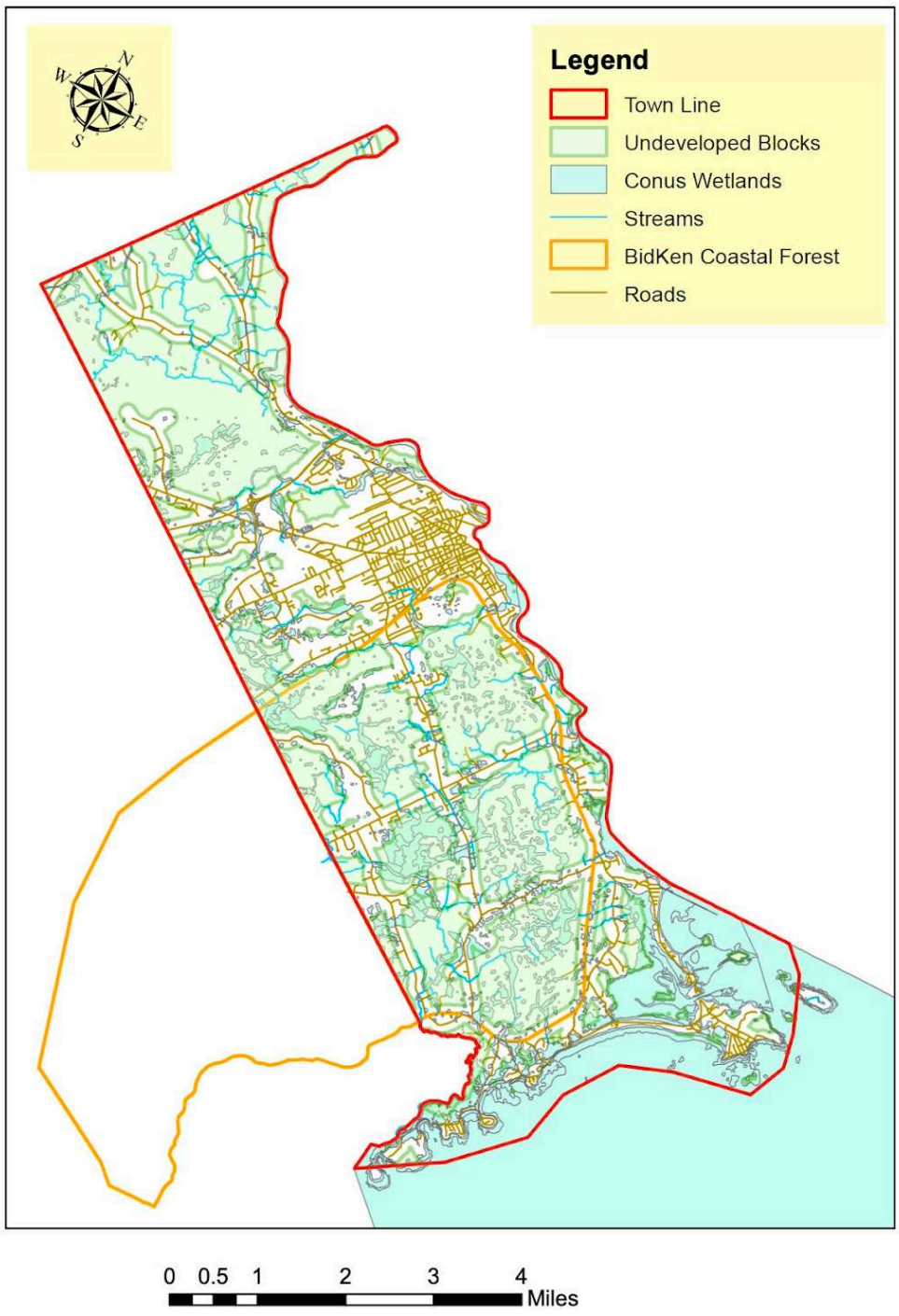
Sources:

* *Conservative estimates, using cover type analysis using satellite images*
** *Data from Beginning with Habitat, MDIFW*
*** *Biddeford Assessing Department, 2025*
**** *Department of Agriculture, Conservation, and Forestry / Maine Forest Service*

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3 Habitats in Biddeford

FIGURE 11.1 — Undeveloped Habitat Blocks in Biddeford



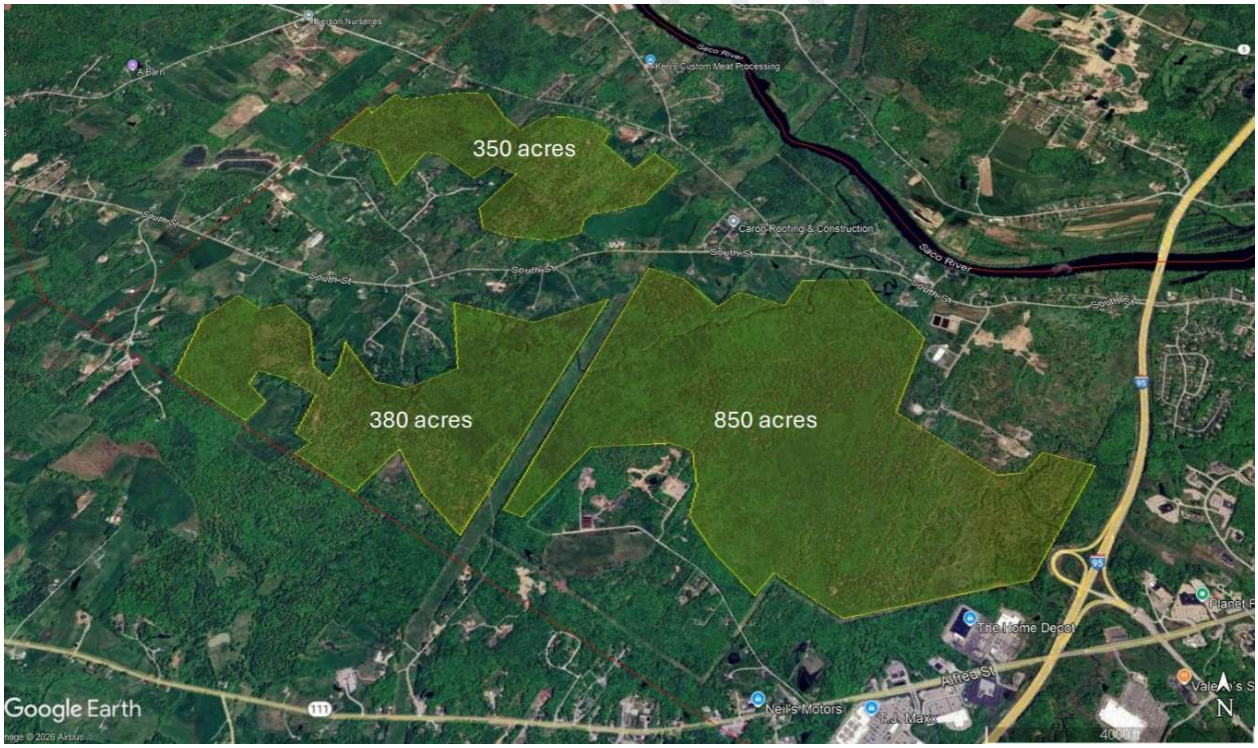
Source: Dave Parker, Contract Forester

Beginning with Habitat (BwH) helps Maine municipalities, landowners, and land trusts build habitat conservation into their long-term plans. Their data show that Biddeford is home to a wide range of wildlife and habitats.

Biddeford's unique location and availability of undeveloped forest form an important "stepping stone" for wildlife in a region of Maine that is densely developed. This allows wildlife to move between habitats throughout their seasonal migrations and provides areas to feed, reproduce, and seek shelter.

The habitats found throughout Biddeford, specifically in the Biddeford/Kennebunkport Coastal Forest (BKCF), are one of the largest habitat blocks remaining east of the I-95 highway in southern Maine. The BKCF is designated by BwH as a Focus Area of Statewide Ecological Significance.

FIGURE 11.2 — Large Forest Block in Western Biddeford (> 1500 acres)



Source: Cover-type analysis performed by contractor Mark Ward

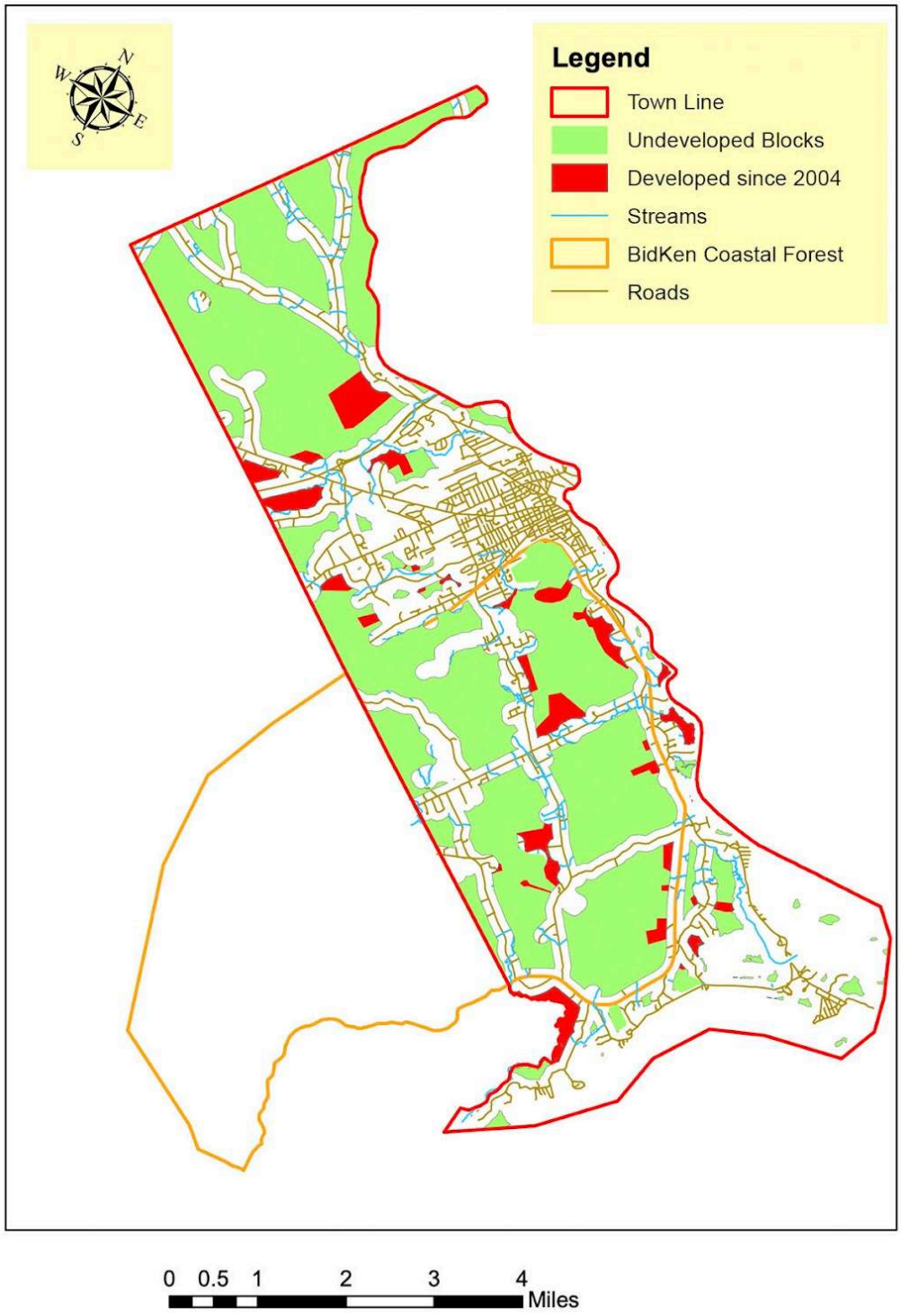
FIGURE 11.3 — Large Forest Block in Eastern Biddeford (> 3000 acres)



Source: Cover-type analysis performed by contractor Mark Ward

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FIGURE 11.4 — Undeveloped Habitat Block Reductions (20-year period)



Source: Dave Parker, Contract Forester, with data from Wells Reserve

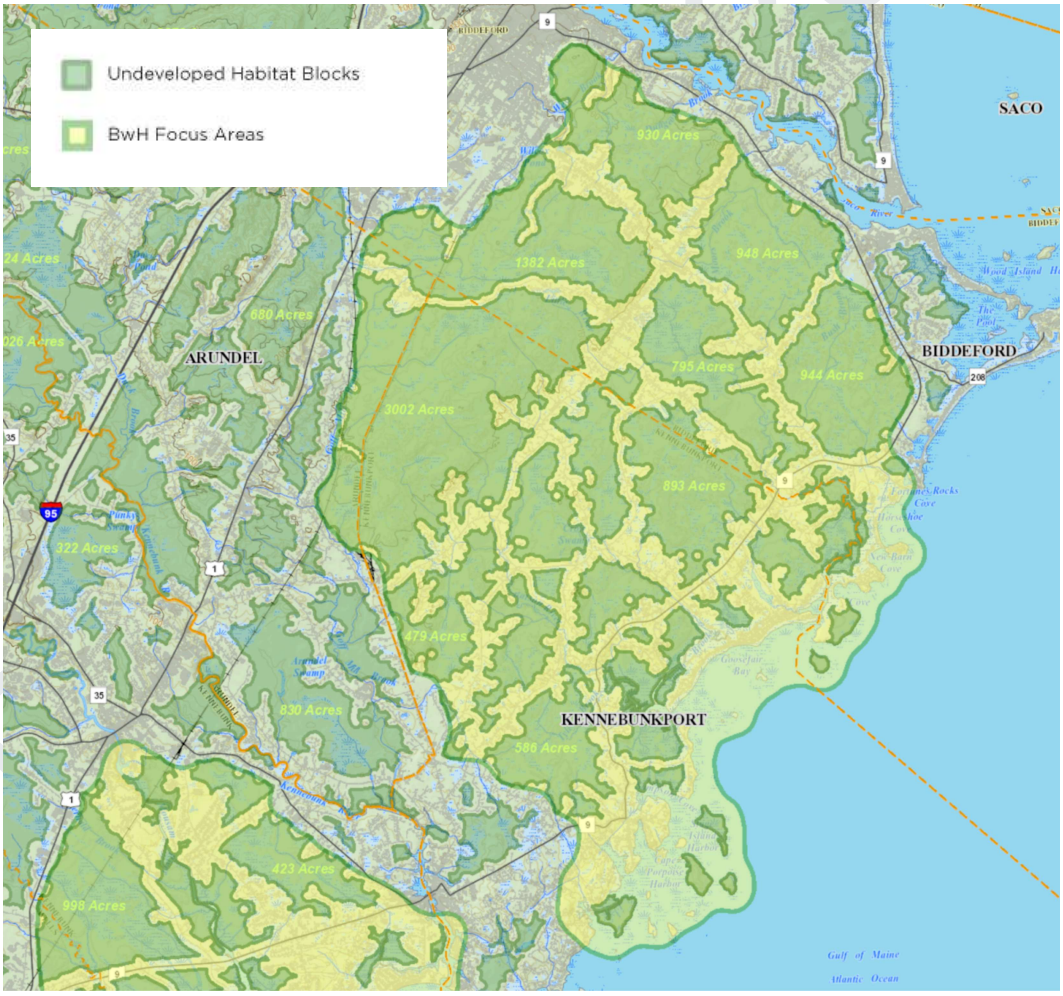
4 Focus Areas & Natural Communities

BwH Focus Areas of Statewide Ecological Significance contain several rare and/or endangered plants or animals as well as their habitats.

These focus areas are large enough to maintain a diverse population of species, and are identified by biologists from the Maine Department of Inland Fisheries and Wildlife (MDIFW), the Maine Natural Areas Program (MNAP), Maine Department of Marine Resources (DMR), U.S. Fish and Wildlife Service (USFWS), The Nature Conservancy (TNC), Maine Audubon, and Maine Coast Heritage Trust (MCHT).

4.1 Biddeford/Kennebunkport Coastal Forest

FIGURE 11.5 — Coastal Forest with Undeveloped Habitat Blocks



Source: Beginning with Habitat, Interactive Map Viewer

Biddeford/Kennebunkport Coastal Forest Focus Area (BKCF)
The following information regarding the BKCF is adapted from BwH resources.

Established around 2010, the Biddeford/Kennebunkport Coastal Forest (formerly known as the Biddeford/Kennebunkport Vernal Pool Complex) is a focus area of statewide ecological significance that covers roughly 16,000 acres. This focus area includes a significant portion of eastern Biddeford.

The biological significance of this area is due to a specific set of geological and soil features, and a high concentration of pocket swamps and vernal pools in undeveloped forested areas, which are becoming increasingly rare in Maine, and are seeing increased development pressure within Biddeford.

Protection Status
A number of individual parcels held by Maine Coast Heritage Trust, Saco Valley Land Trust, and the Blandings Wildlife Preserve provide some conservation protections within this critical habitat area, but this piecemeal approach does not prevent habitat fragmentation in the BKCF. The Biddeford Conservation Commission is actively pursuing conservation strategies to provide more holistic protection for this critical natural resource.

Conservation Considerations for the Focus Area
Preserving natural communities and other sensitive features can be best achieved by maintaining the integrity of the larger natural systems in which these features occur. Conserving the larger systems helps ensure both common and rare natural features will persist in this part of the state.

Some ways this can be achieved include:

- Minimizing habitat fragmentation through cluster mandates in zoning ordinances
- Reducing allowable net density in areas zoned Rural Farm or Conservation Overlay
- Increasing funding for permanent land conservation
- Creation of critical resource zoning overlay districts to prevent, minimize, mitigate, or compensate for disturbance to large unfragmented habitat blocks or wildlife corridors
- Re-evaluation of legacy Mobile Home Overlay Zoning in natural resource areas
- Using Best Management Practices for forestry and logging, especially near wetlands, headwaters, and vernal pools, to help prevent erosion and habitat loss
- Enhancing landowners' and motorists' awareness of species habitat, such as "turtle crossing" signs, while also working to replace culverts and install wildlife crossings or barriers that keep at-risk species away from roadways

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4.2 Natural Communities & Wildlife Habitats

Biddeford is home to a diverse range of wildlife, birds, fish, and invertebrates. We are currently ranked 6th (out of all Maine municipalities) for the number of species listed as significant, threatened, or endangered.

STATE RANKING — KEY
S1 = Critically Imperiled S2 = Imperiled S3 = Vulnerable S4 = Apparently Secure S5 = Secure

TABLE 11.1 — Habitat Types and Natural Communities

Name	Group	State Rank
Roseate Tern Nesting Area	Essential Wildlife Habitats	n/a
Piping Plover-Least Tern Nesting, Feeding, & Brood-Rearing Area	Essential Wildlife Habitats	n/a
Inland Waterfowl & Wading Bird	Significant Wildlife Habitats	n/a
Tidal Waterfowl & Wading Bird	Significant Wildlife Habitats	n/a
Significant Vernal Pools	Significant Wildlife Habitats	n/a
Seabird Nesting Islands	Significant Wildlife Habitats	n/a
Oak - Hickory Forest	Rare & Exemplary Natural Communities	S1
Pocket Swamp	Rare & Exemplary Natural Communities	S2
Salt-Hay Saltmarsh	Rare & Exemplary Natural Communities	S3
Brackish Tidal Marsh	Rare & Exemplary Natural Communities	S3
Freshwater Tidal Marsh	Rare & Exemplary Natural Communities	S2
Pitch Pine Bog	Rare & Exemplary Natural Communities	S2
Pitch Pine Woodland	Rare & Exemplary Natural Communities	S3
Coastal Dune-Marsh Ecosystem	Rare & Exemplary Natural Communities	S3
Red Maple Swamp	Exemplary Common Natural Communities	S4S5

Source: Natural Resources Inventory, Beginning with Habitat, MDIFW (Sept. 2025)

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5 Wildlife

TABLE 11.2 — Rare Animals, Plants, and Natural Communities in Biddeford

Name	SOURCE	State Rank	State Status
Arrowhead Spiketail	ETSC Animals	S1	Special Concern
Dusted Skipper	ETSC Animals	S1S2	Special Concern
Eastern Ribbonsnake	ETSC Animals	S3	Special Concern
Great Blue Heron	ETSC Animals	S4B	Special Concern
Purple Sandpiper	ETSC Animals	S4S5N	Special Concern
Harlequin Duck	ETSC Animals	S2S3N	Threatened
Peregrine Falcon	ETSC Animals	S1S2N, S2B	Endangered
Piping Plover	ETSC Animals	S2B	Endangered
Saltmarsh Sparrow	ETSC Animals	S1B	Endangered
Spotted Turtle	ETSC Animals	S3	Threatened
Wood Turtle	ETSC Animals	S4	Special Concern
Blanding's Turtle	ETSC Animals	S2	Endangered
Southern Pygmy Clubtail	ETSC Animals	S1S2	Special Concern
Lilaeopsis	MNAP Plants	S2	Special Concern
Smooth Winterberry Holly	MNAP Plants	S3	Special Concern
Beach Wormwood	MNAP Plants	S1S2	Special Concern
Estuary Bur-marigold	MNAP Plants	S3	Special Concern
Hollow Joe-pye Weed	MNAP Plants	S2	Special Concern
Dwarf Glasswort	MNAP Plants	S1	Threatened
American Sea-blite	MNAP Plants	S2	Threatened
Sweet Pepper-bush	MNAP Plants	S2	Special Concern
Pygmyweed	MNAP Plants	S2S3	Special Concern
Water Pimpernel	MNAP Plants	S3	Special Concern

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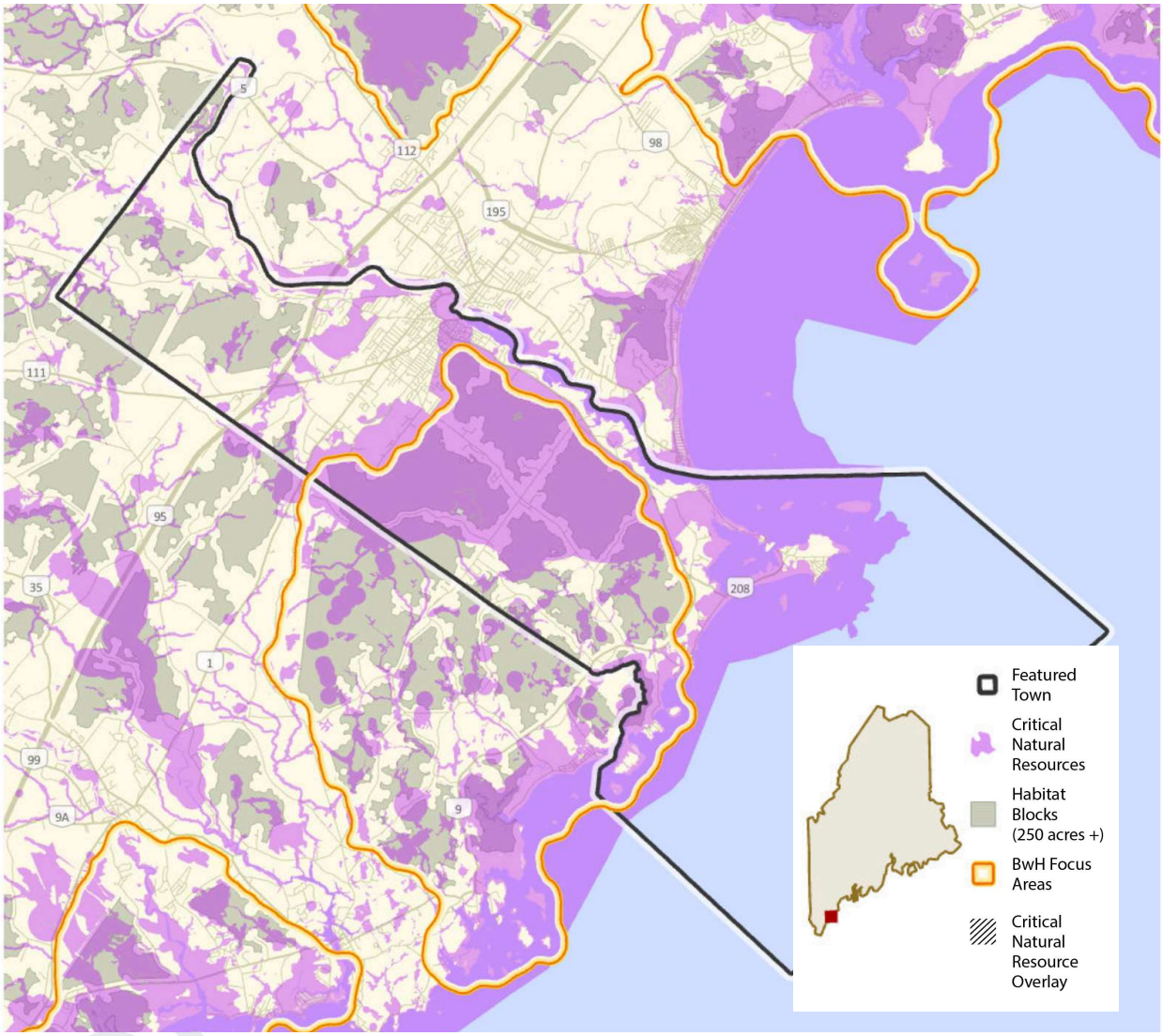
Beach Plum	MNAP Plants	S1	Endgangered
Saltmarsh False-foxglove	MNAP Plants	S3	Special Concern
Mudwort	MNAP Plants	S3	Special Concern
Spongy-leaved Arrowhead	MNAP Plants	S3	Special Concern
Stiff Arrowhead	MNAP Plants	S2	Special Concern
Button Sedge	MNAP Plants	S2	Special Concern
Parker's Pipewort	MNAP Plants	S3	Special Concern
Horned Pondweed	MNAP Plants	S2	Special Concern

Source: *Natural Resources Inventory, Beginning with Habitat, MDIFW (Sept. 2025)*
Rare Plants in Maine, Maine Natural Areas Program (online)

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5.1 Wildlife & Habitat Cooccurrence

FIGURE 11.6 — Critical Natural Resources in Biddeford



Source: Beginning with Habitat, MDIFW

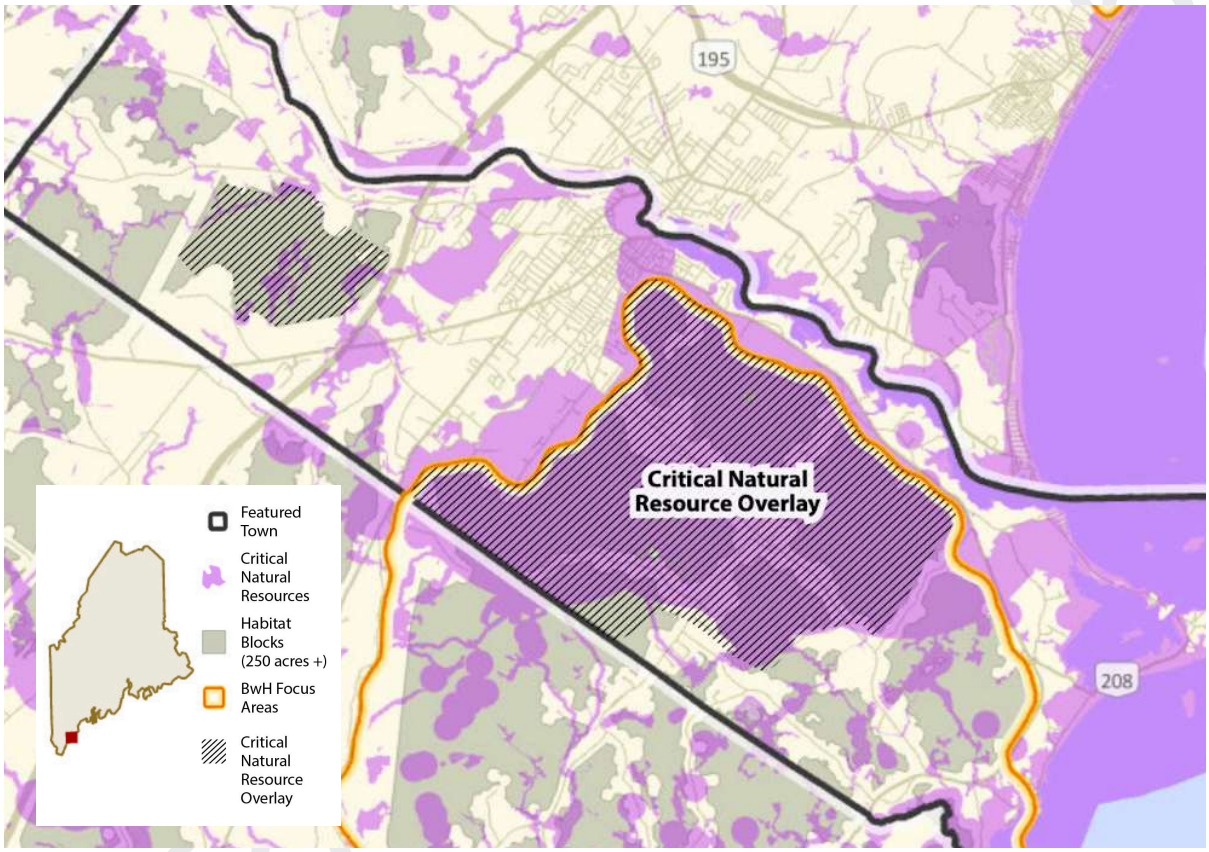
One method to aid cities in prioritizing conservation protections and areas where development may have greater environmental impacts is to identify areas where multiple species of concern and environmental assets are co-located in the same area.

The undeveloped habitat blocks that exist within the Biddeford/Kennebunkport Coastal Forest align with the highest concentration of natural resources and at-risk wildlife species in Biddeford.

These areas include rare plants, threated/endangered species, wetlands, and rare/exemplary natural communities.

This supports the need for two (2) Critical Natural Resources overlay areas (FIG 11.7) to protect these natural resources as they continue to see increased development pressures based on outdated zoning ordinances that do not align with our City's natural resource protection goals.

FIGURE 11.7



Represented within the Critical Natural Resource areas are:

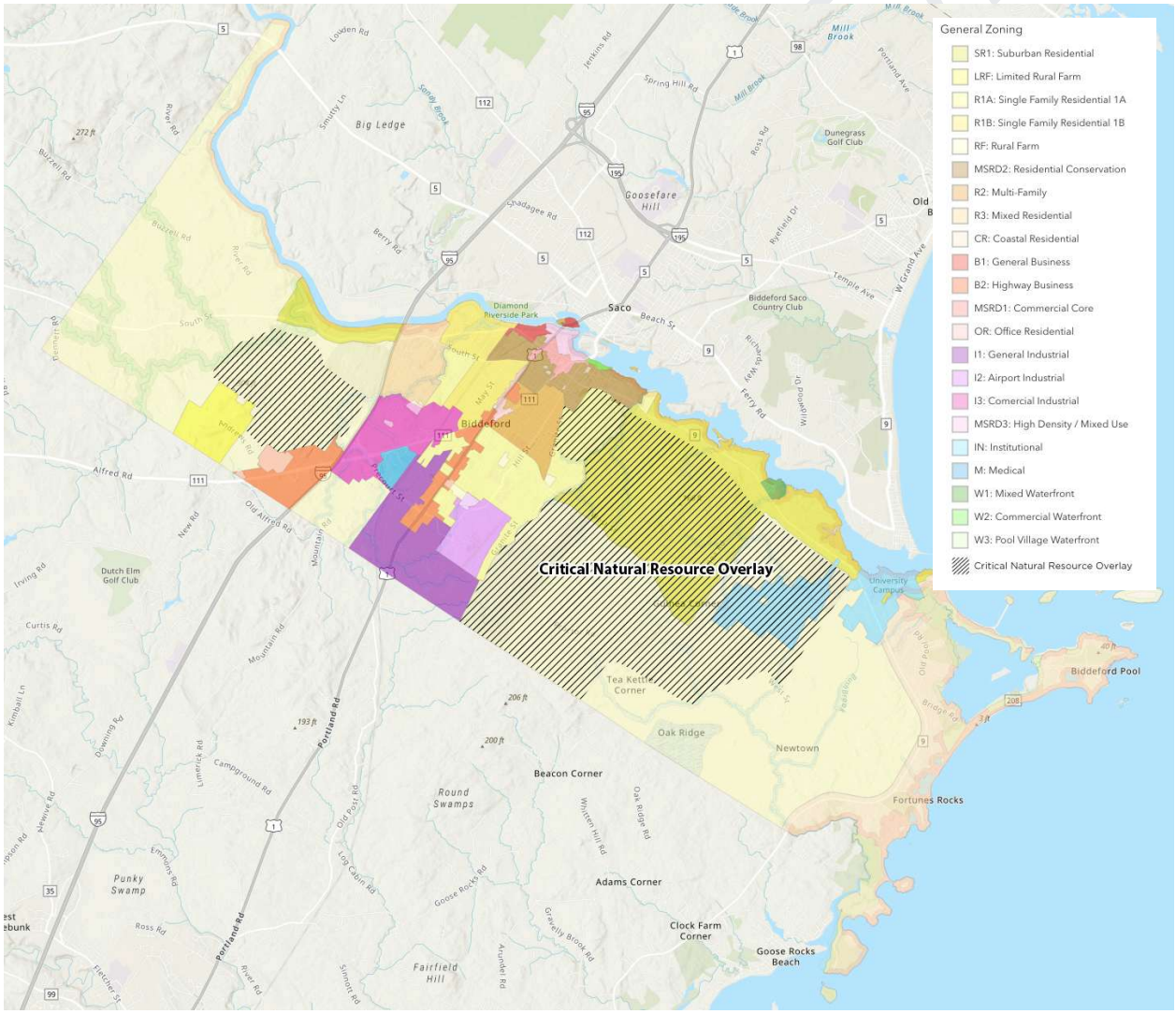
- 2 or more acres of >20% slope (USGS)
- 2 or more acres wetland within SLZ (National Wetlands Inventory/NWI)
- Wetlands of Special Significance (NWI, USGS, MDIFW)
- Significant Wildlife Habitats (MDFIW)
- Natural Communities S1, S2, S3 (MNAP)
- Rare Plants (MNAP)
- Natural Landmarks (NPS)

Based on maps and data from BwH, the areas within Biddeford that have the greatest cooccurrence include:

- Biddeford/Kennebunkport Coastal Forest
- Biddeford Pool
- Timber Point
- The undeveloped habitat block west of the I-95 highway
- Areas of Western Biddeford around Swan Pond Brook and its tributaries

Another view of this Critical Natural Resource Overlay illustrates the conflicting zoning within this region that requires additional protections.

FIGURE 11.8



Source: Biddeford GIS Maps (Zoning Map w/ suggested overlay)

6 Vernal Pools

FIGURE 11.9 — An egg mass in one of Clifford Park's vernal pools (circa 2023)



Photo: Erik Heumiller

While the State of Maine defines a Vernal Pool as "*Any natural water body that holds water long enough in a typical year to support breeding fairy shrimp, wood frogs, and/or spotted or blue-spotted salamanders.*" — it also acknowledges that, "*While vernal pools are typically natural landscape features, occasionally anthropogenically created or modified water bodies such as abandoned gravel pits, can function as important vernal pool breeding habitat as well.*"

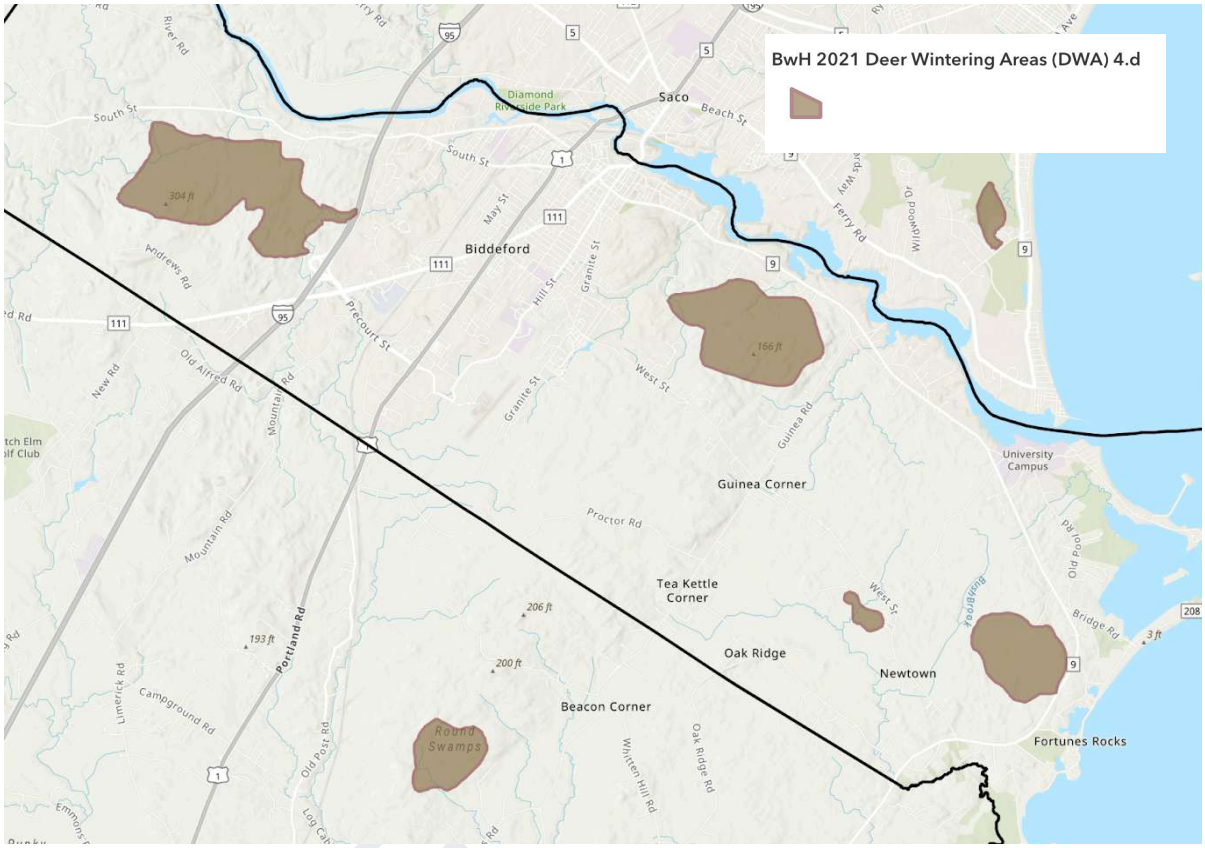
Vernal Pools act as a "grocery store" within forested areas, serving as an important resource for wildlife communities. Pools provide services beyond habitat, including massive nutrient exchange (14% of our forest nitrogen comes from wood frogs alone*), groundwater recharge, and flood prevention.

As important as the vernal pools are, the upland areas surrounding them are equally important to seasonal habitat needs of the wildlife that rely on them. Connectivity of vernal pools, wetlands, and upland areas surrounding them needs to be considered in conservation planning.

Source: *Beginning with Habitat, MDIFW, 2025

7 Deer Wintering Areas

FIGURE 11.10 — Deer Wintering Areas



Source: Wildlife Habitats Map, Biddeford GIS Map Gallery

In the Winter months, deer seek out areas with a mix of shelter and nearby sources of food in the scarce Winter conditions. These are known as “deer wintering areas” or “deer yards,” of which Biddeford has historically documented multiple locations.

To reduce roadway collisions and mortality during the winter, these areas should be prioritized when considering habitat conservation and other means of preserving open space within the development of private parcels. Wildlife-vehicle collisions cost Mainers #134 million annually.*

Shelter conditions typically include:

- **Conifer Forests** that contain Hemlock, Pine, and Cedar. These provide thermal cover by blocking wind, preventing snow accumulation, and by absorbing heat from the sun.
- **Southern Slopes & Valleys** are often warmer due to the southern sun exposure, and tend to see less snow accumulation.

Energy conservation and food sources typically include:

- Woody plants (twigs, stems), which are often readily available.
- Tree nuts (acorns, etc.) that remain accessible may also be forage opportunities.
- Deer are typically less active in the winter to conserve energy, often relying on a reduced metabolism and fat reserves to survive on a limited diet. However, the availability or lack of food sources during the Fall can drive them in search of food if their fat reserves are not sufficient to sustain them.

* Based on data from Maine DOT 2018-2022 “Collisions Between Wildlife Species and Motor Vehicles” Report

8 Riparian Habitats, Watersheds, and Wetlands

Biddeford’s water uses reflect the city’s strong connection to the Saco River along with its coastal shoreline, groundwater resources, and network of vernal pools, wetlands, and estuaries. The City’s rivers and streams include the Saco River Watershed, and ten (10) sub-watersheds.

It’s important to recognize the interconnectedness of these habitats and how they support fish, waterfowl, and wildlife populations as well as other natural resources throughout Biddeford.

The Water Resources and Marine Resources chapters provide additional information.

8.1 Riparian Habitats

The areas adjacent to, and surrounding, wetlands and streams, known as Riparian Habitat, are inextricably linked to many significant wildlife species for feeding, nesting, denning, or as travel corridors in Biddeford.

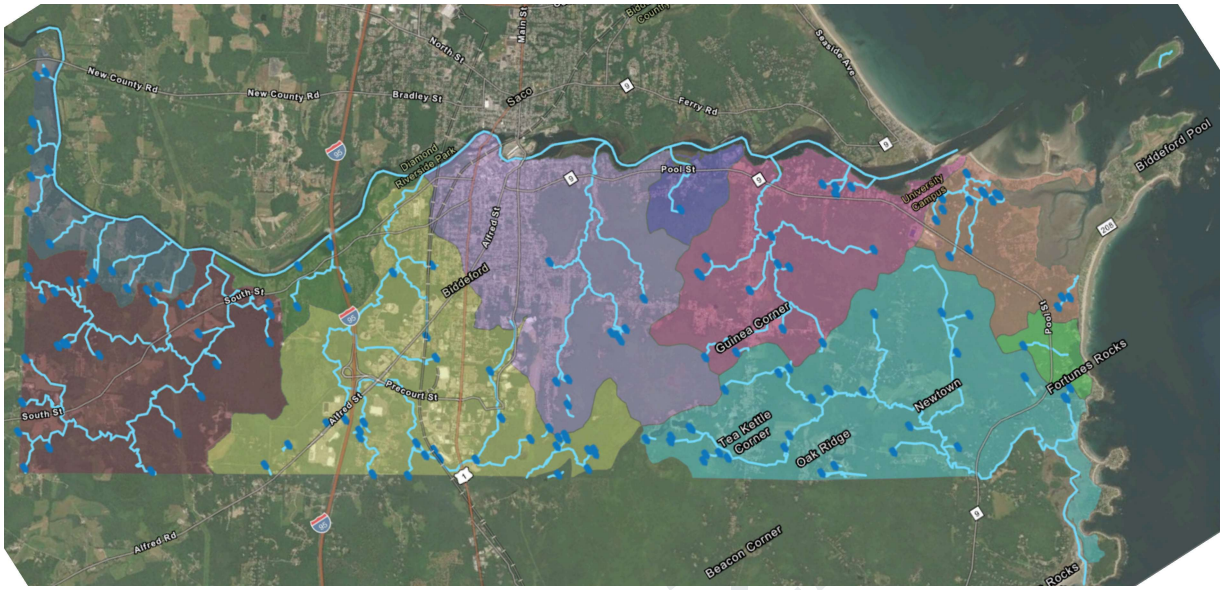
- Over 85% of Maine’s vertebrate wildlife use riparian habitats at some point in their annual life cycle.
- Riparian habitats are often used as travel corridors between forested areas.
- Forested riparian zones are known to store large amounts of carbon and add to landscape-scale climate resilience.
- Forested riparian zones also reduce runoff and erosion risks by stabilizing the banks of rivers and streams.

The State of Maine maintains minimums of 100-foot “no cut” buffers, but also acknowledges that if opportunities exist to extend the “no cut buffer” distance, or to protect entire riparian habitats, there is a preference for those protections.

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8.2 Watersheds and Fisheries

FIGURE 11.11 — Watersheds in Biddeford



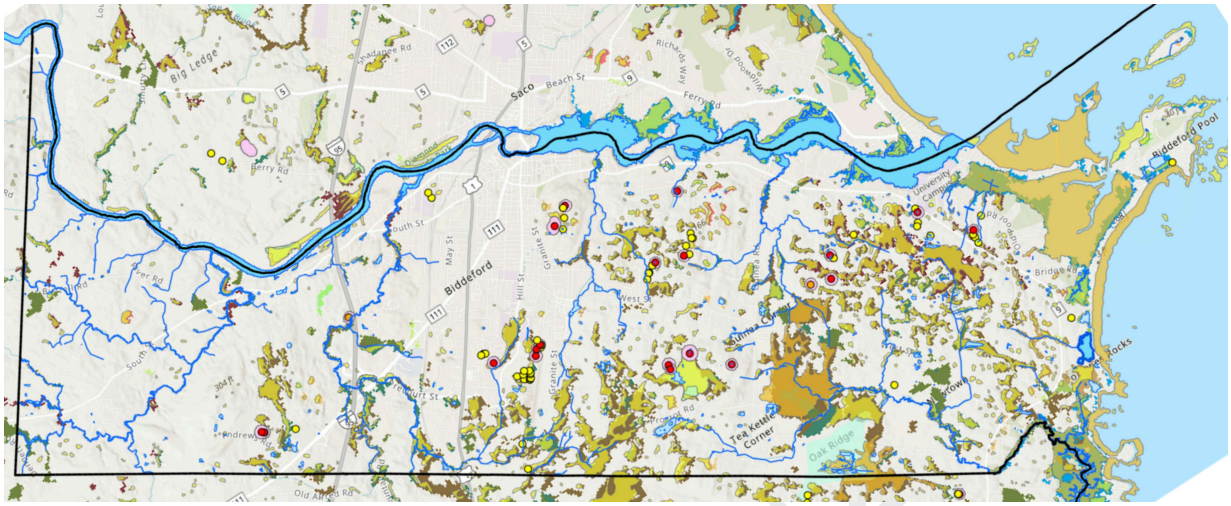
Source: NEA Streams Data, Biddeford GIS Map Gallery

MDIFW has identified **Swan Pond Brook**, its tributaries, and two unnamed tributaries to the Saco River upstream from where Swan Pond Brook outlets into the Saco River as being likely brook trout and Atlantic salmon habitat**. The Little River** and its tributaries, including **Bush Brook**, are also identified as a likely brook trout habitat**.** These water bodies represent the characteristics conducive to brook trout: "clean, cool, well oxygenated water"**.**

"Stream habitat suitability is maintained by the presence of intact, stable, mature wooded riparian corridors that: conserve forest soils, provide shade to reduce stream warming, protect stream water quality, provide cover for fish, provide a source of woody debris and leaf litter from mature trees that maintain critical in-stream habitat for fish and the aquatic insects they feed upon (leaves provide the energy source that drives productivity in streams). Floodplain and fringe wetlands associated with streams are a significant source of springs and groundwater discharge that maintain stream flows and cool temperatures during warm, low-flow summer periods. Protection of these important riparian and wetland functions ensures that the overall health of stream habitat and watershed is maintained." —MDIFW Habitat Report; Swan Pond Brook

8.3 Wetlands & Marshes

FIGURE 11.12 — Wetlands and Wading Bird Habitat



Source: Wetlands and Waterbodies, Biddeford GIS Map Gallery

BwH 2021 Maine NETHCS - Marsh and Swamp Land 3.a 3.b

- Acadian Coastal Salt and Estuary Marsh: Tidal
- Boreal-Laurentian Bog: Isolated/small stream
- Laurentian-Acadian Wet Meadow-Shrub Swamp: Isolated
- Laurentian-Acadian Wet Meadow-Shrub Swamp: Lake/pond: any size
- Laurentian-Acadian Wet Meadow-Shrub Swamp: Smaller river floodplain/riparian
- Laurentian-Acadian Freshwater Marsh: Isolated
- Laurentian-Acadian Freshwater Marsh: Lake/pond: any size
- Laurentian-Acadian Freshwater Marsh: Smaller river floodplain/riparian
- North-Central Appalachian Acidic Swamp: Isolated
- North-Central Appalachian Acidic Swamp: Lake/pond: any size
- North-Central Appalachian Acidic Swamp: Smaller river floodplain/riparian
- North-Central Interior and Appalachian Rich Swamp: Isolated
- North-Central Interior and Appalachian Rich Swamp: Lake/pond: any size
- North-Central Interior and Appalachian Rich Swamp: Smaller river floodplain/riparian

IF&W 2021 Vernal Pool Center Points 3.c

- Significant
- Potentially Significant
- Not Significant

IF&W 2021 Significant Vernal Pool Buffers 3.c

BwH 2021 Wetlands by Size 3.d.iii 3.d.iv

GISVIEW_MEIFW_wc_fxn_Apr07_AREA

- Under 10 Acres
- Over 10 Acres

BwH 2021 Aquifers

BwH 2021 Wildife Wetlands 3.d

Areas of the Saco River Estuary, coastal shorelines, and Biddeford Pool provide a diverse mix of mud and sand flats, as well as salt and brackish marshes. These areas provide vital habitat for wildlife and natural flood protection.

The mud flats of Biddeford Pool are comprised of sediment finer than sand, which is teeming with shellfish, worms, and other species that support both recreational and commercial harvesting, as well as attracting a variety of bird species.

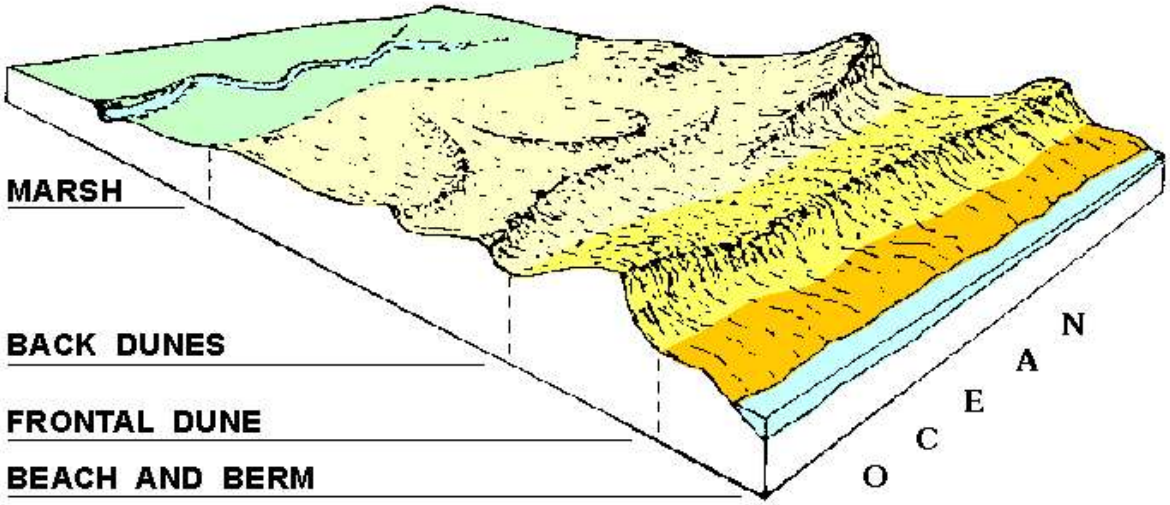
Biddeford also has several notable inland waterfowl and wading bird habitat locations as mapped by MDIFW. These areas are fairly spread out through the town and are comprised mainly of larger freshwater wetlands.

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9 Dunes and Shorelands

Sand dune systems are dynamic landforms of sand and gravel created by wind and water action. They include various features like beach berms, frontal dunes, and back dunes — and they serve as natural barriers against storms while providing vital habitat

FIGURE 11.13



Source: *Maine Department of Agriculture, Conservation, and Forestry*
Maine Geological Survey

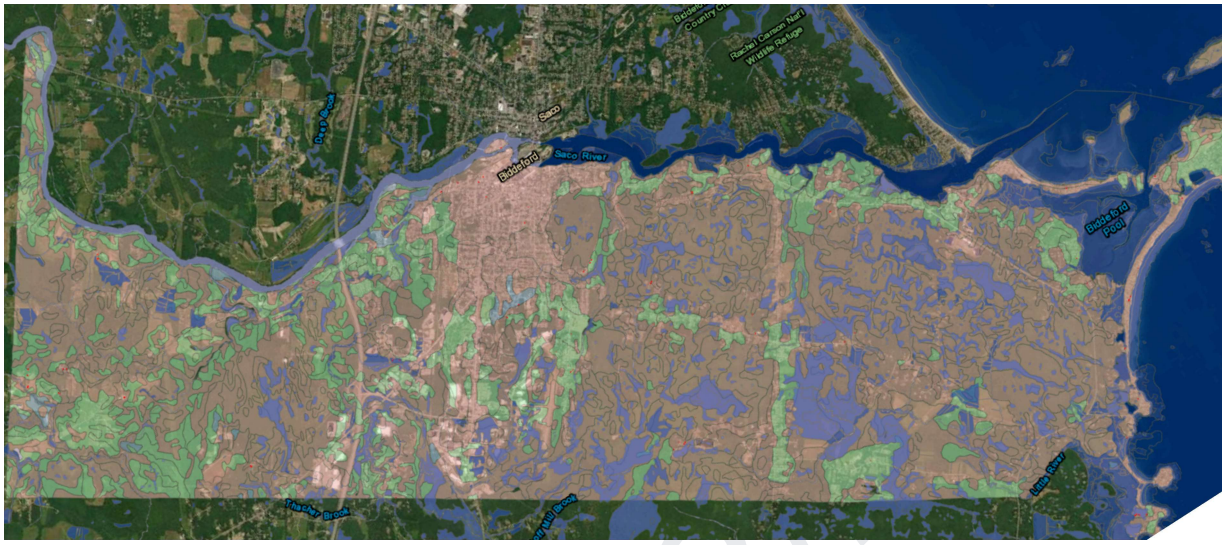
Dune formation and maintenance depend on a constant supply of sand and the stabilization provided by vegetation like dune grass.

According to the Maine Geological Society, there are generally seven (7) sand dune systems located within the City of Biddeford, as follows:

1. Hills Beach
2. Hills Beach – Fort Hill
3. Mile Stretch Beach
4. Fortunes Rocks Beach
5. Horseshoe Cove
6. New Barn Cove Beach
7. Curtis Cove Beach

10 Soils

FIGURE 11.14 — Soils Maps



Source: Biddeford Parcels and Soils, Biddeford GIS Map Gallery



Prime agricultural soils, whether forested or in active agricultural use, are a vital natural resource within Biddeford. Much of the prime soil acreage throughout Biddeford has already been developed; therefore, drastically reducing what was historically available.

The qualities of these soils are not something easily replicated, and as such, the City should prioritize protections for these soils to ensure local food availability, agricultural viability, and other resiliency measures.

The Agricultural & Forest Chapter provides additional information.

11 Scenic Resources

Scenic resources within a community are attributes that give communities identity and make them appealing places to live. These resources may be specific, extraordinary views, or they may be vistas of segments of the community, such as traditional working rural landscapes, village centers, or historic districts.

The City of Biddeford is fortunate to have a diversity of geographical landscapes within the City's boundaries, including beaches, open areas, islands, harbors, tidal flats, wetlands, historical resources, and village centers.

Table 11.3 — Biddeford's Scenic Resource Inventory

Area	Description	Usage
Clifford Park & Trail System	A forested trail network maintained by Public Works and the Recreation Department. Portions of the park contain a conservation easement held by MCHT.	Hiking, dog walking, mountain biking, wildlife photography. No motorized vehicles, camping, or fires permitted
Rotary Park	A riverfront park system with walking trails, sports fields, and a beach. The park contains a significant amount of Japanese Knotweed (invasive species) and visitors should take care not to transport it elsewhere.	Skateboarding, walking, dog walking, frisbee, sports fields, swimming, and other recreational opportunities
Biddeford Forest	Conservation land established on Maine Water company property to preserve forested habitat.	Nature preserve
Biddeford Pool	Tidal mud flats that include a boat launch and scenic salt marshes that provide habitat, rearing, and feeding areas for a variety of birds and waterfowl. The Pool also provides recreational and commercial clam harvests.	Sightseeing, commercial and recreational clamming, paddle sports
Maine Audubon East Point Sanctuary	Coastal habitat preserve with walking trails and a few	Hiking, bird watching, fishing

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	benches.	
Rachel Carson Wildlife Refuge	Protected habitat areas along the coastal regions of Biddeford.	Nature preserve
Blandings Park Wildlife Sanctuary	A patchwork of parcels held in conservation to create a wildlife preserve.	Nature preserve, hiking
Wood Island Harbor and various neighboring islands	This area sees an array of migratory birds and waterfowl throughout the year, and is utilized by recreational and commercial fishing boats.	Nature preserve, boating
Wood Island Lighthouse	Wood Island Lighthouse sits on a 32-acre island that is currently uninhabited. The island is only reached by boat or paddle craft, with tours being offered during the summer months.	Nature preserve, sightseeing
Timber Point	This 97-acre peninsula and 13-acre island are a well-known landmark in the region. A 1.4-mile loop of walking trails exposes visitors to salt marshes, mixed forests, sandy coves, and coastal shores — all teeming with wildlife.	Nature preserve, walking, bird watching, fishing
Hills Beach	A roughly 1-mile, narrow stretch of sandy beach on the north side of Biddeford Pool. The beach runs from the Saco River jetty to the Biddeford Pool harbor entrance.	Public beach
Fortunes Rocks	A 2-mile stretch of sandy beach bordered by salt marsh and fresh-water ponds and the ocean.	Public beach
Fortunes Rocks Cove, New Barn Cove, Curtis Cove, and Horseshoe	A series of coves along Biddeford's southern coast.	Private beach

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Cove	These provide critical coastal habitat for wildlife.	
Saco River & Riverwalk	The Saco River is a core feature of downtown Biddeford, as well as a critical water resource and fisheries habitat. The Riverwalk provides access to areas of the river and points of connection to the City of Saco.	Walking, sightseeing
Farmlands and open areas	Working landscapes, fields, pastures, and orchards provide habitat that contrasts with developed areas. These areas not only support local food systems but also enhance quality of life and foster a sense of place.	Agriculture, habitat, commerce

Biddeford's scenic resources are highly valued not only for their aesthetic appeal, but for the natural character and connected ecosystems they preserve in our city.

These areas often sit at the junction of habitat, recreation, and tourism — requiring the City to balance the needs of each in protecting and maintaining these regions.

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12 Regional Cooperation on Natural Resource Protection

Wildlife and habitat do not exist within the lines drawn on maps, and as such, the need for regional cooperation and collaboration on land use, connectivity, and acquisition strategies between Biddeford and surrounding communities is critical to the protection of our natural resources. The City may work with governmental agencies, nonprofit organizations, and private landowners to pursue protections for wildlife habitat, soils, and other critical natural resources.

Some organizations and initiatives include:

- Saco Valley Land Trust
- Maine Coast Heritage Trust
- Maine Audubon
- Blandings Wildlife Preserve
- The Nature Conservancy (TNC)
- Maine Dept. of Environmental Protection
- Saco River Corridor Commission
- Saco Salmon Restoration Alliance
- Saco Watershed Collaborative

Land trusts are instrumental in permanently preserving land and water resources. These organizations act as monitors and managers of land to ensure development restrictions on conservation parcels are enforced, and they often maintain trails and other opportunities for public access, education, and other recreational opportunities — while ensuring our natural resources persist for future generations.

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13 Further Analysis

13.1 Threats to Natural Resources

- Human impact and disturbance through commercial, residential, or recreational uses
- Reduction and fragmentation of habitat by development, roads, parking lots, etc.
- Inappropriate zoning designations that conflict with natural resource protection goals
- Lack of habitat identification before development
- Deforestation or over-harvesting of resources
- Point and non-point source pollution (runoff)
- Degradation of water quality (increased temperatures, lack of canopy cover, etc.)
- Invasive species (insects, crabs, etc.)
- Invasive plants (knotweed, bittersweet, etc.)
- Increases in precipitation and climate events (flooding, erosion)
- State-wide policy changes from new administrations and legislators can upend long-term conservation and natural resource protections, and as such, the City of Biddeford should work to develop ordinances and zoning that don't rely on state-mandates and policies

13.2 Specific threats to identified resources:

Threats to Wetlands
Land use development and human impact can result in the loss or degradation of wetlands, which can lead to impacts such as increased flooding, extinction of species, and decline in water quality. Untreated runoff from agricultural lands, urban areas, and other sources into wetlands can result in changed species composition, increased pollutant loadings, and replacement of complex wetland systems with open water. Land use development projects should be managed carefully to avoid these threats.

Threats to Vernal Pools
Land use development and human impact can result in the loss or degradation of vernal pools, including the upland areas around vernal pools that are necessary for parts of the lifecycle of many rare, threatened, and endangered species that rely on vernal pools. Land use development projects should be evaluated carefully to avoid these threats.

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Threats to Thatcher Brook Watershed
The Thatcher Brook Watershed Management Plan (TBWMP) 2015-2025, has identified the following threats to the water quality of the brook:

Thatcher Brook is listed as an Urban Impaired Stream in MDEP's Chapter 502. A stream is considered "urban impaired" if it fails to meet state and federal water quality classifications due to the effects of stormwater runoff from impervious surfaces such as rooftops, parking lots, and roads.

During the development of this Plan, the following threats to water quality (a.k.a. stressors) were identified:

- Stream channel alteration and the resulting stream bank erosion and degraded habitat;
- Elevated phosphorus and decreased dissolved oxygen [DO] (in part due to naturally-occurring conditions in associated wetlands); and,
- Elevated bacteria and specific conductance.

Additional monitoring and updates to the TBWMP are necessary to continue efforts to reduce runoff impacts and improve water quality.

Threats to Deer Wintering Areas
New development and other modifications to the habitat within traditional deer wintering areas reduce the overall ability of an area to support deer during periods of severe winter weather. The more development that occurs within these areas, the greater the potential impact on local deer populations. The availability of high-quality winter range allows a higher winter population of deer, and enables them to more fully occupy their summer habitat.

However, one type of land use that is essential for deer wintering area management is timber harvesting. According to IFW, the general goal in managing deer wintering areas is to maintain approximately 50% of the area in mature conifer forest types. This allows each landowner in the deer wintering area to harvest as much as 20% of the total timber volume on his/her ownership in any 15-year period. Non-permanent, minimal disturbance (light or no bulldozing and no graveling of the travel surface) roads are recommended by IFW when a land management road must be located in a deer wintering area to allow access for timber harvesting.

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Threats to Sand Dune Systems

Coastal geological processes such as wind, waves, tides, currents, and coastal hazards such as storm surge, sea level rise, erosion, and inlet migration will all inevitably shift the locations and decrease the size of sand dune systems located within Biddeford. Coastal flooding and erosion can destroy improperly located structures on beaches and sand dunes. Winter northeaster storms striking during high tides cause the most serious beach and dune erosion.

Continuing natural movement of the beach and perhaps more abrupt shoreline changes caused by major coastal storms or an acceleration of sea level rise make some areas unsuitable for coastal development. Structures should be placed in locations that have minimal interference with natural geologic processes and are in areas with low risk from natural hazards.

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14 Goals, Policies & Strategies

TIMELINE — KEY
1 = Immediate (0-1 yr) **2** = Near-term (1-3 yrs) **3** = Medium-term (3-6 yrs) **4** = Long-term (6-10 yrs) **Ongoing** = Indicates a strategy will take many years or continuous work for implementation.

Many of Biddeford's goals align with goals the State of Maine is pursuing, and when applicable, the City can benefit from shared alignment and resources provided by the State.

State Goals			
Goal 1	Healthy Fish and Wildlife Habitats: Partner with the public to achieve shared goals for sustainability, and both maintaining and improving healthy fish and wildlife populations and habitats, despite environmental changes and shifts in land ownership.		
Policy 1	Collaborate with BwH, MDIFW, and other organizations to enact habitat protections.		
Strategy 1a	The City shall request state agency review for all developments in critical natural resource areas (FIG 11.8) to coordinate land-use decision-making with local and regional goals. Agencies include but are not limited to the Maine Department of Environmental Protection (DEP), Maine Department of Inland Fisheries and Wildlife (IFW), Maine Natural Areas Program (MNAP), and others.	Ongoing	Planning & Development Dept., Planning Board
Strategy 1b	Collaborate with IFW's Beginning with Habitat Program to aid in the development of conservation planning, the development of overlay zoning, natural resource inventories, and/or other habitat protection programs to prioritize wildlife corridors and vernal pools.	1	Conservation Commission, Planning Board

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TIMELINE — KEY
1 = Immediate (0-1 yr) **2** = Near-term (1-3 yrs) **3** = Medium-term (3-6 yrs) **4** = Long-term (6-10 yrs) **Ongoing** = Indicates a strategy will take many years or continuous work for implementation.

Biddeford's Goals			
Goal 1	To protect, maintain, and, where possible, improve the quality of the City's natural environment and resources. This goal is in alignment with the State's goal: *To increase, by 2030, the total acreage of conserved lands in the state to 30% through voluntary, focused purchases of land, and working forest/farm conservation easements. Increasing carbon storage in our natural and working lands to offset carbon emissions and impacts from climate change. Source: Maine Climate Action Plan, 2025*		
Policy 1	To conserve critical natural resources in the community.		
Strategy 1A	Ensure that land use ordinances are consistent with applicable state law regarding important natural resources.	Ongoing	Planning & Development Dept., Planning Board
Strategy 1B	The City shall designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	1	Planning & Development Dept., Planning Board
Strategy 1C	The City shall review and upgrade its enacted Zoning Ordinances, which were conceived to protect and preserve the quality of local surface water and wildlife habitats, to A) develop new ordinances, zoning updates, overlay zones, and incentive programs to reduce development pressures in critical natural resource areas, B) prioritize projects with greater-than-minimum buffers, increased open space preservation, and wildlife habitat connectivity, and C) ensure development proposals identify critical natural resources that may be on-site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	2	Planning & Development Dept., Planning Board, Conservation Commission
Strategy 1D	Amend the Zoning Ordinance to ensure the Planning Board (or its designee) includes as part of the review process,	1	Planning & Development

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	consideration of pertinent BwH maps and information regarding critical natural resources.		Dept., Planning Board
Strategy 1E	Evaluate the Cluster Subdivision and Net Density Performance Standards in the Zoning Ordinance for their effectiveness and value with respect to protecting important natural resources, exploring options/programs that include, but are not limited to: A) Reducing allowable net density in Rural Farm or Conservation Overlay zoned areas, B) Development Rights Transfer, C) Development Transfer Fee, and D) Conservation & Limited Development Projects (CLDP)	2	Planning & Development Dept., Planning Board, Conservation Commission
Strategy 1F	Revise the Wildlife Preservation Performance Standards to ensure that through the review of development proposals, wildlife preservation requirements are clear and practical.	Ongoing	Planning & Development Dept., Planning Board, Conservation Commission
Strategy 1G	Explore other regulatory means to protect important natural resources to the greatest extent practicable.	Ongoing	Planning & Development Dept., Planning Board, Conservation Commission
Strategy 1H	Pursue public/private partnerships to protect critical and important natural resources, such as through the purchase of land or easements from willing landowners.	Ongoing	Planning & Development Dept., Conservation Commission
Strategy 1I	Distribute or make available information about current use tax programs and applicable local, state, or federal regulations to those living in or near critical and/or important natural resource areas.	1 Ongoing	Conservation Commission
Strategy 1J	The City may create a “no development, other than timber harvesting” ordinance that will protect all of the City’s deer wintering areas (as designated by the Maine Department of Inland Fisheries & Wildlife).	2	Policy Committee, Planning Board, City Council, Conservation Commission
Strategy 1K	Conduct bi-annual reviews of development growth, evaluating impacts on natural resources, to be reviewed as part of a zoning ordinance review process. This includes, but is not limited to: A) increase/decrease of habitat, B) habitat fragmentation, and C) development “hot spots” where development is taking place to identify proximity to natural resources.	Ongoing	Planning & Development Dept., Planning Board, Conservation Commission
Strategy 1L	Conduct an annual review of parcels identified as conservation, open space, municipal land, and public access areas to identify; A) the percentage of open space vs. habitat preservation (to	Ongoing	Conservation Commission, GIS Staff

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	the needs of humans and wildlife in Biddeford), B) opportunities to increase unfragmented habitat blocks through the sale/donation of municipal lands, and C) identify trends and growth around/in natural resources areas		
Strategy 1M	Continue to monitor state agency GIS maps and data to integrate natural resource inventory information into Biddeford's own GIS maps and to inform municipal decision-making.	Ongoing	GIS Staff, Conservation Commission
Strategy 1N	Increase awareness of incentive programs to aid private landowners in investing in the long-term stewardship of their property.	Ongoing	Conservation Commission
Strategy 1O	Pursue more detailed surveys and documentation of vernal pools throughout Biddeford, with the State Focus Area of Ecological Significance being the priority. This work may be conducted in partnership with UNE, local land trusts, and/or consultants.	2	Conservation Commission, City Staff
Strategy 1P	Develop a pipeline for reduced processing time and permitting requirements for development applications that meet certain standards (e.g., habitat preserved, habitat connectivity, etc.) to encourage smart growth, habitat-friendly developments, and a focus on development in growth areas.	2	Planning & Development Dept., Planning Board
Strategy 1Q	Incentivize increased buffers, habitat conservation, and connectivity through voluntary programs that allow smaller lot sizes in exchange for more open space preserved.	2	Planning & Development Dept., Planning Board, Conservation Commission
Strategy 1R	The City shall develop a list of buffers specific to each natural resource, seeking to increase buffers beyond state minimums, and to align with recommendations from habitat experts to protect Biddeford's specific natural resources.	2	Planning & Development Dept., Planning Board, Conservation Commission
Strategy 1S	The City shall select and hire a Consultant for all environmental reviews for development applications, to be paid for with funds from the developer, with the Consultant reporting directly to the City.	1	Planning & Development Dept., Planning Board
Policy 2	To coordinate with neighboring communities and both regional/state resource agencies to protect shared critical natural resources.		
Strategy 2A	Collaborate with IFW's Beginning with Habitat Program to aid in the development of conservation planning, the development of overlay zoning, natural resource inventories, and/or other habitat protection programs to prioritize wildlife corridors and vernal pools.	1	Conservation Commission, Planning Board
Strategy 2B	Continue to collaborate with local Land Trusts through conservation planning, title-in-fee donations, and easements to	Ongoing	Planning & Development Dept.,

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	protect parcels that can be added to, or begin forming unfragmented blocks of habitat and natural resources.		Conservation Commission
Policy 3	Prioritize habitat connectivity in reviewing development proposals within critical natural resource areas, as a means of reducing habitat fragmentation and roadway mortality for all wildlife species.		
Strategy 3A	The City may work with IFW to identify areas where wildlife crossings can benefit listed species, developing a plan and timeline for installation of crossings in natural resource areas — with “turtle crossings” being a priority. Design and implementation resources are listed in the appendix. (bmp_herp_2016.pdf, pages 30-32)	3	Planning & Development Dept., Public Works, Conservation Commission
Strategy 3B	Monitor public works projects (road work, infrastructure updates, etc) near stream crossings or other critical habitat to identify opportunities to proactively update stream crossings to Stream Smart designs that improve and restore stream function or reduce roadway mortality for at-risk species.	Ongoing	Public Works
Strategy 3C	Conduct an annual review of reported wildlife collisions and roadkill removal requests to identify areas of increased roadway mortality that can benefit from the following (in priority order); A) altering wildlife behavior (reducing forage plants along roadways, adding fencing, and/or wildlife crossings beneath roadways), B) altering driver behavior (reduced speed limits, speed humps, etc.), and C) improved driver awareness (signage, lighting, roadway markings).	Ongoing	Conservation Commission, Police, Animal Control
Strategy 3D	Identify properties that may overlap with Saltmarsh Migration as sea levels rise, prioritizing the acquisition of these parcels to allow for habitat expansion and to reduce strains on municipal services in these areas.	3 / 4	Planning & Development Dept., Conservation Commission
END			

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Adi Iriqat | Assistant Planner
Planning & Development Department

205 Main Street / PO Box 586 • Biddeford, ME
City of Biddeford Government

(207) 571-0700 • www.biddefordmaine.org
@CityofBiddeford

PLANNING BOARD STAFF REPORT

To: John McCurry and Members of the Biddeford Planning Board
From: Adi Iriqat, Assistant City Planner

Date: February 24, 2026

RE: 2026.04_Shoreland Zoning Application for the Susan Kinell Living Trust to remove a non-conforming single-family dwelling and rebuild a more conforming structure. The property is located at 11 Bayberry Road (Tax Map 68, Lot 28) in the CR & LR zones.

Meeting Date: March 04, 2026

1) Introduction

Located at 11 Bayberry Road, there is a two-story single-family dwelling on 11,444 square feet, or .26 acres. The Applicant, Peterson Design Group, on behalf of The Susan Kinell Living Trust, is requesting a Planning Board Approval for the Greatest Practical Extent Determination.

The proposed project involves removing the existing nonconforming single-family dwelling and building a new, reconfigured, conforming house on the lot.

2) Project Data / Information

1.	Applicant:	The Susan C. Kinell Living Trust 9 Applewood Common, East Lyme, CT 06333
2.	Owner of Property:	Same as Applicant
3.	Agent:	Peterson Design Group 5 Nasons CT, Suite S, Kennebunk, ME 04043
4.	Surveyor:	Lower Village Survey Co. Po Box 2625, Kennebunkport, ME, 04046
5.	Project Location:	11 Bayberry Road
6.	Project Tax Map #/Lot #:	Tax Map 68, Lot 28
7.	Lot Size:	11,444 sq. ft.
8.	Base Zoning:	CR & LR
9.	Overlay Zoning:	N/A

10.	Existing Use:	Single Family Residence
11.	Proposed Use:	Rebuild a nonconforming single-family dwelling with a new septic system.
12.	Approvals Required:	Shoreland Zoning
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	N/A
15.	Waivers Granted:	N/A
16.	Other Non-City Permits Required:	DEP
17.	LDR Attachment A: Fees Paid:	Application Fees Paid
18.	Planning Board Review History:	Sketch Plan: March 4, 2026

3) Existing Conditions

The subject property is 11,444 square feet and is approximately 100 feet wide near Bayberry Road and 106 feet wide at its shoreline. Please see the image below for illustration.



Figure 1: Aerial view of the property with emphasis on the front and back of the property.



Figure 2: Panorama view of 11 Bayberry Road.

4) Proposed Project

The applicant proposes to rebuild the existing two-story house into a one-and-a-half-story single-family structure. The structure's existing footprint represents the minimum shoreline setback to the greatest practical extent. Such a finding is reached by evaluating the setback against 6 criteria: 1) Size of the lot 2) slope of the land 3) potential for soil erosion 4) location of other structures on the property and on adjacent properties 5) location of the septic system and other on-site soils suitable for septic systems and 6) the type and amount of vegetation to be removed to accomplish the relocation.

A new septic system will be located at the West corner of the lot (circled in red below). The applicant will propose parking, as the current design does not include a designated parking area (circled in yellow below). A new poured concrete foundation will be installed, including flood vents as part of Best Management Practices in a coastal setting.

Given the small lot size, multiple setbacks, and the fact that nearly all the buildable area lies within the 100-foot shoreline setback, there is no practical way to relocate the dwelling without increasing nonconformance.

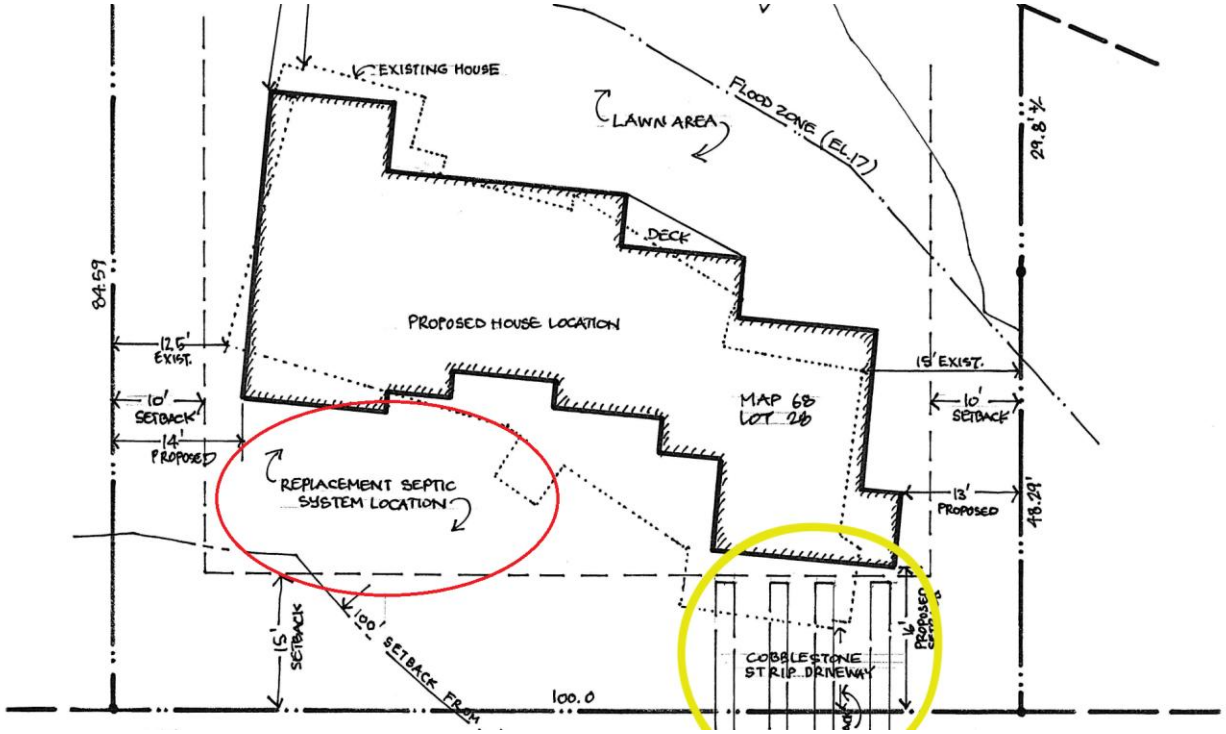


Figure 3: A snippet of the site plan showing the proposed location of the structure, new septic system, and driveway.

5) Staff Review

WAIVERS: The applicant is not seeking any waivers.

Staff Recommendations: The staff recommend that the Board approve the shoreland zoning application. Should the Board wish to formally make a motion, sample motions are provided below with the following Conditions of Approval:

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

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

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

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

6) Sample Motions

A. Motion to **A**pprove the shoreland zone application for the proposal located at 11 Bayberry Road (Tax Map 68, Lot 28), within the Coastal Residential & Limited Residential (CR & LR) zoning district.

B. Motion to **D**eny the shoreland zone application for the proposal located at 11 Bayberry Road (Tax Map 68, Lot 28), within the Coastal Residential & Limited Residential (CR & LR) zones, for the following reasons:

1) _____
2) _____
3) _____

C. Motion to **T**able the shoreland zone application for the proposal located at 11 Bayberry Road (Tax Map 68, Lot 28), within the Coastal Residential & Limited Residential (CR & LR) zoning districts, for the following reasons:

1) _____
2) _____
3) _____

PETERSON DESIGN GROUP

Residential Design

January 13, 2026

City of Biddeford Planning Board
PO Box 586, 205 Main Street
Biddeford, ME 04005

RE: The Susan Kinell Living Trust
11 Bayberry Road (Tax Map 68, Lot 28)
Site Plan Review Application

Dear Planning Board members,

On behalf of The Susan Kinell Living Trust, we are pleased to submit for your consideration the following application for Site Plan Review. The subject parcel is located at 11 Bayberry Road (Tax map 68, Lot 28).

The subject property is located in the CR/LRSO zoning district, and is completely within the Shoreland Zone. A single-family residence is currently located on the property.

This application is to seek approval for removal of the existing house and permission to build a new, more conforming house on the lot. The current house is less than the required distance from the resource (Atlantic Ocean), and is in violation of the front property setback line at the street. We believe the resulting structure will be as conforming as practicable given the lot conditions. A new septic system will be located at the West corner of the lot, and parking is now provided (there was none previously).

We propose to install a new poured concrete foundation under the new house. The property is not in the flood zone, however we propose to include flood vents in the new foundation, to be compliant with best practices in a coastal setting. As per the Biddeford Code Enforcement Office, we propose to add no more than 50 years of fill to the low spot on the South corner of the lot, immediately adjacent to the street.

We propose to reduce the overall lot coverage slightly. Please see enclosed drawings for further explanation and detail.

5 Nason Court, Suite 5, Village Green
Kennebunk, Maine 04043
Tel. 207-985-1525
www.petersondesigngroup.us

Best Management Practices will be employed for erosion control during project. This shall include at least staked silt fence and mulch erosion barrier.

The following material is included in this Application:

1.) Site Plan Review Application;
2.) Administration fee of $75.00;
3.) Application fee of $300.00;
4.) Abutter fee of $11.20;
5.) Agent authorization letter;
6.) Property deed;
7.) Assessors tax card for 11 Bayberry Road;
8.) Site plan of property;
9.) Survey from Lower Village Survey Co.

Thank you for your consideration of this application.

Sincerely,

Erik C. Peterson

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 (Please include checklist) __ Extraction
__ Conditional Use Permit __ Subdivision __ Private Way
__ Other: _____

Applicant Information:

Name: THE SUSAN C. KINELL LIVING TRUST
Mailing Address: 9 APPLEWOOD COMMON, EAST LYME, CT 06333
Telephone: (860) 859-7806
Email: kinell.jeffrey@gmail.com
What is your legal interest in the property?
X Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:

Name: SEE ABOVE
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: PETERSON DESIGN GROUP (ERIK PETERSON)
Mailing Address: 5 NASONS CT, SUITE 5, KENNEBUNK, ME 04043
Telephone: (207) 985-1525
Email: epeterson@petersondesigngroup.us

Engineer/Surveyor's Information:

Name: LOWER VILLAGE SURVEY CO.
Mailing Address: PO BOX 2625, KENNEBUNKPORT, ME 04046
Telephone: (207) 967-3545
Email: info@lowervillagesurveyco.com

Project Location and Lot Information:

Street Address: 11 BAYBERRY RD Drainage Watershed: _____
Tax Map: 68 Lot: 28
Current Zoning: CR / LRSO Shoreland Zoning: YES
Size of Lot: 11,444 ( )acres X s.f. Lot Frontage: 100
Existing Use of Property: SINGLE FAMILY RESIDENCE

Property currently serviced by:

__ City Road __ Public Sewer X Public Water __ Public Trash
X 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? X (Yes) __(No) If yes attach information ± 50 YDS OF FILL AS PER DIRECTION OF CEO.

Description of proposed use of property:

Project/Proposed Use:

EXISTING DEVELOPMENT INCLUDES A TWO-STORY SINGLE-FAMILY HOUSE SERVED BY TOWN WATER AND SEPTIC. PROPOSAL IS TO REMOVE EXIST. HOUSE AND REPLACE WITH LESS-NONCONFORMING SF HOUSE AND NEW SEPTIC SYSTEM.

Property to be Serviced by:

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

Limits of Disturbance: 2 11,444 ( )acres (X)s.f.
Net change in impervious cover: (27) SF ( )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*) __(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%): EXISTING 27.64%; PROPOSED 27.30%
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: 2074 SF
Total new square feet paving/parking: 112 SF

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval
__ Fire Department – Contact Chief or Deputy Chief – 282-9986
__ Ability to Serve for Water Service – Maine Water – 282-1543
__ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
__ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
__ Ability to Serve for Electrical Service-CMP-1-866-225-4200
__Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.

B. Photographs of Site.
C. Architectural renderings/drawings of proposed buildings, as required.
D. Engineering Plans, as required.
E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Required Signatures:

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

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

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

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

Signature of Applicant: _____ **Date** JAN 13/26

Signature of Property Owner: Jeffrey Kinell **Date** 1/13/26

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

January 13, 2026

The Susan Kinell Living Trust
9 Applewood Common
East Lyme, CT 06333

To: City of Biddeford, Maine and Maine DEP

RE: 11 Bayberry Road
Biddeford, ME 04005
Tax Map 68, Lot 28

This letter is to grant authority to Peterson Design Group to act on my behalf to obtain permits and associated approvals as related to the property at 11 Bayberry Road in Biddeford, Maine.

Any correspondence sent with regard to such action may be sent to Erik Peterson at Peterson Design Group: 5 Nason's Ct., Suite 5, Kennebunk, Maine 04043.

Most Sincerely,

Jeffrey Kinell 1/13/26

For The Susan Kinell Living Trust Date

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19670 PG 120**
Instr # 2025017169
06/02/2025 12:45:29 PM
Pages 4 YORK CO

Return to:

Transfer Tax : $7,480.00
DLN NO: 2764458

WARRANTY DEED

Maryllyn D. Fairfield, Trustee of the Maryllyn R. Fairfield Revocable Trust dated August 31, 2022, with a mailing address of 39 Olsen Drive, Mansfield, CT 06250, for consideration paid, grants to **Susan C. Kinell and Jeffrey W. Kinell, Trustees of The Susan C. Kinell Living Trust dated October 28, 2013**, of 9 Applewood Common, East Lyme, CT 06333, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A

Maine R.E. Transfer Tax Paid

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Maryllyn R. Fairfield dated 8/31/2022 and recorded at Book 19112, Page 92 in the York County Registry of Deeds.

Certificate of Trust Pursuant to 18-B M.R.S. §1013:
The Maryllyn R. Fairfield Revocable Trust

I, Maryllyn D. Fairfield, by signing this deed, hereby certify that: (i) Maryllyn R. Fairfield was the Settlor of the Trust; (ii) I was the original Trustee and am the current Trustee of said Trust; (iii) the Trust exists as of the date of this deed; (iv) I have power under said Trust to convey any trust asset in my sole discretion and need no consent from any beneficial interests; (v) I am the current Trustee authorized to execute or otherwise authenticate any and all documents in the exercise of my power; (vi) in making this conveyance, I have in all respects acted in pursuance of the authority granted in and by said Trust; and, (vii) the Trust has not been revoked, modified amended or terminated in any way that would cause the representations set forth in this certificate to be incorrect.

Executed this 28th day of May, 2025

THE MARYLLYN R. FAIRFIELD REVOCABLE TRUST

Maryllyn D. Fairfield - Trustee

By: Maryllyn D. Fairfield, Trustee

State of MAINE

County of YORK 5/28/2025

Then personally appeared before me the said **Maryllyn D. Fairfield, Trustee as aforesaid**, and acknowledged the foregoing instrument to be her free and voluntary act and deed in said capacity.

Sara Merrill

Notary Public

Commission expiration:

SARA MERRILL
NOTARY PUBLIC
State of Maine
My Commission Expires
April 24, 2032

EXHIBIT A

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

Beginning at an iron pipe driven into the ground on the northeasterly side of Bayberry Road at the southerly corer of lot numbered two (2) as shown on a Plan of Bayberry Point, Section number three (3), owned by Jesse E and Jeannette S. Rumery, made by Libby & Dow, Engineers, dated January 28, 1956 and recorded in the York County Registry of Deeds in Plan Book 20, Page 64;

thence northeasterly by said lot numbered two (2) and at right angles to said Road eighty-four and eighty-four hundredths feet (84.84) to a drill hole in ledge near the top of the bank; thence the same course and by said lot numbered two (2) to the Ocean;

thence southeasterly by the Ocean one hundred six and forty-seven hundredths feet (106.47), more or less, to the easterly corner of lot numbered one (1) as shown on said Plan and remaining land now or formerly of Jesse E. Rumery and Jeannette S. Rumery;

thence southwesterly by said remaining land of said Rumery and parallel to the line first described above to an iron pipe driven into the ground near the top of the bank;

thence the same course and by said remaining land of said Rumery forty-eight and twenty-nine hundredths feet (48.29) to an iron pipe driven into the ground on the northeasterly side of said Road;

thence northwesterly by said Road and at right angles with the last described line one hundred feet (100) to the point of beginning.

Meaning and intending to hereby convey lot numbered one (1) as shown on said Plan,

Together with a right-of-way for any and all purposes, in common with the owners of other lots shown on said plan, over the private streets and ways shown on said plan, and also the right to pass and repass to and from the sand beach at "New Barn Cove", so-called, over a right of way to be selected and designated by the said Rumerys, their heirs and assigns.

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

Further, the within Grantees, by the acceptance of this deed, do hereby covenant and agree for themselves, their successors and assigns, that they will hold said premises upon the terms and conditions following: to wit

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

and attractively finished and maintained as to the exterior portions thereof, and constructed of good quality materials, suitable for regular dwelling house construction.

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

It is further provided that the aforesaid covenants and conditions shall run with the land; that they are imposed upon these premises for the benefit of all land shown on said plan, and shall be enforceable, either in law or in equity, by any person holding land shown on said plan under a deed with similar covenants.

11 BAYBERRY RD

Location	11 BAYBERRY RD	**Mblu**	68/ 28/ / /
Acct#	0680280000	**Owner**	MARYLLYN R FAIRFIELD REVOCABLE TRUST DATED AUGUST 21, 2022
Assessment	$1,486,700	**Appraisal**	$1,486,700
PID	6500	**Building Count**	1

Legal Description

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$80,800	$1,405,900	$1,486,700
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$80,800	$1,405,900	$1,486,700

Owner of Record

Owner	MARYLLYN R FAIRFIELD REVOCABLE TRUST DATED AUGUST 21, 2022	**Sale Price**	$0
Co-Owner	FAIRFIELD, MARYLLYN D TRUSTEE	**Certificate**	
Address	39 OLSEN DR MANSFIELD, CT 06250	**Book**	19112
		Page	92
		Sale Date	08/31/2022
		Instrument	1S

Ownership History

Ownership History						
Owner	**Sale Price**	**Certificate**	**Instrument**	**Sale Date**	**Book**	**Page**
MARYLLYN R FAIRFIELD REVOCABLE TRUST DATED AUGUST 21, 2022	$0		1S	08/31/2022	19112	92
FAIRFIELD, ROY P & MARYLLYN R &	$0		1A	02/28/2004	14001	0230
FAIRFIELD ROY P & MARYLLYN R	$0				01399	0584

Building Information

Building 1 : Section 1

Year Built: 1959
Living Area: 1,648
Replacement Cost: $104,760
Building Percent Good: 75
Replacement Cost Less Depreciation: $78,600

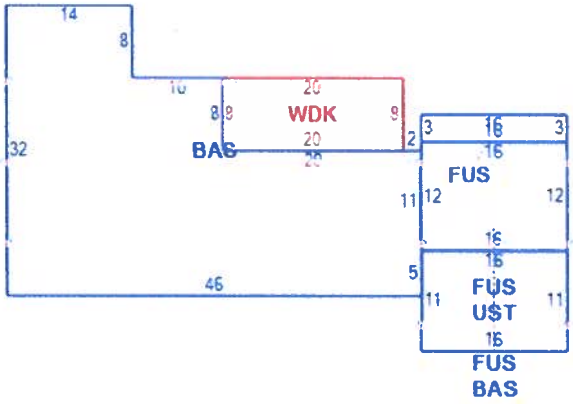
Building Attributes	
Field	**Description**
Style:	Cottage
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Electric
Heat Type:	Elect/Monitor
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Modern
MH Park	

Building Photo



(https://images.vgsi.com/photos/BiddefordMEPhotos/\00\00\32\42.jpg)

Building Layout



(ParcelSketch.ashx?pid=6500&bid=6765)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,232	1,232
FUS	Upper Story, Finished	416	416
UST	Utility, Storage, Unfinished	176	0
WDK	Deck, Wood	160	0
		1,984	1,648

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,200	1

Land

Land Use **Land Line Valuation**

Land Use		Land Line Valuation	
Use Code	1012	**Size (Acres)**	0.18
Description	OCN FT MDL-01	**Frontage**	0
Zone	CR	**Depth**	0
Neighborhood	0001	**Assessed Value**	$1,405,900
Alt Land Appr	No	**Appraised Value**	$1,405,900
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

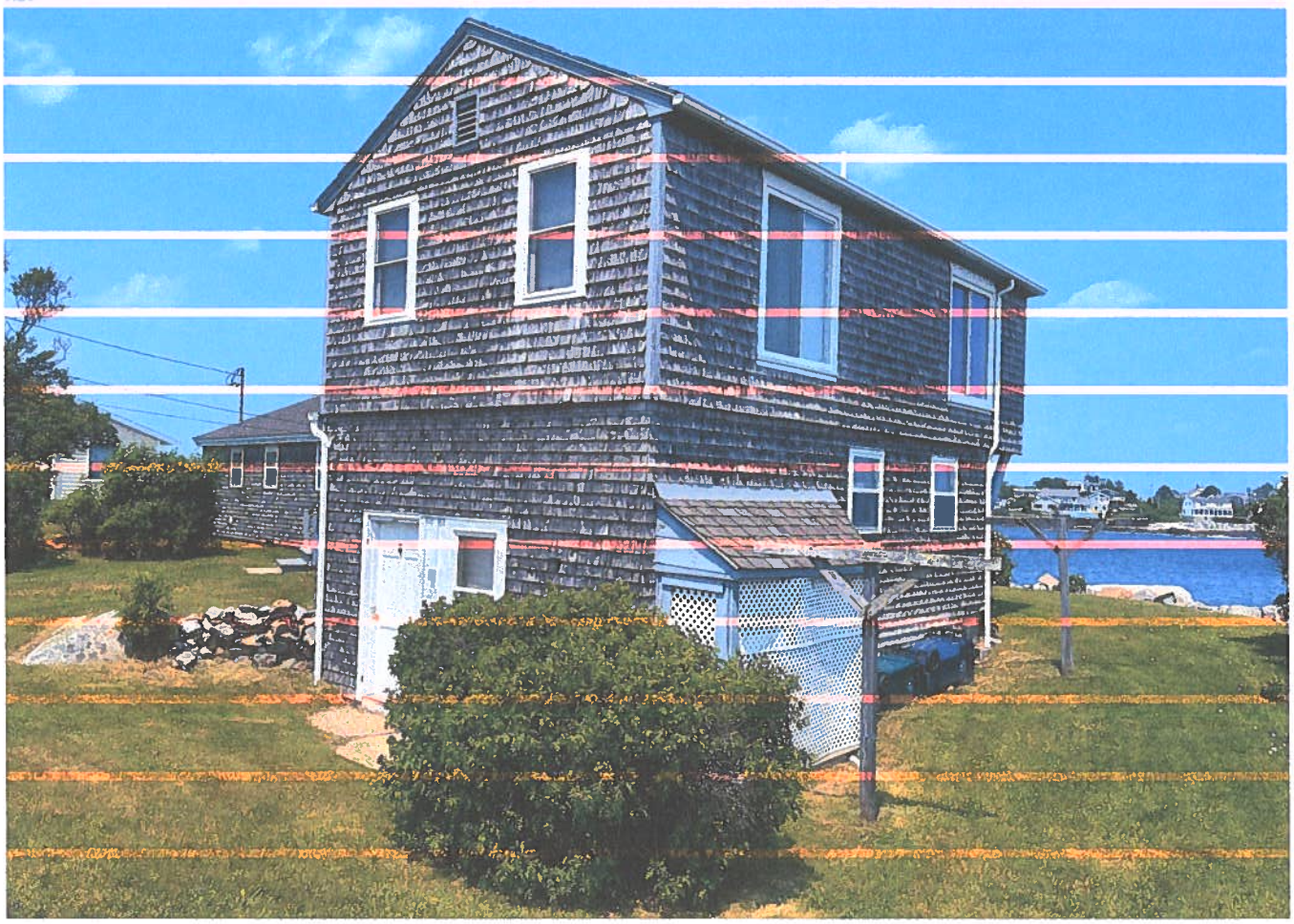
Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$79,300	$1,405,900	$1,485,200
2023	$79,300	$1,402,600	$1,481,900
2022	$107,400	$1,024,300	$1,131,700

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$79,300	$1,405,900	$1,485,200
2023	$79,300	$1,402,600	$1,481,900
2022	$107,400	$1,024,300	$1,131,700

Visit History

Visit History		
Visit Date	**Purpose of Visit**	**Notes**
10/28/2015	EXTERIOR INSPECTION	
12/22/2009	EXTERIOR INSPECTION	
6/2/2008	CAMP INSPECTION	
5/2/2007	REVAL / 2007-2008	
12/21/2000	UPDATE/COASTAL AREAS/2001-2002	
11/5/1999	UPDATE/ELEC HEAT/1999	
8/24/1989	MEAS & LISTD	

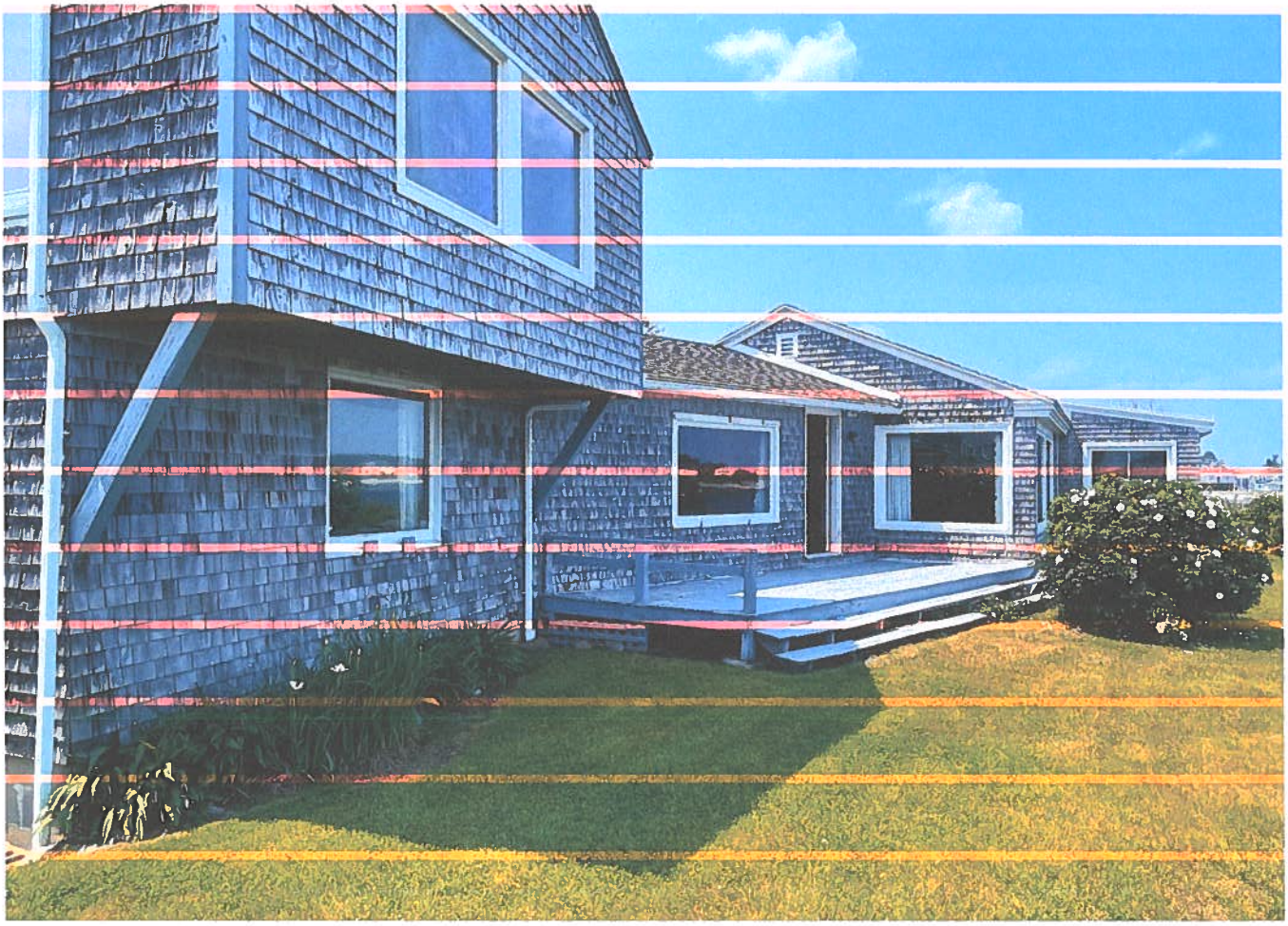
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11 Bayberry Road

Biddeford, ME

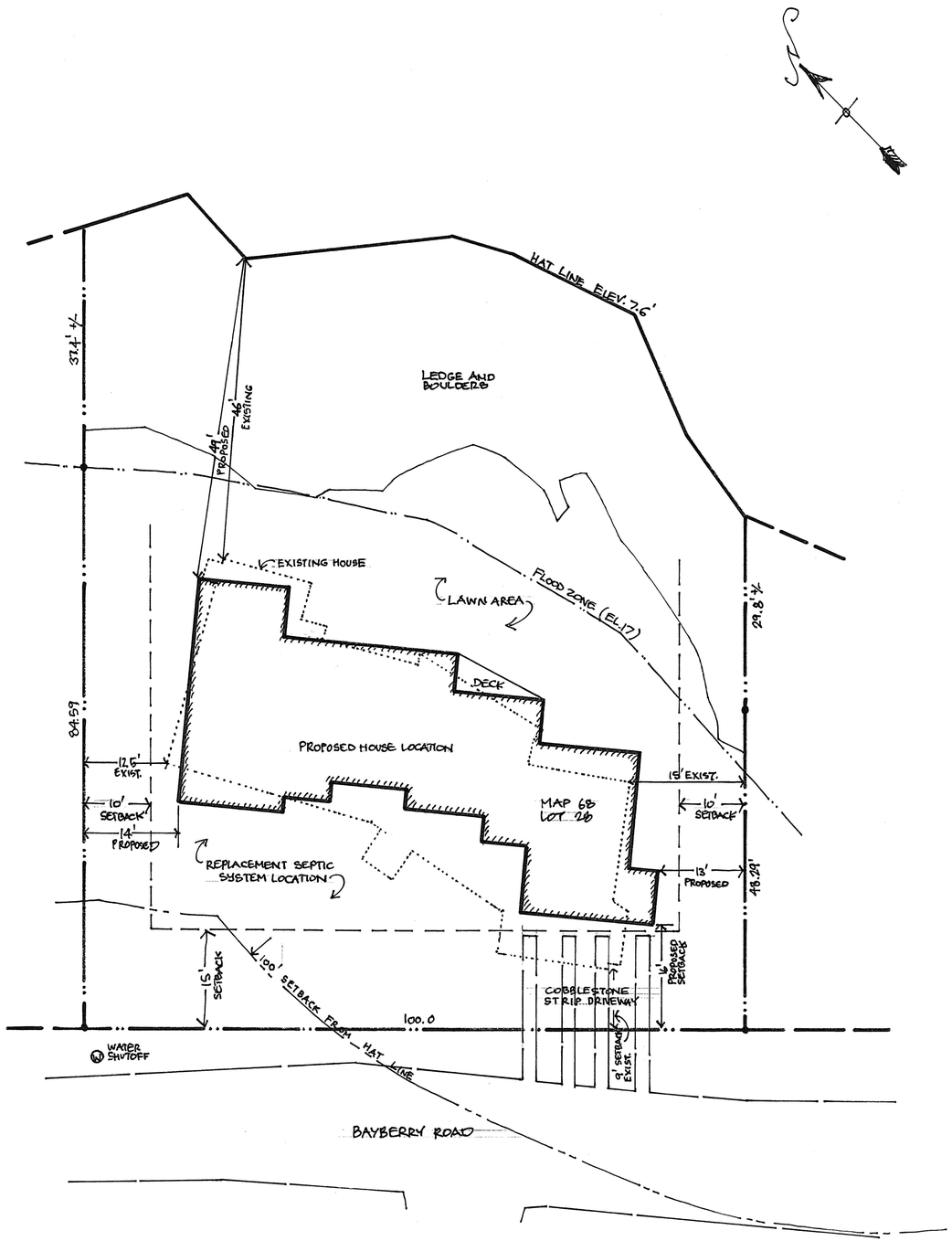
Map 68/Lot 28



11 Bayberry Road

Biddeford, ME

Map 68/Lot 28



SITE PLAN
1:10

TOTAL LOT AREA (SHORELAND ZONE)	:	11,444 SF
LESS EXPOSED LEDGE	:	(3437SF)
NET LOT AREA	:	8007 SF
HOUSE TO OVERHANGS	:	2074 SF
DRIVEWAY	:	112 SF
PERCENTAGE OF LOT COVERAGE	:	27.8%

SHELLEY ENGINEERING INC.
CIVIL ENGINEERING CONSULTING SERVICES
P.O. BOX 1030
GRAY, ME 04039
207-657-8031

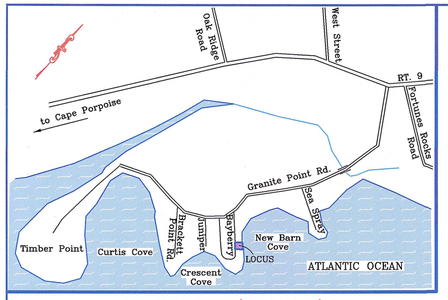
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PETERSON DESIGN GROUP
RESIDENTIAL DESIGN
5 NASON CT., STE. 5
PO BOX 1030
KENNEBUNK, MAINE 04043
TEL: 207-985-1525
WWW.PETERSONDESIGNGROUP.US

11 BAYBERRY ROAD, BIDDEFORD, ME

SITE PLAN

DRAWN BY:	WA
CHECKED BY:	EP
JOB #:	2405
REV. DATE:	1. DEC. 22, 2025
SHEET NO.:	SP1



LOCATION MAP (Not to Scale)

LOT COVERAGE CALCULATIONS:

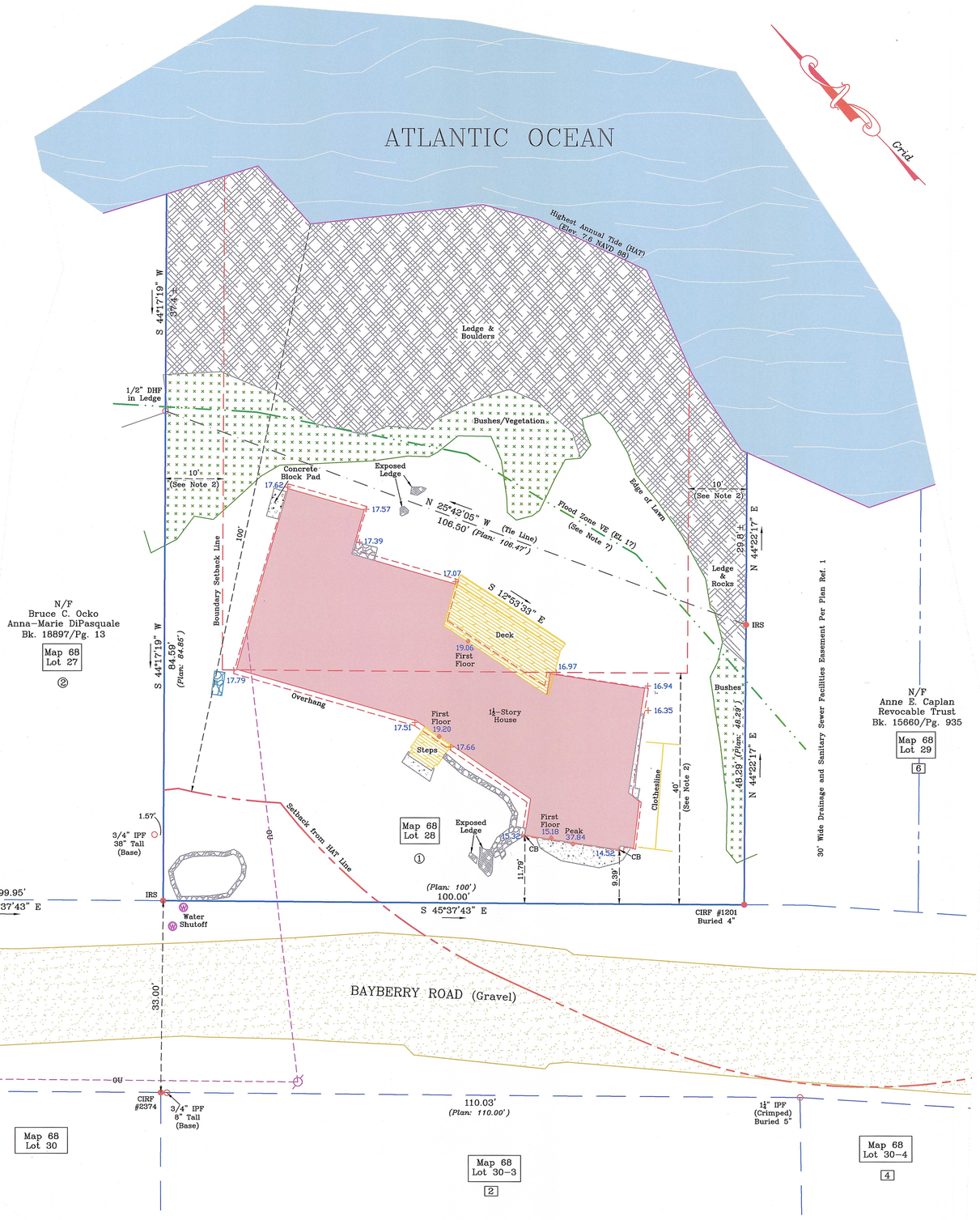
Total Area of Lot in Shoreland Zone (Limited Residential Overlay Zone)	11,444 s.f.
Less Exposed Ledge Areas	3,437 s.f.
Net Lot Area for Lot Coverage Calculation	8,007 s.f.
Areas of Lot Coverage (Non-Vegetated Surfaces):	
House to Overhangs	1883 s.f.
Decks/Steps	192 s.f.
Concrete Patio	44 s.f.
Concrete Walks, Steps, Pads	30 s.f.
Stone Walls	64 s.f.
Total Lot Coverage	2213 s.f..
Percent of Lot Coverage = 2213 ÷ 8007 = 27.64%	

AVERAGE GRADE CALCULATION

Spot Elevations on Lowest Side of Structure:

15.32 14.52

Total = 29.84 ÷ 2 = 14.92 Average Grade



LEGEND :

IRS ●	— 5/8" Rebar w/Survey Cap #2374 To Be Set
CIRF ●	— Capped Iron Rod Found
IPF ○	— Iron Pipe Found
DHF ○	— Drill Hole Found
———	— Property Line
— — —	— Abutter Approximate Property Line
---OU---	— Overhead Utilities
∅	— Utility Pole
N/F	— Now or Formerly
Bk./Pg.	— Deed Book & Page
CB	— Corner of Building
②	— Lot No. Per Plan Ref. 3
4	— Lot No. Per Plan Ref. 1
22.76 +	— Spot Grade Elevation
19.06 ⊕	— Building Elevation Point

LOCUS DEED REFERENCE:

Owners of Record: Susan C. Kinell and Jeffrey W. Kinell, Trustees of The Susan C. Kinell Living Trust dated October 28, 2013
Deed Recorded in Book 19670, Page 120

PLAN REFERENCES:

1 – "Plan Showing Neptune Point, Section No. 2, A Subdivision by Earl Rumery, Biddeford, Maine" dated March 15, 1976, by Dow & Coulombe, Inc., recorded in York County Registry of Deeds in Plan Book 90, Page 45.

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

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

4 – "Standard Boundary Survey & Site Plan, 14 Bayberry Road, Biddeford, Maine, Owned by Jeffrey W. Kinell & Granite Point Trust" dated January 7, 2000, by Lower Village Survey Co., LLC.

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

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

7 – "National Flood Insurance Program, Flood Insurance Rate Map, York County, Maine, Map Number 23031C0467G" Effective July 17, 2024, Revised to Reflect LOMR Effective July 18, 2024.

NOTES:

1 – The locus parcel is identified on the City of Biddeford Tax Assessors Map 68 as Lot 28 and is located in the Coastal Residential District and in the Limited Residential Shoreland Overlay District. Space and bulk standards are as follows:

Minimum Building Setbacks (See Note 2)		
From Major Right-of-Way	=	40 feet
From Other Right-of-Way	=	25 feet
From Side & Rear Lot Lines	=	25 feet
Maximum Lot Coverage	=	20%
Maximum Building Height	=	35 feet/3 Stories

2 – Per City of Biddeford Code of Ordinances, Land Development Regulations, Article V, Section 6A, Table C Notes, for lots existing in separate ownership prior to June 8, 1988, the Code Enforcement Officer may grant administrative variances for reduced setbacks to no less than 40 feet for front yard and no less than 10 feet for side and rear yards.

3 – The surveyed premises contains 11,444 square feet (0.26 acre).

4 – Elevations shown are in the North American Vertical Datum of 1988 (NAVD 88) based on RM 15 per Plan Ref. 6, a carriage bolt in utility pole No. J39 on west side of Fortunes Rocks Road at Elevation 12.40 NGVD 29.

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

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

7 – Flood zone boundary shown was scaled from Plan Ref. 7.

8 – The locus parcel is subject to and benefited by restrictions, conditions, and sewer provisions set forth in deed from Earle R. & Margaret A. Rumery to Walter Kinell, Jr. and Charlotte Kinell dated August 7, 1981, recorded in Book 2830, Page 22.

9 – The locus parcel is subject to an easement located "7.5 feet on either side of the centerline of the underground pipeline servicing Lot 2, as shown on said plan, for said pipeline" as described in the above referenced deed from Rumery to Kinell. The "underground pipeline" referred to in said deed is assumed to be the water line shown on Plan Ref. 1.

10 – The locus parcel was conveyed together with "the right to pass and repass to and from the sand beach at 'New Barn Cove', so-called, over a right of way to be selected and designated by the said Rumerys, their heirs and assigns" as described in deed from Rumery to Fairfield recorded in Book 1399, Page 584.

11 – The locus parcel is subject to covenants, conditions, and restrictions described in deed from Rumery to Fairfield dated March 23, 1956, recorded in Book 1399, Page 584.

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

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

GRAPHIC SCALE 1" = 10'

0' 10' 20' 30'

STATE OF MAINE
Deborah L Briggs #2374
PROFESSIONAL LAND SURVEYOR

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

Lower Village Survey Co.
13 Western Avenue Kennebunk Maine
Mailing Address: P.O. Box 2625, Kennebunkport, ME 04046
Phone: 207-967-3545 e-mail: info@lowervillagesurveyco.com

STANDARD BOUNDARY SURVEY AND SITE PLAN
11 BAYBERRY ROAD
BIDDEFORD, MAINE
OWNED BY
The Susan C. Kinell Living Trust
Mailing address: 9 Applewood Common, East Lyme, CT 06333

DATE: SEPT. 24, 2025	11 Bayberry Rd.	FILE #125-044	ROTATION 44°Left	FIELD BK 517-65

David C.M. Galbraith, City Planner / Deputy Director Planning and Development
David.Galbraith@biddefordmaine.org
205 Main Street / PO Box 586 • Biddeford, ME
City of Biddeford Government
(207) 571-0700 • www.biddefordmaine.org
@CityofBiddeford

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Mastoran Corporation (d.b.a Burger King Restaurant)
Site Plan Amendment to an existing Development Plan
349 Alfred Street (Tax Map 28, Lot 57)
B2-Highway Business Zoning District.
Planning Board Case # 2025.46
March 4, 2026

Pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Article VI (Performance Standards) Section 56 Restaurants. The Biddeford Planning Board has considered the application of Based on its review, including supportive data, public hearing testimony and related materials contained in the record, the Planning Board makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT:

1.	Applicant:	Mastoran Corporation 822 Lexington Street 2nd Floor Waltham, MA 02452
2.	Owner of Property:	Mastoran Corporation 822 Lexington Street 2nd Floor Waltham, MA 02452
3.	Agent:	Christopher MacDonald P.E. BH2M Consulting Engineers 380B Main Street Gorham, ME 04038
4.	Surveyor:	Christopher MacDonald P.E. BH2M Consulting Engineers 380B Main Street Gorham, ME 04038
5.	Project Location:	349 Alfred Street, Biddeford, ME
6.	Project Tax Map #/Lot #:	Tax Map 28, Lot 57
7.	Lot Size:	1.12-acres
8.	Base Zoning:	B2 (Highway Business)
9.	Overlay Zoning:	N/A
10.	Existing Use:	Burger King Restaurant – 1 drive thru lane

11.	Proposed Use:	Burger King Restaurant – 2 drive thru lanes
12.	Approvals Required:	Site Plan
13.	Uses in the Vicinity:	Commercial / Cemetery
14.	Waivers Needed:	a. None
15.	Waivers Granted:	a. None
16.	Other Non-City Permits Required:	a. None
17.	LDR Attachment A: Fees Paid	Sketch Plan Fees Paid
18.	Planning Board Review History: Sketch Plan- January 21. 2026 Preliminary & Final Plan Review: March 4, 2026	

CONCLUSIONS OF LAW:

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

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

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

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

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

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

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

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

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

10. The proposed use would be in compliance with Biddeford's Comprehensive Plan;

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

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

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

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

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

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

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

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

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

APPROVAL GRANTED – CONDITIONS OF APPROVAL (COA):

Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the proposed project summarized within the attached Staff report and pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Article VI (Performance Standards) Section 56 Restaurants, and hereby approves Case # 2025.46 for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District, with the following Conditions of Approval (COA):

1. Standard Conditions of Approval apply.

2. Bonding and Inspection Fees: **Bonding and inspection fees shall be established prior to scheduling of the required Pre-construction meeting**.

3. Modifications to Approved Development Plans: The project shall be constructed in accordance with the approved development plans. **No deviations to the approved development plans**

shall be made without prior written authorization by the City Planner. Should the Applicants desire a modification from approved plans, they shall be required to submit a formal letter requesting a "minor modification" to the approved development plans. The narrative shall be submitted outlining the request, the reasoning for the request (justification) and include plans illustrating the approved plans and proposed modifications. Changes beyond the authority of the City Planner shall be reviewed and approved by the Planning Board. It should be noted that review fees for any proposed changes may be assessed to the Applicant, for Staff or Peer Review time spent evaluating the request.

4. Once stamped and signed "As-Built drawings" are submitted to the Planning and Engineering Departments (clearly identifying what approved deviations and variances were installed based on the approved permit drawings), the City Engineering Department will conduct an inspection. The "as Built Checklist" shall be submitted for review and approval, for any performance guarantee release.

5. As-Built Drawings and CAD Files need to be submitted to the Planning & Engineering Departments **prior to a 'Site Punch list Inspection' and any bond release.**

6. York County Recorded Drawings: Applicant must record copies of Planning Board signed project plans at the York County Registry of Deeds and provide electronic copies of the recorded drawings to Planning & Engineering Department **prior to Building Permit Issuance.**

7. Required Inspections:

   i. Erosion & Sediment Control Inspections
      1. Needs to be completed by a City-approved 3rd Party Inspector and paid by the Applicant via the inspection fee escrow being held by the City.
      2. Initial, monthly, and final inspections
      3. The City's Engineering Department, at minimum, shall be notified for an initial E&S inspection prior to breaking ground.

   ii. Copies of all inspection reports need to be submitted to the Engineering Department upon the completion of each inspection.

_____
John McCurry, Planning Board Chair

_____
Date

David C.M. Galbraith, City Planner / Deputy Director Planning and Development

David.Galbraith@biddefordmaine.org

205 Main Street / PO Box 586 • Biddeford, ME

City of Biddeford Government

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@CityofBiddeford

PLANNING BOARD STAFF REPORT

TO: Chair McCurry and Members of the Biddeford Planning Board

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

DATE: February 24, 2026

RE: 2025.46 Preliminary & Final Review for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.

MEETING DATE: March 4, 2026, 6:00 PM

1. **INTRODUCTION:**

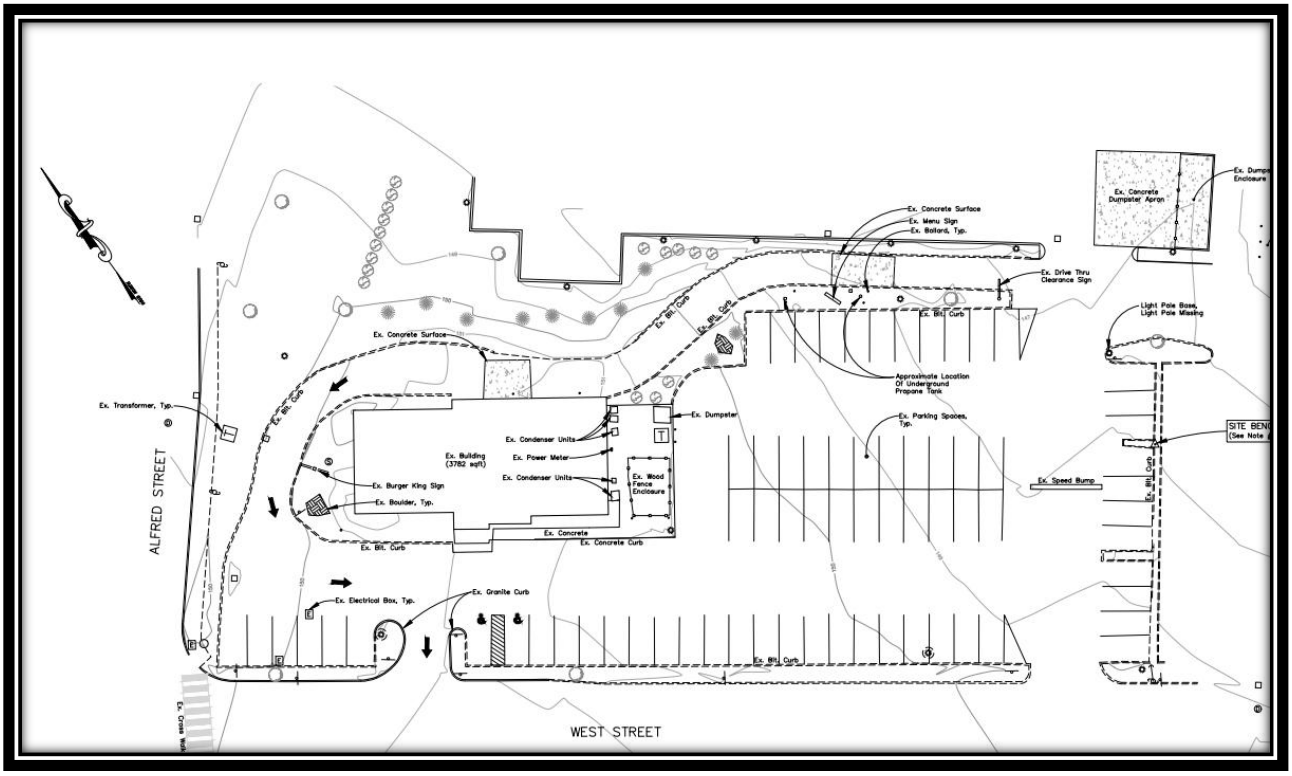
This Preliminary & Final application is being presented by Christoper MacDonald, P.E. of BH2M Engineers, Project Engineer and Agent for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.



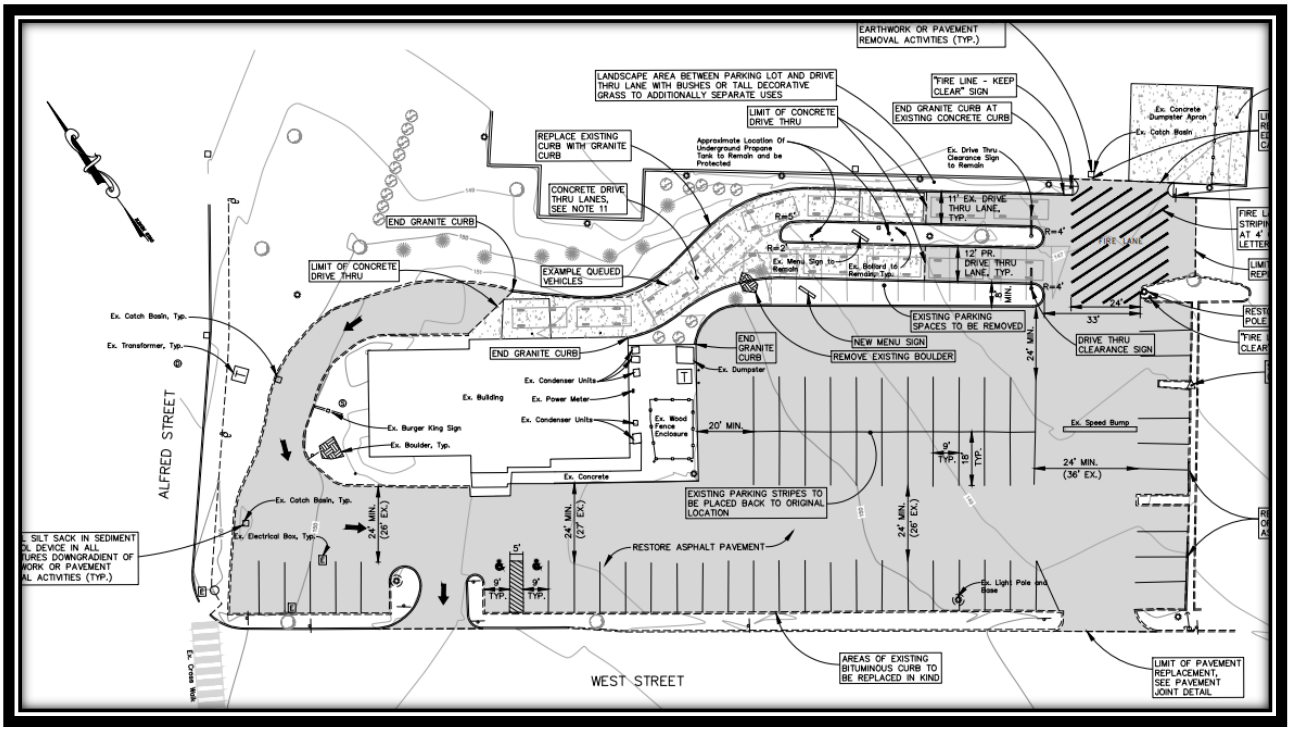
Burger King 349 Alfred Street – Existing Conditions

Planning Board Case # 2025.46 Preliminary & Final Review for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.

MEETING DATE: March 4, 2026, 6:00 PM



Burger King - 394 Alfred Street – Existing Conditions



Burger King - 394 Alfred Street – Proposed Conditions

Planning Board Case # 2025.46 Preliminary & Final Review for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.

MEETING DATE: March 4, 2026, 6:00 PM

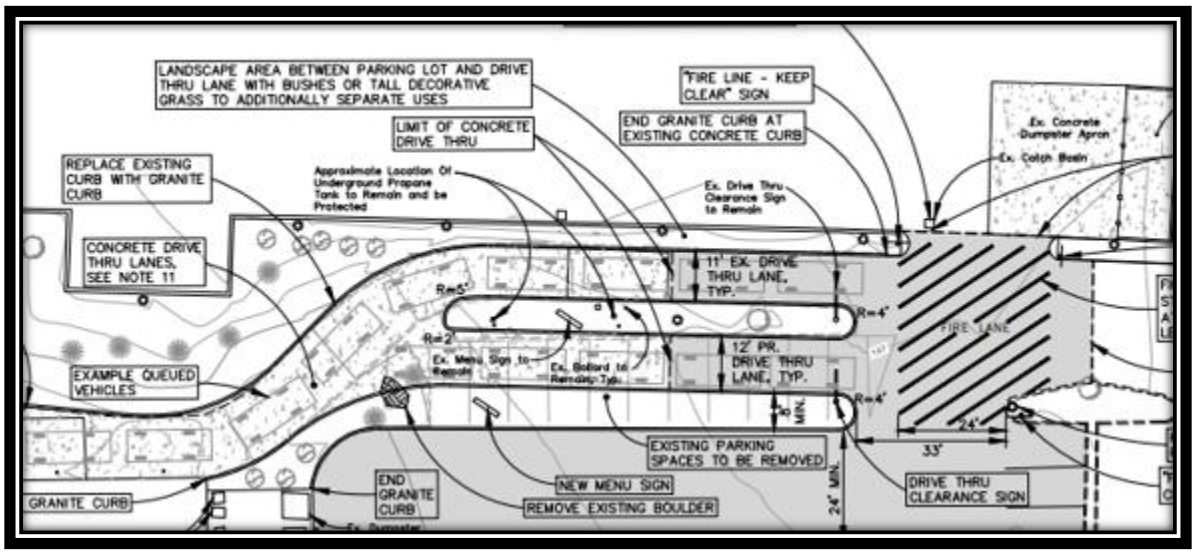
The Application includes a project narrative from Mr. MacDonald which is provided below in italics:

> *BH2M has been retained by Mastoran Corporation (dba: Burger King Restaurant) to provide Engineering, Surveying, and Permitting services for improvements to their Burger King restaurant located at 394 Alfred Street in the 5-Points neighborhood in Biddeford.*
>
> *The project proposes to construct an additional drive-through lane for access to the existing restaurant. Construction of the additional parking lane will provide a net reduction in imperious area of approximately 500 square feet and elimination of 11 existing parking spots, bringing the total to 60 parking spots, still well in excess of the 28 parking spots required. There are no proposed expansions or changes of use of the building or restaurant, and there are no additional drive thru windows proposed.*
>
> *With construction of the proposed second drive thru lane, improvements to the existing drive thru lane and drive-up window lane are proposed with replacement of existing curb and installation of concrete driving surfaces. The project also proposes to repave the existing parking lot, repair curbs along the periphery, and perform other site maintenance activities such as landscaping maintenance, replacement of striping, and restoration of other items that may be found to be damaged or dated at Mastoran's discretion.*
>
> *Of specific note, an apparent existing 60' access easement was identified on previous surveys of the project along east side of the project. Researching this condition, we found that it was in fact a formerly leased area of the property by what is now the abutting Walgreens location (Map 28 Lots 55 and 56). Reviewing this lease, it was found that it was entered into by a previous property owner, and that lease was extinguished in July of 1986, per a deed included as Attachment 9. Given this, we understand that there is no current lease or easement for the 60' wide area encumbering the Burger King property.*

This project was brought before the Planning Board for "Sketch Plan Review" on January 21, 2026, where the Board, after discussing the project with the Applicant, determined that the project could be reviewed for Preliminary and Final review at the March 4, 2026, public hearing. In general terms, the project is fairly minor in nature. The property is currently "overparked" under City Ordinance and for the needs of the existing restaurant. The proposal includes the removal of 11 parking stalls to the immediate south of the existing drive-thru lane and replacing it with a second drive thru lane. The proposed modifications have a net decrease in the amount of impervious area on the site (a small, landscaped area is being created between the two drive thru lanes). It should be noted that the site has been designed to include a hatched "fire lane" area at the internal "intersection" between Burger King, Walgreen's property and the adjacent (east) property 206-208 Graham Street to delineate this area which includes "Fire lane – keep clear" signage. The remainder of the site will remain unchanged except the property will be repaved and re-striped in the current layout.

Planning Board Case # 2025.46 Preliminary & Final Review for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.

MEETING DATE: March 4, 2026, 6:00 PM



Burger King Drive Thru Detail

2. **PROJECT DATA/INFORMATION:**

1.		Applicant:	Mastoran Corporation 822 Lexington Street 2nd Floor Waltham, MA 02452
2.		Owner of Property:	Mastoran Corporation 822 Lexington Street 2nd Floor Waltham, MA 02452
3.		Agent:	Christopher MacDonald P.E. BH2M Consulting Engineers 380B Main Street Gorham, ME 04038
4.		Surveyor:	Christopher MacDonald P.E. BH2M Consulting Engineers 380B Main Street Gorham, ME 04038
5.		Project Location:	349 Alfred Street, Biddeford, ME
6.		Project Tax Map #/Lot #:	Tax Map 28, Lot 57
7.		Lot Size:	1.12-acres
8.		Base Zoning:	B2 (Highway Business)
9.		Overlay Zoning:	N/A
10.		Existing Use:	Burger King Restaurant – 1 drive thru lane

11.		Proposed Use:	Burger King Restaurant – 2 drive thru lanes
12.		Approvals Required:	Site Plan
13.		Uses in the Vicinity:	Commercial / Cemetery
14.		Waivers Needed:	a. None
15.		Waivers Granted:	a. None
16.		Other Non-City Permits Required:	a. None
17.		LDR Attachment A: Fees Paid	Sketch Plan Fees Paid
18.		Planning Board Review History: Sketch Plan- January 21. 2026 Preliminary & Final Plan Review: March 4, 2026	

3. **REVIEW PROCESS:**

Per City ordinance, this application is subject to Site Plan Review (Article XI) and Article VI (Performance Standards) Section 56 Restaurants which require approval by the Planning Board. This process involves Sketch Plan review, followed by Preliminary Plan Review, and ultimately Final Plan review / approval. As outlined above, this project was brought before the Planning Board for "Sketch Plan Review" on January 21, 2026, where the Board, after discussing the project with the Applicant, determined that the project could be reviewed for Preliminary and Final review at the March 4, 2026 public hearing.

4. **APPLICATION COMPLETENESS:** This application has been determined to be "complete". is for Amended Site Plan preliminary/final plan review, so the purpose of this memorandum introduces the project/s to the Board, with the desire to identify items the Board believes are important and necessary for the continued review of this plan / project.

5. **ZONING**: The subject property is zoned B2 (Highway Business) and restaurants are a permitted use within the district.

6. **WAIVERS**: None requested

7. **STAFF RECOMMENDATION:**

   The Application is for Preliminary & Final Amended Site Plan Review. Staff has reviewed the application and recommends the Planning Board approval the project with the adoption of the recommend Findings of Fact (FOF) and Conditions of Approval (COA).

8. **SAMPLE MOTIONS**

   A. Motion to Approve Case #2025.46: Preliminary & Final Site Plan Amendment Review for Mastoran Corporation, to construct an additional drive-through lane at 349 Alfred Street (Tax Map 28, Lot 57) in the B-2 Zone, with the adoption of the proposed Findings of Fact (FOF) and Conditions of Approval (COA).

Planning Board Case # 2025.46 Preliminary & Final Review for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.

MEETING DATE: March 4, 2026, 6:00 PM

B. Motion to Table Case #2025.46: Preliminary & Final Site Plan Review for Mastoran Corporation, to construct an additional drive-through at 349 Alfred Street (Tax Map 28, Lot 57) in the B-2 zone, for the following reasons:

1) _____
2) _____
3) _____

C. Motion to Deny Case #2025.46: Preliminary & Final Site Plan Review for Mastoran Corporation to construct an additional drive-through at 349 Alfred Street (Tax Map 28, Lot 57) in the B-2 zone for the following reasons:

1) _____
2) _____
3) _____

CITY OF BIDDEFORD - SITE PLAN APPLICATION DRAWING CHECKLIST *LAST REVISED: 04/18/23*

CHECKLIST DIRECTIONS:

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

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	Burger King 5 Points Amended Site Plan
Planning Board # (if available):	
Applicant Name/Info:	Mastoran Corporation
Submittal #/Type (Prelim/Final):	Final
Submittal Date:	18-Dec-25

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE		CITY REVIEW RESPONSE	
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
1	**GENERAL PLAN REQUIREMENTS**				
A	Drawing specific legends (linetypes, hatches, etc.)	Yes			
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)	Yes			
C	North arrows, standard engineering scale viewports, dated revision blocks	Yes			
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	Yes			
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)	Yes			
2	**COVER SHEET**				
A	Project Name & Property Address	Yes			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	Yes			
C	Site Location Map	Yes			
D	Sheet Set List of Drawings	Yes			
E	Tax Map and Lot ID	Yes	Provided on Site Plan		
F	Zoning & Shoreland Zone Information	Yes	Provided on Site Plan		
G	Existing Use Description	Yes			
H	Proposed Use Description	Yes			
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	No	No waivers proposed		
J	Name of Drainage Watershed	Yes	See Sheet 1, Existing Conditions Plan		
K	Within the MS4 Urbanized Area (Yes/No)	Yes	See Sheet 1, Existing Conditions Plan		
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	No	No natural resources present		
M	Within the 100-year Flood Zone (Yes/No)	No	Not in a flood zone		
N	Public Road Proposed (Yes/No)	No	No public roads proposed		
O	Private Road Proposed (Yes/No)	No	No private roads proposed		
P	Public Sewer Connection (Yes/No); if yes, need to include a proposed sewer flow calculation per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)	No	No impacts or chagnes to sewer proposed; no changes to building or use		
Q	Public Storm Drain Connection (Yes/No)	No	No changes to stormwater run off, proposes a net reduction in impervious area		
R	Limits of Disturbance in acres	Yes	The entire parking lot is to be repaved		
S	Pervious Land Cover square footage, existing and proposed	Yes			
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	Yes			
U	Building Roof square footage, existing and proposed	Yes	See Sheet 1, Existing Conditions Plan		
V	Assigned Planning Board Number	No	Not yet assigned		
W	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)	No	only minor disturbances proposed; no bulk fills or cuts proposed		
3	**EXISTING CONDITIONS PLAN**				
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	Yes			
B	Survey Benchmark Locations (with XYZ Coordinates annotated)	Yes			
C	Property & Right-of-Way Lines	Yes	See attached boundary survey by others		
D	Boundary line information (bearings, distances, etc.)	Yes	See attached boundary survey by others		
E	Property pin and monumentation locations	Yes	See attached boundary survey by others		
F	Existing easements with proper ownership identified	Yes	See cover letter for discussion on existing and proposed easements		
G	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	Yes			
H	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present		
I	100-year Flood Zone Limits & Elevation	No	Project not in a flood zone		
J	USDA-NRCS Soil Boundaries and Labels	No	No stormwater or subsurface disposal proposed		
K	Existing contours with adequate contour labelling; minimum 1' contour interval	Yes			
L	Existing building FFEs annotated	No	No changes in building proposed		
M	Spot elevations for existing building corners, door entrances, accessible parking/walkways, road centerlines, and bottom/top of curbs	No	No changes in building proposed		
N	Existing buildings & structures	No	No changes in building proposed		
O	Existing pavement areas & number of parking spaces	Yes			
P	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	No	Not applicable on site		
Q	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	Yes			
R	Existing signage and striping	Yes			
S	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	No	No under ground work proposed		

T	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes			
U	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	No	No utilities proposed to be tied into		
V	Existing tree lines, street trees, free-standing trees (12” or larger diameter at breast height), and vegetation	Yes			
W	Location of any borings, drinking wells, and monitoring wells	No	No subsurface exploration proposed		
4	**SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN**				
A	Limits-of-disturbance outlined and acreage annotated	Yes			
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present		
C	100-year Flood Zone Limits	No	Project not in a flood zone		
D	Callout existing site features to be demolished/removed/replaced	Yes			
E	Callout existing utilities to be demolished/removed/abandoned-in-place	Yes			
F	Hatch existing buildings and pavement to be removed	Yes			
G	Construction Entrance location(s)	no	As the project is being performed on existing paved surfaces, and staging to occur on pavement, a construction enterance is not applicable		
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	Yes			
I	Stockpile and staging area(s) identified (with proper perimeter control)	Yes			
J	Inlet protection location(s)	Yes			
K	Note requiring contractor to implement dust control measures throughout construction	Yes			
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	Yes			
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	No	No deep excavations proposed		
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	No	no large development proposed		
5	**SITE PLAN/SUBDIVISION PLAN**				
A	Partial Site Plans needed for any viewport scale greater than 1”=20’	No	Plans are shown as 1" = 20'		
B	Existing property and right-of-way lines	Yes	See attached boundary survey by others		
C	Proposed subdivision lot lines and labels	No	no subdivisions proposed		
D	Required Zoning Setbacks shown with dimensions and annotation	No	No buildings proposed		
E	Bulk requirement summary table (zoning/parking calculations)	Yes			
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present		
G	100-year Flood Zone Limits	No	Project not in a flood zone		
H	Proposed building outlines, door entrances and loading docks	No	No building modifications proposed		
I	Proposed building labels	No	No building modifications proposed		
J	Proposed road extents; provide clear annotation if roads will be public or private	No	No proposed roads		
K	Proposed parking and accessible parking locations; annotate parking space counts	Yes			
L	Proposed signage, parking striping, and traffic striping	Yes			
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	Yes	Existing striping to be replicated		
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	Yes			
O	Separate hatching for buildings, sidewalks, pavement, landscaping	Yes			
P	Proposed landscaping; detailed landscaping design should be on separate plans	No	landscaping limited to maintaining existing installations		
Q	Designated snow storage areas	No	no increases to parking proposed, snow management to remain as existing		
R	Proposed dumpster locations and trash removal access	No	no changes to dumpstaer location or access		
S	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	Yes			
T	Radial dimensions for all curbs, landscaped islands, sidewalks	Yes			
U	Road centerline stationing shown, labelled every 0+50’ with curve data	No	No roads proposed or existing on site		
V	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	No	No roads proposed or existing on site		
W	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	No	No roads proposed or existing on site		
X	Planning Board signature block for final recording	Yes			
6	**GRADING PLAN**				
A	Partial Grading Plans needed for any viewport greater than 1”=20’	No	all plans are 1" = 20'		
B	Limits-of-disturbance outlined and acreage annotated	Yes			
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)	No	no proposed buildings		
D	Existing contours with adequate contour labelling, screened; minimum 1’ contour interval	Yes			
E	Proposed contours with adequate contour labelling; minimum 1’ contour interval	Yes			
F	Detailed grading for all ditches, swales, outfalls, and riprap	No	no stormwater conveyance changes proposed		
G	All proposed contours tie-into existing contours at limits-of-disturbance outline	Yes			
H	Existing spot elevations for all asphalt and curb tie-in locations	Yes			
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present		
J	100-year Flood Zone Limits	No	Project not in a flood zone		
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	No	No roads proposed or existing on site		
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	No	no proposed buildings		
O	Proposed retaining wall/loading dock elevations (bottom/top of wall)	no	no proposed walls or loading docks		

P	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	no	no changes to ADA parking		
Q		no	no changes to ADA parking		
R	Proposed longitudinal % slope arrows for drainage ditch centerlines	no	no drainage ditches proposed		
S	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	no	existing grades to be maintained		
T	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)	No	no cut and fill proposed		
7	**ROAD PROFILES (if public/private road proposed)**				
A	Existing surface; dashed and screened	No	No roads proposed or existing on site		
B	Proposed surface; continuous and bold	No	No roads proposed or existing on site		
C	Corresponding centerline stationing and curve data annotation	No	No roads proposed or existing on site		
D	Road cross-section including proposed surface cross slopes; include multiple sections for various road cross slope conditions proposed (crowned, superelevated)	No	No roads proposed or existing on site		
E	Horizontal and vertical scale bars	No	No roads proposed or existing on site		
F	Clear annotation if proposed road will be public or private	No	No roads proposed or existing on site		
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	No	No roads proposed or existing on site		
H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	No	No roads proposed or existing on site		
8	**UTILITY PLAN**				
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)	No	No utility changes proposed		
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	No	No utility changes proposed		
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)	No	No utility changes proposed		
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	No	No utility changes proposed		
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	No	No utility changes proposed		
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	No	No utility changes proposed		
I	Flow directional arrows for storm & sewer pipes	No	No utility changes proposed		
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	Yes			
K	All storm drains must be sized to convey the 25-year storm	No	no increases in stormwater proposed		
L	Sewer force main sizes and invert elevations	No	No utility changes proposed		
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W)	No	No utility changes proposed		
N	Grease trap & oil-water separator locations, sizes, elevations	No	No utility changes proposed		
O	Water, gas, electric, and telecom sizes labelled	No	No utility changes proposed		
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)	No	No utility changes proposed		
B	Existing surface; dashed and screened	Yes			
C	Proposed surface; continuous and bold	Yes			
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	No	No utility changes proposed		
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	No	No utility changes proposed		
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated	No	No utility changes proposed		
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated	No	No utility changes proposed		
H	Known ledge or groundwater elevations	No	no sub surface exploration performed		
I	For all storm drains, 25-year HGL must be shown on profiles with starting tailwater condition identified	No	no increases in stormwater proposed		
J	For storm outfalls, include riprap sizing and grading extents	No	no increases in stormwater proposed		
K	Horizontal and vertical scale bars	Yes			
10	**DETAILS**				
A	Road section detail, including pavement & gravel depths	Yes			
B	Sidewalk, paver, crosswalk, and any other pavement section details	Yes			
C	Pavement sawcut detail	Yes			
D	Utility trench/backfill detail	Yes			
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	Yes			
F	Signage, striping, and ADA details	Yes			
G	E&S notes and details; only show applicable/proposed measures	Yes			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	No	No utility changes proposed		
I	Storm outfall & riprap details	No	No utility changes proposed		
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	No	No stormwater changes proposed		
K	Pump station, grease trap, and oil-water separator details	No	No utility changes proposed		
L	Conduit section details	No	No utility changes proposed		

M	Miscellaneous details (as needed)	No	No utility changes proposed		
11	**LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS**				
A	As required by ordinance; at a minimum: locations, counts, and species/models must be identified	No	No changes in lighting proposed		
B	Landscaping & lighting details	No	No changes in lighting proposed		
12	**DOCUMENTS/REPORTS/CALCULATIONS**				
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction v. Site Punchlist/As-Built Inspections post-construction	Yes			
B	Predevelopment & Post-development Drainage Area Maps, including: i. Subdrainage areas delineated and labeled ii. Points of Interest/Analysis shown and labeled iii. Hatching for different land cover areas (impervious, pervious, gravel) iv. Time of concentration (Tc) paths & durations v. Four City-standardized stormwater summary tables	No	no increases in stormwater proposed		
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)	No	no changes in sewer use proposed		
D	A Performance Guarantee Cost Estimate utilizing Planning's template	Yes			
E	25-year hydraulic calculations for all storm conveyance piping (rational method), including starting tailwater conditions/documentation	No	no increases in stormwater proposed		
F	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	No	no increases in stormwater proposed		
G	Sizing calculations for any SWM water quality BMP or detention facility	No	no increases in stormwater proposed		
H	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	No	no stormwater facilities proposed		
I	Salt Management Plan	Yes	Included in application		
J	Sewer pump station sizing calculations	No	No utility changes proposed		
K	Sewer pump station maintenance plan	No	No utility changes proposed		
L	Grease trap sizing calculations	No	No utility changes proposed		
M	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more	No	No private roads proposed		
N	Summary list & copy of any required DOT/DEP/USACE permits & approvals	No	No additional permits required		

City of Biddeford

Amended Site Plan Application

BURGER KING DRIVE THRU EXPANSION

349 Alfred Street, Biddeford, Maine

October 2025

Applicant

Mastoran Corporation
822 Lexington St. 2nd Floor
Waltham, MA 02452

Agent

BH2M
380B Main Street
Gorham, Maine 04038

BH2M

Civil Engineering | Surveying

David Galbraith
City Planner of Biddeford, Maine
205 Main Street
P.O. Box 586
Biddeford, ME 04005

December 18, 2025

Re: Burger King Drive Thru Expansion
Amended Site Plan Application

Dear David;

BH2M has been retained by Mastoran Corporation to provide Engineering, Surveying, and Permitting services for improvements to their Burger King restaurant located at 394 Alfred Street in the 5-Points neighborhood in Biddeford.

The project proposes to construct an additional drive thru lane for access to the existing restaurant. Construction of the additional parking lane will provide a net reduction in imperious area of approximately 500 square feet and elimination of 11 existing parking spots, bringing the total to 60 parking spots, still well in excess of the 28 parking spots required. There are no proposed expansions or changes of use of the building or restaurant, and there are no additional drive thru windows proposed.

With construction of the proposed second drive thru lane, improvements to the existing drive thru lane and drive up window lane are proposed with replacement of existing curb and installation of concrete driving surfaces. The project also proposes to repave the existing parking lot, repair curbs along the periphery, and perform other site maintenance activities such as landscaping maintenance, replacement of striping, and restoration of other items that may be found to be damaged or dated at Mastoran's discretion.

Of specific note, an apparent existing 60' access easement was identified on previous surveys of the project along east side of the project. Researching this condition, we found that it was in fact a formerly leased area of the property by what is now the abutting Walgreens location (Map 28 Lots 55 and 56). Reviewing this lease, it was found that it was entered into by a previous property owner, and that lease was extinguished in July of 1986, per a deed included as Attachment 9. Given this, we understand that there is no current lease or easement for the 60' wide area encumbering the Burger King property.

We have also had correspondence with the Biddeford Fire Department and as part of the pre-application efforts included as Attachment 7. Following these comments, in general, the access lane widths were found acceptable as was the fire truck turning maneuver for access to an abutting parking lot. The applicants have agreed to include a "Fire Lane" striping in the area of access to the neighboring parking, as well as moving the new signboard west to reduce cue lengths.

In support of these permit applications, we are including the following attachments:

Attachment 1 - City of Biddeford Planning Department Forms and Checklists
Attachment 2 - Agent Authorization Letter
Attachment 3 – Property Deed
Attachment 4 - Financial Capacity and Cost Estimate
Attachment 5 – Certificate of Good Standing
Attachment 6 - Technical Capacity
Attachment 7 - Correspondence with City of Biddeford Emergency Services
Attachment 8 – Salt Management Plan
Attachment 9 – Access Area Lease Termination Deed

We trust that this Amended Site Plan application provides you with the necessary information to bring the applications to the Planning Board for review. If you need any additional information, feel free to contact me directly.

Sincerely,



Christopher MacDonald, P.E.
Civil Engineer

Cc John Lucier – Mastoran Corporation
Marc Rochon – Mastoran Corporation

ATTACHMENT 1
PLANNING DEPARTMENT FORMS AND CHECKLISTS

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

Type of Application:

__ Shoreland Zoning Permit __ Site Plan Review (Please include checklist) __ Extraction
__ Conditional Use Permit __ Subdivision (Please include Checklist) __ Private Way
X Other: Amended Site Plan Application

Applicant Information:

Name: Mastoran Corporation - Marc Rochon
Mailing Address: 822 Lexington St. 2nd Floor, Waltham, MA 02452
Telephone: (781)893-0990
Email: marc.rochon@mastoran.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: BH2M - Christopher MacDonald, PE
Mailing Address: 380B Main Street, Gorham, Maine
Telephone: (207)839-2771
Email: cmacdonald@bh2m.com

Engineer/Surveyor's Information:

Name: Same as Agent
Mailing Address: _____
Telephone: _____
Email: _____

Project Location and Lot Information:

Street Address: 349 Alfred Street Drainage Watershed: Saco River
Tax Map: 28 Lot: 57
Current Zoning: B 2 Shoreland Zoning: N/A
Size of Lot: 1.120 (X)acres ( )s.f. Lot Frontage: 490'+/-
Existing Use of Property: Burger King Restaurant

Property currently serviced by:

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

Project proposes upgrades to the existing Burger King Restaurant with the addition of a second drive thru lane. The project does not propose additional drive up windows or expansions of the restaurant. The project also proposes to resurface the existing parking lot, repair or curbs, and address site maintenance items

Property to be Serviced by:

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

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

Limits of Disturbance: 35,000 +/- ( )acres (X)s.f. (Note: This includes areas of existing pavement restoration)

Net change in impervious cover: - 552 (reduction) ( )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)

__ **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: None, the project does not propose modifications to building

Total new square feet paving/parking: The project proposes a net reduction of 552 sf in pavement and 11 less parking stalls, remaining spaces in exceedance of code requirements

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
   - N/A Ability to Serve for Electrical Service-CMP-1-866-225-4200
   - X Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.

B. Photographs of Site.

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

D. Engineering Plans, as required.

E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Required Signatures:

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

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

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

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

Signature of Applicant: _____ **Date** 11/12/25

Signature of Property Owner: _____ **Date** 11/17/25

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

A) PDF OF SIGNED APPLICATION

B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

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

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)

- Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVDUAL DRAWING NAME.pdf'

B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.

C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)

- All drawings & CAD reference files must be to-scale and within the following coordinate systems:

- MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIUDAL DRAWINGS REQUIRING BOARD SIGNATURE

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

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

CITY OF BIDDEFORD - SITE PLAN APPLICATION DRAWING CHECKLIST *LAST REVISED: 04/18/23*

CHECKLIST DIRECTIONS:

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

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	Burger King 5 Points Amended Site Plan
Planning Board # (if available):	
Applicant Name/Info:	Mastoran Corporation
Submittal #/Type (Prelim/Final):	Final
Submittal Date:	18-Dec-25

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE		CITY REVIEW RESPONSE	
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
1	**GENERAL PLAN REQUIREMENTS**				
A	Drawing specific legends (linetypes, hatches, etc.)	Yes			
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)	Yes			
C	North arrows, standard engineering scale viewports, dated revision blocks	Yes			
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	Yes			
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)	Yes			
2	**COVER SHEET**				
A	Project Name & Property Address	Yes			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	Yes			
C	Site Location Map	Yes			
D	Sheet Set List of Drawings	Yes			
E	Tax Map and Lot ID	Yes	Provided on Site Plan		
F	Zoning & Shoreland Zone Information	Yes	Provided on Site Plan		
G	Existing Use Description	Yes			
H	Proposed Use Description	Yes			
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	No	No waivers proposed		
J	Name of Drainage Watershed	Yes	See Sheet 1, Existing Conditions Plan		
K	Within the MS4 Urbanized Area (Yes/No)	Yes	See Sheet 1, Existing Conditions Plan		
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	No	No natural resources present		
M	Within the 100-year Flood Zone (Yes/No)	No	Not in a flood zone		
N	Public Road Proposed (Yes/No)	No	No public roads proposed		
O	Private Road Proposed (Yes/No)	No	No private roads proposed		
P	Public Sewer Connection (Yes/No); if yes, need to include a proposed sewer flow calculation per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)	No	No impacts or chagnes to sewer proposed; no changes to building or use		
Q	Public Storm Drain Connection (Yes/No)	No	No changes to stormwater run off, proposes a net reduction in impervious area		
R	Limits of Disturbance in acres	Yes	The entire parking lot is to be repaved		
S	Pervious Land Cover square footage, existing and proposed	Yes			
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	Yes			
U	Building Roof square footage, existing and proposed	Yes	See Sheet 1, Existing Conditions Plan		
V	Assigned Planning Board Number	No	Not yet assigned		
W	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)	No	only minor disturbances proposed; no bulk fills or cuts proposed		
3	**EXISTING CONDITIONS PLAN**				
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	Yes			
B	Survey Benchmark Locations (with XYZ Coordinates annotated)	Yes			
C	Property & Right-of-Way Lines	Yes	See attached boundary survey by others		
D	Boundary line information (bearings, distances, etc.)	Yes	See attached boundary survey by others		
E	Property pin and monumentation locations	Yes	See attached boundary survey by others		
F	Existing easements with proper ownership identified	Yes	See cover letter for discussion on existing and proposed easements		
G	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	Yes			
H	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present		
I	100-year Flood Zone Limits & Elevation	No	Project not in a flood zone		
J	USDA-NRCS Soil Boundaries and Labels	No	No stormwater or subsurface disposal proposed		
K	Existing contours with adequate contour labelling; minimum 1' contour interval	Yes			
L	Existing building FFEs annotated	No	No changes in building proposed		
M	Spot elevations for existing building corners, door entrances, accessible parking/walkways, road centerlines, and bottom/top of curbs	No	No changes in building proposed		
N	Existing buildings & structures	No	No changes in building proposed		
O	Existing pavement areas & number of parking spaces	Yes			
P	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	No	Not applicable on site		
Q	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	Yes			
R	Existing signage and striping	Yes			
S	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	No	No under ground work proposed		

T	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes			
U	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	No	No utilities proposed to be tied into		
V	Existing tree lines, street trees, free-standing trees (12” or larger diameter at breast height), and vegetation	Yes			
W	Location of any borings, drinking wells, and monitoring wells	No	No subsurface exploration proposed		
4	**SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN**				
A	Limits-of-disturbance outlined and acreage annotated	Yes			
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present		
C	100-year Flood Zone Limits	No	Project not in a flood zone		
D	Callout existing site features to be demolished/removed/replaced	Yes			
E	Callout existing utilities to be demolished/removed/abandoned-in-place	Yes			
F	Hatch existing buildings and pavement to be removed	Yes			
G	Construction Entrance location(s)	no	As the project is being performed on existing paved surfaces, and staging to occur on pavement, a construction enterance is not applicable		
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	Yes			
I	Stockpile and staging area(s) identified (with proper perimeter control)	Yes			
J	Inlet protection location(s)	Yes			
K	Note requiring contractor to implement dust control measures throughout construction	Yes			
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	Yes			
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	No	No deep excavations proposed		
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	No	no large development proposed		
5	**SITE PLAN/SUBDIVISION PLAN**				
A	Partial Site Plans needed for any viewport scale greater than 1”=20’	No	Plans are shown as 1" = 20'		
B	Existing property and right-of-way lines	Yes	See attached boundary survey by others		
C	Proposed subdivision lot lines and labels	No	no subdivisions proposed		
D	Required Zoning Setbacks shown with dimensions and annotation	No	No buildings proposed		
E	Bulk requirement summary table (zoning/parking calculations)	Yes			
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present		
G	100-year Flood Zone Limits	No	Project not in a flood zone		
H	Proposed building outlines, door entrances and loading docks	No	No building modifications proposed		
I	Proposed building labels	No	No building modifications proposed		
J	Proposed road extents; provide clear annotation if roads will be public or private	No	No proposed roads		
K	Proposed parking and accessible parking locations; annotate parking space counts	Yes			
L	Proposed signage, parking striping, and traffic striping	Yes			
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	Yes	Existing striping to be replicated		
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	Yes			
O	Separate hatching for buildings, sidewalks, pavement, landscaping	Yes			
P	Proposed landscaping; detailed landscaping design should be on separate plans	No	landscaping limited to maintaining existing installations		
Q	Designated snow storage areas	No	no increases to parking proposed, snow management to remain as existing		
R	Proposed dumpster locations and trash removal access	No	no changes to dumpstaer location or access		
S	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	Yes			
T	Radial dimensions for all curbs, landscaped islands, sidewalks	Yes			
U	Road centerline stationing shown, labelled every 0+50’ with curve data	No	No roads proposed or existing on site		
V	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	No	No roads proposed or existing on site		
W	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	No	No roads proposed or existing on site		
X	Planning Board signature block for final recording	Yes			
6	**GRADING PLAN**				
A	Partial Grading Plans needed for any viewport greater than 1”=20’	No	all plans are 1" = 20'		
B	Limits-of-disturbance outlined and acreage annotated	Yes			
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)	No	no proposed buildings		
D	Existing contours with adequate contour labelling, screened; minimum 1’ contour interval	Yes			
E	Proposed contours with adequate contour labelling; minimum 1’ contour interval	Yes			
F	Detailed grading for all ditches, swales, outfalls, and riprap	No	no stormwater conveyance changes proposed		
G	All proposed contours tie-into existing contours at limits-of-disturbance outline	Yes			
H	Existing spot elevations for all asphalt and curb tie-in locations	Yes			
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present		
J	100-year Flood Zone Limits	No	Project not in a flood zone		
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	No	No roads proposed or existing on site		
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	No	no proposed buildings		
O	Proposed retaining wall/loading dock elevations (bottom/top of wall)	no	no proposed walls or loading docks		
P	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	no	no changes to ADA parking		

Q		no	no changes to ADA parking		
R	Proposed longitudinal % slope arrows for drainage ditch centerlines	no	no drainage ditches proposed		
S	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	no	existing grades to be maintained		
T	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)	No	no cut and fill proposed		
7	**ROAD PROFILES (if public/private road proposed)**				
A	Existing surface; dashed and screened	No	No roads proposed or existing on site		
B	Proposed surface; continuous and bold	No	No roads proposed or existing on site		
C	Corresponding centerline stationing and curve data annotation	No	No roads proposed or existing on site		
D	Road cross-section including proposed surface cross slopes; include multiple sections for various road cross slope conditions proposed (crowned, superelevated)	No	No roads proposed or existing on site		
E	Horizontal and vertical scale bars	No	No roads proposed or existing on site		
F	Clear annotation if proposed road will be public or private	No	No roads proposed or existing on site		
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	No	No roads proposed or existing on site		
H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	No	No roads proposed or existing on site		
8	**UTILITY PLAN**				
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)	No	No utility changes proposed		
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	No	No utility changes proposed		
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)	No	No utility changes proposed		
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	No	No utility changes proposed		
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	No	No utility changes proposed		
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	No	No utility changes proposed		
I	Flow directional arrows for storm & sewer pipes	No	No utility changes proposed		
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	Yes			
K	All storm drains must be sized to convey the 25-year storm	No	no increases in stormwater proposed		
L	Sewer force main sizes and invert elevations	No	No utility changes proposed		
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W)	No	No utility changes proposed		
N	Grease trap & oil-water separator locations, sizes, elevations	No	No utility changes proposed		
O	Water, gas, electric, and telecom sizes labelled	No	No utility changes proposed		
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)	No	No utility changes proposed		
B	Existing surface; dashed and screened	Yes			
C	Proposed surface; continuous and bold	Yes			
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	No	No utility changes proposed		
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	No	No utility changes proposed		
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated	No	No utility changes proposed		
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated	No	No utility changes proposed		
H	Known ledge or groundwater elevations	No	no sub surface exploration performed		
I	For all storm drains, 25-year HGL must be shown on profiles with starting tailwater condition identified	No	no increases in stormwater proposed		
J	For storm outfalls, include riprap sizing and grading extents	No	no increases in stormwater proposed		
K	Horizontal and vertical scale bars	Yes			
10	**DETAILS**				
A	Road section detail, including pavement & gravel depths	Yes			
B	Sidewalk, paver, crosswalk, and any other pavement section details	Yes			
C	Pavement sawcut detail	Yes			
D	Utility trench/backfill detail	Yes			
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	Yes			
F	Signage, striping, and ADA details	Yes			
G	E&S notes and details; only show applicable/proposed measures	Yes			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	No	No utility changes proposed		
I	Storm outfall & riprap details	No	No utility changes proposed		
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	No	No stormwater changes proposed		
K	Pump station, grease trap, and oil-water separator details	No	No utility changes proposed		
L	Conduit section details	No	No utility changes proposed		
M	Miscellaneous details (as needed)	No	No utility changes proposed		
11	**LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS**				

A	As required by ordinance; at a minimum: locations, counts, and species/models must be identified	No	No changes in lighting proposed		
B	Landscaping & lighting details	No	No changes in lighting proposed		
12	**DOCUMENTS/REPORTS/CALCULATIONS**				
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction v. Site Punchlist/As-Built inspection post-construction	Yes			
B	Predevelopment & Post-development Drainage Area Maps, including: i. Subdrainage areas delineated and labeled ii. Points of Interest/Analysis shown and labeled iii. Hatching for different land cover areas (impervious, pervious, gravel) iv. Time of concentration (Tc) paths & durations v. Four City-standardized stormwater summary tables	No	no increases in stormwater proposed		
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)	No	no changes in sewer use proposed		
D	A Performance Guarantee Cost Estimate utilizing Planning's template	Yes			
E	25-year hydraulic calculations for all storm conveyance piping (rational method), including starting tailwater conditions/documentation	No	no increases in stormwater proposed		
F	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	No	no increases in stormwater proposed		
G	Sizing calculations for any SWM water quality BMP or detention facility	No	no increases in stormwater proposed		
H	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	No	no stormwater facilities proposed		
I	Salt Management Plan	Yes	Included in application		
J	Sewer pump station sizing calculations	No	No utility changes proposed		
K	Sewer pump station maintenance plan	No	No utility changes proposed		
L	Grease trap sizing calculations	No	No utility changes proposed		
M	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more	No	No private roads proposed		
N	Summary list & copy of any required DOT/DEP/USACE permits & approvals	No	No additional permits required		

ATTACHMENT 2
AGENT AUTHORIZATION LETTER

To Whom It May Concern,

By this letter, the undersigned authorizes Berry Huff McDonald Milligan Inc. (BH2M) to act as the agent for the undersigned, Mastoran Corporation in the preparation and submission of all Federal, State, and Local permit applications and relevant documents and correspondence for all necessary permits for the construction of site plan improvements for the Burger King restaurant located at 349 Alfred Street in the City of Biddeford, to attend meetings and site visits; to appear before all boards, commissions, and committees, and to provide such other services as are necessary and appropriate in furtherance of the aforementioned project.

Sincerely,

Signature

Marc G. Rochon Director of Const.

Printed Name and Title

11/17/25

Date

ATTACHMENT 3
PROPERTY DEED

BK10584PG128

019074

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **MAINE CHANCE CORPORATION,** a New Hampshire corporation with an address of 500 Market Street, Suite 10, Portsmouth, New Hampshire 03801, FOR CONSIDERATION PAID, hereby grants to **MASTORAN RESTAURANTS, INC.**, a Massachusetts corporation with a principal place of business at 822 Lexington Street, Waltham, Massachusetts 02452, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, located at Five Points, so-called, Town of Biddeford, York County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

Title reference is made to a deed from Biddeford Limited partnership to Maine Chance Corporation dated July 12, 1988 and recorded at the York County Registry of Deeds in Book 4773 at page 167.

IN WITNESS WHEREOF, Mane Chance Corporation has caused to be executed by Thomas N. Willcox, President duly authorized as of this 10th day of April 2001.

MAINE CHANCE CORPORATION

Witness
Print name: C. WESLEY CROWELL

By: THOMAS N. WILLCOX
Its President thereunto duly authorized

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX, ss.

April 10, 2001

PERSONALLY APPEARED before me, the above-named Thomas N. Willcox and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Maine Chance Corporation.

Notary Public
Print Name: EDMUND C. GRANT
My. Commission Expires: 8-24-2001

P:\Wes\Clients\W\Willcox, Thomas\sale of BK\warranty deed biddeford.doc

MAINE R.E. TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon situated at "Five Points", so-called, in the City of Biddeford, County of York and State of Maine, and being more particularly bounded and described as follows: Beginning at a spike marking the intersection of the Southerly sideline of Elm Street with the Easterly sideline of West Street; thence, by said Elm Street on a course of North 50° 30' East and a distance of 30.02 feet to a spike; thence by the new state taking line (new Southerly sideline of Alfred Street) as recorded in the York County Registry of Deeds in Book 1677, Page 225, dated August 5, 1965 and as shown on State Highway Commission Plan recorded in said Registry of Deeds in Plan Book 42, Page 33, on a course of North 70° 31' 30" East and a distance of 94.92 feet to a spike and the Westerly sideline of land now or formerly of Robert S. Shuris, et al; thence by said Shuris land on the following described courses: South 41° 00" East, a distance of 77.34 feet to a point; thence South 37° 19' East, a distance of Fifty (50) feet to an iron rod set in the ground; thence North 79° 43' East, a distance of Forty (40) feet to an 18" maple tree and land now or formerly of Irving and Loretta Sandler, Inc. and being leased to Hannaford Bros., Co.; thence, by said Sandler land on the following described courses: South 38° 03' 45" East a distance of 15.50 feet to an iron rod set in the ground; thence South 37° 48' East, a distance of 109.27 feet to an iron rod set in the ground and the Northerly sideline of the other parcel described herein; thence, turning and running South 50° 52' West, a distance of 152.67 feet to an iron rod set in the ground and the Easterly sideline of West Street; thence by said West Street on a course of North 39° 08' West, a distance of 303.04 feet to the point of beginning.

Also another certain lot or parcel of land together with any buildings thereon situated on the Northeasterly side of West Street, so-called, in the City of Biddeford, County of York and State of Maine and being more particularly bounded and described as follows; Beginning at an iron rod set in the ground on the Northeasterly side of said West Street, said iron rod marking the Southwesterly corner of the above-described parcel of land and the Northwesterly corner of the parcel herein described; thence running North 50° 52' East, along the Southerly sideline of the above-described parcel of land, a distance of 152.67 feet to an iron rod set in the ground at land of Sandler, now being leased to Hannaford Bros., Co.; thence, turning and running in a general Southeasterly direction along land of said Sandler, a distance of Sixty (60) feet, more or less to a point which point marks the Northeasterly corner of land formerly of Harry B. Center, now being leased to New England Telephone and Telegraph Company; thence turning and running in a general Southwesterly direction along said land being leased to New England Telephone & Telegraph Company, a distance of 151 feet, more or less, to a point on the Northeasterly side of said West Street; thence, turning and running in a general Northwesterly direction along the Northeasterly sideline of said West Street, a distance of Sixty (60) feet, more or less to an iron rod set in the ground at the point of beginning.

RECEIVED YORK S S.
2001 APR 25 A 10:57
ATTEST: Lois M. Muse
REGISTER OF DEEDS

ATTACHMENT 4
FINANCIAL CAPACITY AND COST ESTIMATE

City of Biddeford, Maine

COST ESTIMATE WORKSHEET

OWNER/APPLICANT: Mastoran Corporation PB #:

PROJECT NAME: Burger King 5 Points DATE: 18-Dec-25

	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
1	Clearing and Grubbing	Acre	0.25	$6,000.00	$1,500.00
2	Erosion/Sediment Control	Lump Sum	1	$2,500.00	$2,500.00
3	Site Stabilization	Lump Sum	1	$2,500.00	$2,500.00
4	Ledge Removal	Cubic Yard			$0.00
5	Sanitary Sewer				
	Manholes	Each			$0.00
	Main	Linear Foot			$0.00
	House Services	Linear Foot			$0.00
6	Water Main				
	Main	Linear Foot			$0.00
	House Services	Linear Foot			$0.00
	Hydrants	Each			$0.00
7	Electric				
	Underground Utility Trench	Linear Foot			$0.00
	Conduit/Wiring	Linear Foot			$0.00
	Transformer Bases	Each			$0.00
8	Storm Drainage				
	Pipe/Culvert	Linear Foot			$0.00
	Catch Basin	Each			$0.00
	Other Treatment Devices	Each			$0.00
9	Stormwater Management				
	Outlet Control Structure	Each			$0.00
	Stromwater Management Facilities	Each			$0.00
10	Excavate and Grade Subgrade	Cubic Yard	50	$20.00	$1,000.00
11	Roadways				
	Subbase Gravel	Cubic Yard			$0.00
	Base/Finish Gravel	Cubic Yard			$0.00
	Base Paving	Ton			$0.00
	Finish Paving	Ton			$0.00
	Geotextile Fabric	Ton			$0.00
12	Sidewalks				
	Subbase Gravel	Cubic Yard			$0.00
	Base/Finish Gravel	Cubic Yard			$0.00
	Base Paving	Ton			$0.00
	Finish Paving	Ton			$0.00
13	Parking Lots/Other Areas				
	Subbase Gravel	Cubic Yard			
	Base/Finish Gravel	Cubic Yard			
	Base Paving	Ton	367	$120.00	$44,048.10
	Finish Paving	Ton	230	$120.00	$27,596.40

City of Biddeford, Maine

COST ESTIMATE WORKSHEET

14	Curbing – Bituminous	Linear Foot	855	$15.00	$12,825.00
15	Curbing - Concrete				
15	Curbing – Granite	Linear Foot	683	$35.00	$23,905.00
16	Pavement Striping	Linear Foot	1475	$5.00	$7,375.00
17	Guardrail	Linear Foot			$0.00
18	Fencing	Linear Foot			$0.00
19	Loam and Seed	1,000 Square Feet	2	$400.00	$800.00
20	Riprap	Cubic Yard			$0.00
21	Landscaping	Lump Sum	1	$10,000.00	$10,000.00
22	Street Lights	Each			$0.00
23	Site Lighting	Each	1	$1,500.00	$1,500.00
24	Monuments/Iron Pipes	Lump Sum			$0.00
25	Clean Up	Lump Sum	1	$5,000.00	$5,000.00
26	As Builts	Lump Sum	1	$5,000.00	$5,000.00
27	Other				$0.00
28	Other				$0.00
29	Other				$0.00
30	Other				$0.00
31	Other				$0.00

COST ESTIMATE TOTAL: **$145,549.50**
150% of TOTAL: **$218,324.25**

FOR OFFICE USE ONLY

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

PERFORMANCE GUARANTEE REQUIRED: _____

Name: _____

Signature: _____

Date:

MASTORAN CORP
822 LEXINGTON STREET SECOND FLOOR
WALTHAM MA 02452-4848

Page:	1 of 2
Statement Period:	Oct 01 2025-Oct 31 2025
Cust Ref #:	8264156156-715-E-###
Primary Account #:	826-4156156

TD Small Business Premium Money Mar

MASTORAN CORP

Account # 826-4156156

ACCOUNT SUMMARY

Beginning Balance	378,133.54	Average Collected Balance	378,166.72
Other Credits	1,028.83	Interest Earned This Period	1,028.83
		Interest Paid Year-to-Date	35,754.55
Ending Balance	379,162.37	Annual Percentage Yield Earned	3.25%
		Days in Period	31

DAILY ACCOUNT ACTIVITY

Other Credits

POSTING DATE	DESCRIPTION	AMOUNT
10/31	INTEREST PAID	1,028.83
	Subtotal:	1,028.83

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
09/30	378,133.54	10/31	379,162.37

How to Balance your Account

Begin by adjusting your account register as follows:

- Subtract any services charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

1. Your ending balance shown on this statement is:
2. List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
3. Subtotal by adding lines 1 and 2.
4. List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
5. Subtract Line 4 from 3. This adjusted balance should equal your account balance.

❶ Ending Balance		379,162.37
❷ Total Deposits	+	
❸ Sub Total		
❹ Total Withdrawals	-	
❺ Adjusted Balance		

❷

DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
Total Deposits		❷

❹

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
Total Withdrawals		❹

FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04243-1377

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

INTEREST NOTICE

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

FOR CONSUMER LOAN ACCOUNTS ONLY — BILLING RIGHTS SUMMARY

In case of Errors or Questions About Your Bill:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

FINANCE CHARGES: Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.

MASTORAN CORP
822 LEXINGTON ST SECOND FLOOR
WALTHAM MA 02452-4848

Page:	1 of 11
Statement Period:	Oct 01 2025-Oct 31 2025
Cust Ref #:	8263066257-408-E-###
Primary Account #:	826-3066257

Business Analysis

MASTORAN CORP

Account # 826-3066257

ACCOUNT SUMMARY

Beginning Balance	497,368.98	Average Collected Balance	443,979.37
Deposits	55,888.68	Interest Earned This Period	0.00
Electronic Deposits	1,694,990.66	Interest Paid Year-to-Date	0.00
Other Credits	3,669,041.30	Annual Percentage Yield Earned	0.00%
		Days in Period	31
Electronic Payments	2,711,541.91		
Other Withdrawals	2,652,111.73		
Ending Balance	553,635.98		

DAILY ACCOUNT ACTIVITY

Deposits

POSTING DATE	DESCRIPTION	AMOUNT
10/15	DEPOSIT	25,383.47
10/30	DEPOSIT	30,505.21
	Subtotal:	55,888.68

Electronic Deposits

POSTING DATE	DESCRIPTION	AMOUNT
10/01	TD ETREASURY CR, Transfer From CK 8263065936	200,000.00
10/01	TD ETREASURY CR, Transfer From CK 240021890	28,000.00
10/02	TD ETREASURY CR, Transfer From CK 240021890	40,000.00
10/06	CCD DEPOSIT, MASTORAN CORPORA CORP PAY	74,000.00
10/06	TD ETREASURY CR, Transfer From CK 240021890	62,000.00
10/07	TD ETREASURY CR, Transfer From CK 240021890	52,000.00
10/08	CCD DEPOSIT, MASTORAN CORPORA ACH SINGLE 3228643	50,000.00
10/08	TD ETREASURY CR, Transfer From CK 240021890	34,000.00
10/09	CTX DEPOSIT, US_BURGER KING C PAYMENTS 200003743433005	155,000.00
10/09	TD ETREASURY CR, Transfer From CK 240021890	17,000.00
10/10	TD ETREASURY CR, Transfer From CK 240021890	27,000.00
10/14	TD ETREASURY CR, Transfer From CK 240021890	74,000.00
10/15	CCD DEPOSIT, MASTORAN CORPORA CORP PAY	64,000.00
10/15	CCD DEPOSIT, MASTORAN CORPORA ACH SINGLE 3232121	22,000.00
10/15	TD ETREASURY CR, Transfer From CK 8265293048	150,000.00
10/15	TD ETREASURY CR, Transfer From CK 240021890	57,000.00
10/16	TD ETREASURY CR, Transfer From CK 240021890	32,000.00
10/17	TD ETREASURY CR, Transfer From CK 240021890	22,000.00
10/20	TD ETREASURY CR, Transfer From CK 240021890	55,000.00

How to Balance your Account

Begin by adjusting your account register as follows:

- Subtract any services charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

1. Your ending balance shown on this statement is:
2. List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
3. Subtotal by adding lines 1 and 2.
4. List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
5. Subtract Line 4 from 3. This adjusted balance should equal your account balance.

❶ Ending Balance		553,635.98
❷ Total Deposits	+	
❸ Sub Total		
❹ Total Withdrawals	-	
❺ Adjusted Balance		

❷

DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
Total Deposits		❷

❹

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
Total Withdrawals		❹

FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04243-1377

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

INTEREST NOTICE

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

FOR CONSUMER LOAN ACCOUNTS ONLY — BILLING RIGHTS SUMMARY

In case of Errors or Questions About Your Bill:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

FINANCE CHARGES: Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.

DAILY ACCOUNT ACTIVITY

Electronic Deposits (continued)

POSTING DATE	DESCRIPTION	AMOUNT
10/21	CCD DEPOSIT, MASTORAN CORPORA ACH SINGLE 3238111	35,000.00
10/22	CCD DEPOSIT, GSC-2255 LAFAYET ACH PAYMEN 1348638	10,466.66
10/22	TD ETREASURY CR, Transfer From CK 240021890	62,000.00
10/23	TD ETREASURY CR, Transfer From CK 240021890	27,000.00
10/24	CCD DEPOSIT, RESTAURANT SERVI TRADE PAY Z$5117	15,524.00
10/24	TD ETREASURY CR, Transfer From CK 240021890	24,000.00
10/27	TD ETREASURY CR, Transfer From CK 240021890	55,000.00
10/28	TD ETREASURY CR, Transfer From CK 240021890	55,000.00
10/29	TD ETREASURY CR, Transfer From CK 8265293048	150,000.00
10/29	TD ETREASURY CR, Transfer From CK 240021890	25,000.00
10/30	TD ETREASURY CR, Transfer From CK 240021890	21,000.00
	Subtotal:	1,694,990.66

Other Credits

POSTING DATE	DESCRIPTION	AMOUNT
10/01	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	79,334.94
10/01	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,139.16
10/01	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674589	2,436.49
10/01	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	416.00
10/02	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	77,168.47
10/02	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066231	6,268.33
10/02	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,696.07
10/02	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674589	2,123.85
10/02	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	563.66
10/03	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	88,923.41
10/03	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	71,070.23
10/03	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674589	2,946.82
10/03	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,437.49
10/03	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	402.09
10/06	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	95,156.86
10/06	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	8,058.18
10/06	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674589	1,223.98
10/06	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	436.84
10/07	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	319,736.11
10/07	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	29,710.64
10/07	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,092.24
10/07	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674399	1,434.14
10/07	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	924.30
10/08	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	85,817.21
10/08	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,192.27
10/08	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	321.28

DAILY ACCOUNT ACTIVITY

Other Credits (continued)

10/09	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	80,132.83
10/09	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,081.40
10/09	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	374.48
10/10	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	84,781.85
10/10	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	78,856.09
10/10	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,217.61
10/10	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	315.41
10/14	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	89,472.60
10/14	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	10,117.61
10/14	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	1,372.96
10/15	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	393,712.60
10/15	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	31,358.21
10/15	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263681089	18,800.00
10/15	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,739.35
10/15	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	210.96
10/16	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	79,258.75
10/16	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,827.41
10/16	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	409.75
10/17	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	83,200.59
10/17	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	69,578.43
10/17	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,560.34
10/17	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	424.89
10/17	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674399	172.61
10/20	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	87,965.88
10/20	WIRE TRANSFER INCOMING, MASTORAN CORPORATION	40,033.70
10/20	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	7,876.10
10/20	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	82.86
10/21	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	320,222.89
10/21	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	29,890.56
10/21	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,023.88
10/21	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	1,008.99
10/22	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	82,778.27
10/22	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,027.13
10/22	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	193.57
10/23	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	84,276.47
10/23	WIRE TRANSFER INCOMING, MASTORAN CORPORATION	35,357.00
10/23	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,798.98
10/23	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	466.30
10/24	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	90,022.36
10/24	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	72,897.60
10/24	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,295.77

DAILY ACCOUNT ACTIVITY

Other Credits (continued)

10/24	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	343.12
10/27	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	95,104.65
10/27	WIRE TRANSFER INCOMING, MASTORAN CORPORATION	19,001.00
10/27	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	7,579.27
10/27	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263681089	5,061.81
10/27	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	398.59
10/28	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	323,557.14
10/28	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	33,899.27
10/28	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,055.28
10/28	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	1,166.36
10/28	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674399	154.30
10/29	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	85,629.58
10/29	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,120.33
10/29	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	405.05
10/30	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	83,010.95
10/30	WIRE TRANSFER INCOMING, MASTORAN CORPORATION	29,413.00
10/30	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263681089	21,508.80
10/30	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,940.33
10/30	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	378.54
10/31	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	89,678.88
10/31	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	71,709.13
10/31	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,496.12
10/31	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	203.70
	Subtotal:	3,669,041.30

Electronic Payments

POSTING DATE	DESCRIPTION	AMOUNT
10/01	5CD DEBIT, BCBS MASS PREMIUM 4951521	74,731.75
10/01	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	27,751.17
10/01	5CD DEBIT, BCBS MASS PREMIUM 4951521	16,779.16
10/01	ELECTRONIC PMT-WEB, CITY OF PORTLAND PAYMENT 999000000052264	12,672.85
10/01	ACH DEBIT, ELEVANTA LLC OCT 25 ACH Mastoran Corp	10,643.11
10/01	5CD DEBIT, BCBS MASS PREMIUM 4951521	4,376.24
10/01	ACH DEBIT, CMP CMP PMT 53234161091025	4,188.85
10/01	ACH DEBIT, CMP CMP PMT 53237865091025	3,984.32
10/01	CTX DEBIT, BIMBO QSR OHIO VENDOR_PYM	3,730.47
10/01	5CD DEBIT, SERVICEHQTRS AUTH PAYME G-7D3A5BEC00914	2,442.14
10/01	ELECTRONIC PMT-WEB, AMERIGAS UTILITY 7691811	2,253.26
10/01	5CD DEBIT, SERVICEHQTRS AUTH PAYME G-2C3CB537C9F64	2,131.95
10/01	ELECTRONIC PMT-WEB, CITY OF PORTLAND PAYMENT 999000000052267	934.84
10/01	5CD DEBIT, SPRAGUE5694 EFT DRAW	791.56
10/01	ELECTRONIC PMT-WEB, CITY OF PORTLAND PAYMENT 999000000052269	583.83

DAILY ACCOUNT ACTIVITY

Electronic Payments (continued)

POSTING DATE	DESCRIPTION	AMOUNT
10/01	5CD DEBIT, CITY OF WALTHAM TREAS 7643446	537.08
10/01	5CD DEBIT, SPRAGUE5694 EFT DRAW	440.78
10/01	5CD DEBIT, COMM OF MASS EFT MA DOR PAY 175272480	379.40
10/01	5CD DEBIT, SERVICEHQTRS AUTH PAYME G-4FBF076F4F354	326.35
10/02	5CD DEBIT, BURGER KING PAYMENTS 200003706133005	82,210.54
10/02	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	52,141.93
10/02	5CD DEBIT, GET SHIFT INC. SALE	1,430.00
10/02	5CD DEBIT, PORTLAND WATER UTILITY 7746133	750.61
10/02	5CD DEBIT, SPRAGUE5694 EFT DRAW	747.58
10/02	5CD DEBIT, PORTLAND WATER UTILITY 7778814	693.37
10/02	ACH DEBIT, NATL FOUND LIFE INS. PREM 02N208107000002	523.01
10/02	5CD DEBIT, SPRAGUE5694 EFT DRAW	435.06
10/02	5CD DEBIT, SPRAGUE5694 EFT DRAW	67.34
10/03	ACH DEBIT, PACIFIC PREMIER AT TRNSFER	65,642.17
10/03	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	43,494.24
10/03	ACH DEBIT, PACIFIC PREMIER AT TRNSFER	18,319.72
10/03	ELECTRONIC PMT-WEB, EVERSOURCE WEB_PAY 05147013091225	4,932.59
10/03	ACH DEBIT, PACIFIC PREMIER AT TRNSFER	4,553.48
10/03	ACH DEBIT, DTIQ TECHNOLOGIE PAYMENT 85791	432.34
10/03	ELECTRONIC PMT-WEB, NGRID06 NGRID06WEB 9233389000	49.43
10/06	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	37,290.44
10/06	5CD DEBIT, READING MUNICIPA UTILITY 8816687	3,231.02
10/06	5CD DEBIT, TWN OF DANVERS ELECTRIC 9264729	3,159.56
10/06	5CD DEBIT, VERIFONE INC PAYMENTS 3780439	1,586.78
10/06	ACH DEBIT, HMF HMFUSA.COM 20221100977465	775.45
10/07	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	102,612.76
10/07	ELECTRONIC PMT-WEB, DANVERS REALESTATE 202510031551115	9,813.81
10/07	ELECTRONIC PMT-WEB, EVERSOURCE WEB_PAY 05496150091625	7,135.46
10/07	5CD DEBIT, JPMORGAN CHASE EXT TRNSFR 26095439537	1,533.09
10/07	5CD DEBIT, EQUIP FINANCING CNTRCT PMT 097-0203272-000	816.47
10/07	ACH DEBIT, LEASE SERVICES BILLPAY OSG ACH CC	226.51
10/07	ELECTRONIC PMT-WEB, UNIPAYFEE ONE FEE 202510031551115	0.50
10/08	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	36,483.82
10/08	CTX DEBIT, BIMBO QSR OHIO VENDOR_PYM	21,364.11
10/08	ACH DEBIT, COMCAST-XFINITY CABLE SVCS 0410525	723.90
10/08	ELECTRONIC PMT-WEB, NGRID07 NGRID07WEB 8089730001	629.44
10/09	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	68,111.90
10/09	5CD DEBIT, EVERSOURCE WEB_PAY 05881169091825	4,478.64
10/09	ACH DEBIT, CMP CMP PMT 53357031091825	4,347.37
10/09	ELECTRONIC PMT-WEB, FITCHBURG MA COL FITCHBURG	890.74

DAILY ACCOUNT ACTIVITY

Electronic Payments (continued)

POSTING DATE	DESCRIPTION	AMOUNT
10/09	ELECTRONIC PMT-WEB, NISSAN RET AUTO LOAN 0018030838	592.01
10/09	ELECTRONIC PMT-WEB, FITCHBURG MA COL FITCHBURG	376.29
10/09	ELECTRONIC PMT-WEB, CITY HALL SYSTEM CITY HALL	0.50
10/09	ELECTRONIC PMT-WEB, CITY HALL SYSTEM CITY HALL	0.50
10/10	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	46,610.06
10/10	5CD DEBIT, NUCO2 LLC WEB PAY NuCO2	15,003.93
10/10	ACH DEBIT, CMP CMP PMT 53385238091925	4,160.79
10/14	5CD DEBIT, BURGER KING PAYMENTS 200003808133005	258,755.66
10/14	5CD DEBIT, BURGER KING PAYMENTS 200001401139005	175,953.09
10/14	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	94,816.77
10/14	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	35,784.43
10/14	5CD DEBIT, NH ELECTRIC COOP ELECT PMNT 6000799200	9,461.21
10/14	ELECTRONIC PMT-WEB, AMERIGAS UTILITY 2568859	2,312.58
10/14	ELECTRONIC PMT-WEB, AMERIGAS UTILITY 2893309	977.85
10/14	5CD DEBIT, SPRAGUE5694 EFT DRAW	744.75
10/14	5CD DEBIT, SPRAGUE5694 EFT DRAW	560.78
10/14	ELECTRONIC PMT-WEB, EVERSOURCE WEB_PAY 06399068092325	402.75
10/14	5CD DEBIT, NH ELECTRIC COOP ELECT PMNT 6000980300	82.93
10/14	5CD DEBIT, SPRAGUE5694 EFT DRAW	39.11
10/15	5CD DEBIT, ME BUREAU OF TAX INTRNET DR 1597141	82,276.02
10/15	5CD DEBIT, NH DEPT REVENUE NH TX PAYM 727948	72,396.00
10/15	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	29,255.16
10/15	CTX DEBIT, BIMBO QSR OHIO VENDOR_PYM	21,990.42
10/15	ELECTRONIC PMT-WEB, EVERSOURCE WEB_PAY 06570264092425	5,352.27
10/15	5CD DEBIT, SERVICEHQTRS AUTH PAYME G-C849A4C6F7284	2,437.52
10/15	5CD DEBIT, SERVICEHQTRS AUTH PAYME G-47E65FABDB3F4	973.19
10/15	ACH DEBIT, GM FINANCIAL GMF PYMT 00211086955085	806.38
10/16	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	57,294.91
10/16	ACH DEBIT, BUDDERFLY OP 2 PAYMENT 180071	8,036.79
10/16	ACH DEBIT, BUDDERFLY OP 2 PAYMENT 180370	2,991.14
10/16	5CD DEBIT, CITY OF SOMERSWO CITY OF SO	1,256.51
10/16	ACH DEBIT, UNITIL ME UT BILL 000005061354501	616.08
10/16	ACH DEBIT, NORTHERN UTILITI UT BILL 000004070045501	390.86
10/16	5CD DEBIT, SOMERSWORTH 877- SOMERSWORT	2.50
10/17	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	62,083.56
10/17	5CD DEBIT, ALLY ALLY PAYMT 228328994165	1,796.96
10/17	ELECTRONIC PMT-WEB, VERIZON VZ BILLPAY 6532664390001	333.98
10/20	5CD DEBIT, CAPITAL ONE CRCARDPMT CA0F046063F0EFE	68,957.25
10/20	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	34,404.42
10/20	ELECTRONIC PMT-WEB, UTICA MUTUAL INS CSR PAY 000001779163913	10,830.00

DAILY ACCOUNT ACTIVITY

Electronic Payments (continued)

POSTING DATE	DESCRIPTION	AMOUNT
10/20	ELECTRONIC PMT-WEB, EVERSOURCE WEB_PAY 07153944092925	5,980.26
10/20	ELECTRONIC PMT-WEB, AMERIGAS UTILITY 5192749	3,585.73
10/21	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	90,915.31
10/21	ACH DEBIT, UNITIL UT BILL 000003100002000	7,425.13
10/21	ELECTRONIC PMT-TEL, HOME DEPOT AUTO PYMT 721808249740272	4,239.05
10/21	ELECTRONIC PMT-WEB, AMERIGAS UTILITY 5542852	2,489.89
10/21	5CD DEBIT, SPRAGUE5694 EFT DRAW	708.73
10/21	ACH DEBIT, UNITIL ME UT BILL 000005100266502	639.79
10/21	ELECTRONIC PMT-WEB, CITI AUTOPAY PAYMENT 251834299060098	605.94
10/21	5CD DEBIT, SPRAGUE5694 EFT DRAW	566.33
10/21	ELECTRONIC PMT-WEB, CITY OF PORTLAND CITY OF PO 707799	465.00
10/21	ACH DEBIT, COMCAST-XFINITY CABLE SVCS 5286993	133.89
10/22	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	41,208.87
10/22	CTX DEBIT, BIMBO QSR OHIO VENDOR_PYM	19,631.11
10/22	ELECTRONIC PMT-WEB, EVERSOURCE WEB_PAY 07416532100125	1,957.11
10/22	ELECTRONIC PMT-WEB, NGRID06 NGRID06WEB 8311481006	1,326.77
10/22	ELECTRONIC PMT-WEB, NGRID06 NGRID06WEB 7069132008	927.72
10/22	ACH DEBIT, UNITIL ME UT BILL 000005132006500	639.74
10/22	ELECTRONIC PMT-WEB, NGRID06 NGRID06WEB 3319402002	604.87
10/22	ACH DEBIT, NORTHERN UTILITI UT BILL 000004121202500	476.47
10/23	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	59,601.29
10/23	5CD DEBIT, SPRAGUE5694 EFT DRAW	622.90
10/23	5CD DEBIT, SPRAGUE5694 EFT DRAW	522.07
10/23	5CD DEBIT, VERIFONE INC PAYMENTS 3780439	26.00
10/24	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	47,506.33
10/24	ACH DEBIT, CMP CMP PMT 53593726100325	3,980.85
10/24	5CD DEBIT, EVERSOURCE WEB_PAY 07796677100325	3,710.70
10/24	ACH DEBIT, MAINE NATURAL GA UMS BILL 000000102669	1,522.44
10/24	5CD DEBIT, SPRAGUE5694 EFT DRAW	1,091.67
10/24	ACH DEBIT, MAINE NATURAL GA UMS BILL 000000100142	1,057.48
10/24	5CD DEBIT, SPRAGUE5694 EFT DRAW	762.40
10/24	5CD DEBIT, SPRAGUE5694 EFT DRAW	605.02
10/24	ELECTRONIC PMT-WEB, NGRID06 NGRID06WEB 2118999001	525.36
10/24	ACH DEBIT, COMCAST-XFINITY CABLE SVCS 6389640	345.31
10/27	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	42,624.16
10/27	ACH DEBIT, CMP CMP PMT 53622104100625	3,964.48
10/27	ACH DEBIT, CMP CMP PMT 53619712100625	3,809.44
10/27	5CD DEBIT, LITTLETON WATER ACH COLLEC 0010625001	3,218.27
10/27	ELECTRONIC PMT-WEB, AMERIGAS UTILITY 7580344	2,216.83
10/28	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	90,654.95

DAILY ACCOUNT ACTIVITY

Electronic Payments (continued)

POSTING DATE	DESCRIPTION	AMOUNT
10/28	5CD DEBIT, BIDDEFORD TAXES 7851406	9,675.15
10/28	ELECTRONIC PMT-WEB, FRAMINGHAM MA CO FRAMINGHAM	7,799.82
10/28	5CD DEBIT, BIDDEFORD TAXES 7851403	1,390.91
10/28	ACH DEBIT, HONDA PMT 8005435636 2V9Q3O8IWPZDM1W	1,024.61
10/28	ACH DEBIT, CHASE LOANS 12408517301611	811.26
10/28	ELECTRONIC PMT-WEB, TOYOTA ACH RTL 10252025 ZNQSQONPSUBWNCQ	775.36
10/28	ELECTRONIC PMT-WEB, TOYOTA ACH RTL 10252025 Q14B89TUP6GHQXL	736.67
10/28	5CD DEBIT, SPRAGUE5694 EFT DRAW	713.55
10/28	5CD DEBIT, SPRAGUE5694 EFT DRAW	516.31
10/28	ELECTRONIC PMT-WEB, FITCHBURG MA COL FITCHBURG	325.07
10/28	ELECTRONIC PMT-WEB, NGRID06 NGRID06WEB 7827764006	128.19
10/28	ELECTRONIC PMT-WEB, NGRID06 NGRID06WEB 6581851001	74.80
10/28	5CD DEBIT, INVOICE CLOUD EPAYMENT 7851418	0.60
10/28	5CD DEBIT, INVOICE CLOUD EPAYMENT 7851420	0.60
10/28	ELECTRONIC PMT-WEB, CITY HALL SYSTEM CITY HALL	0.50
10/28	ELECTRONIC PMT-WEB, CITY HALL SYSTEM CITY HALL	0.50
10/29	5CD DEBIT, UTICA MUTUAL INS WEB PAY 000001782125840	49,686.00
10/29	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	38,490.86
10/29	CTX DEBIT, BIMBO QSR OHIO VENDOR_PYM	20,228.89
10/29	5CD DEBIT, SPRAGUE5694 EFT DRAW	858.56
10/29	5CD DEBIT, SPRAGUE5694 EFT DRAW	756.55
10/29	5CD DEBIT, SPRAGUE5694 EFT DRAW	755.58
10/29	5CD DEBIT, CONCUR TECHNOLOG 0000421209 080600128117	345.84
10/30	5CD DEBIT, COMM OF MASS EFT MA DOR PAY 1978833440	87,932.69
10/30	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	57,256.19
10/30	5CD DEBIT, COMM OF MASS EFT MA DOR PAY 1699813920	35,014.51
10/30	ACH DEBIT, CMP CMP PMT 53681425100925	3,615.60
10/30	ACH DEBIT, CMP CMP PMT 53678921100925	3,504.97
10/30	5CD DEBIT, SPRAGUE5694 EFT DRAW	486.87
10/30	5CD DEBIT, SPRAGUE5694 EFT DRAW	72.02
10/31	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	47,464.13
10/31	ACH DEBIT, CRUM AND FORSTER DEBITPMT #526155345	23,608.00
10/31	ELECTRONIC PMT-WEB, AMERIGAS UTILITY 8867809	2,162.89
	Subtotal:	2,711,541.91

Other Withdrawals

POSTING DATE	DESCRIPTION	AMOUNT
10/01	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	380,367.88
10/01	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,965.32
10/01	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674589	60.58

DAILY ACCOUNT ACTIVITY

Other Withdrawals (continued)

POSTING DATE	DESCRIPTION	AMOUNT
10/02	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	70,225.13
10/02	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	5,824.67
10/02	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,755.07
10/02	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674589	53.51
10/03	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	50,434.54
10/03	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	3,926.48
10/03	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674589	369.35
10/06	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	32,843.73
10/06	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	18,168.01
10/06	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,217.38
10/06	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674521	1,998.58
10/06	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674589	26.58
10/07	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	41,733.32
10/07	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	7,190.61
10/08	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	191,818.08
10/08	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,157.02
10/08	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	826.42
10/09	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	67,536.27
10/09	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,989.14
10/10	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,906.41
10/10	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066281	125.79
10/14	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	43,452.00
10/14	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,006.64
10/14	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	917.38
10/15	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	378,667.55
10/15	SERVICE CHARGE, ANALYSIS FEES	12,386.66
10/15	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	9,364.66
10/16	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	67,681.06
10/16	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	2,620.00
10/16	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,751.87
10/17	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	72,312.08
10/17	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,844.33
10/20	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	40,175.37
10/20	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	18,400.94
10/20	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,974.64
10/21	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	14,959.38
10/21	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	7,355.32
10/22	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	262,268.04
10/22	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	21,903.65
10/22	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,244.50

DAILY ACCOUNT ACTIVITY

Other Withdrawals (continued)

POSTING DATE	DESCRIPTION	AMOUNT
10/23	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	80,256.72
10/23	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	16,873.63
10/23	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,808.35
10/24	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	124,256.98
10/24	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,002.34
10/27	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	12,696.94
10/27	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	8,373.68
10/27	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,142.84
10/28	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	7,187.42
10/28	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	100.94
10/29	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	386,706.35
10/29	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,190.88
10/30	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	66,240.96
10/30	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	28,632.39
10/30	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,848.23
10/31	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	61,014.45
10/31	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,972.69
	Subtotal:	2,652,111.73

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
09/30	497,368.98	10/17	380,995.61
10/01	258,622.68	10/20	387,645.54
10/02	170,585.24	10/21	646,288.10
10/03	144,210.94	10/22	451,564.88
10/06	283,789.27	10/23	441,752.67
10/07	519,624.17	10/24	459,468.64
10/08	438,952.14	10/27	562,567.32
10/09	546,217.49	10/28	857,482.46
10/10	671,581.47	10/29	621,617.91
10/14	220,276.71	10/30	525,770.31
10/15	369,575.47	10/31	553,635.98
10/16	341,429.66		

ATTACHMENT 5
CERTIFICATE OF GOOD STANDING



Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Thu Oct 02 2025 15:04:24. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
MASTORAN CORPORATION	20011193 F	BUSINESS CORPORATION DOING BUSINESS IN MAINE	GOOD STANDING

Qualification Date	Expiration Date	Jurisdiction
06/14/2001	N/A	MASSACHUSETTS

Other Names	(A=Assumed ; F=Former)
MASTORAN RESTAURANTS INCORPORATED	F

Principal Home Office Address

Physical	Mailing
822 LEXINGTON STREET SECOND FLOOR WALTHAM, MA 02452	822 LEXINGTON STREET SECOND FLOOR WALTHAM, MA 02452

Clerk/Registered Agent

Physical	Mailing
DAVID STROCK ONE MONUMENT SQUARE SUITE 600 PORTLAND, ME 04101	DAVID STROCK ONE MONUMENT SQUARE SUITE 600 PORTLAND, ME 04101

New Search

Click on a link to obtain additional information.

List of Filings — View list of filings

Obtain additional information:

Certificate of Existence (Good Standing) (more info)	Short Form without amendments ($30.00)
Certificate of Legal Existence (more info)	Short Form without amendments ($30.00)

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



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ATTACHMENT 6
TECHNICAL CAPACITY

Mastoran Corporation/LBK, LLC is a Waltham, MA based franchisee of Burger King with a fifty-one-restaurant portfolio spread across the states of Maine, Massachusetts and New Hampshire.

The company was founded by the owner's father and mother, Larry and Paige Kohler, in 1985 with an acquisition of two Massachusetts stores.

New construction followed, as well as several acquisitions, and the company has grown to its current size. Critical to the company's expansion was the company's four-member in-house, Construction, Remodeling and Maintenance Department.

Department Head Marc G. Rochon has over forty years of broad construction experience and possesses a diverse and wide range of skills from heavy equipment operations to finish carpentry. During his tenure at the company, he built six restaurants from the ground up and renovated and remodeled over thirty.

Mastoran Corporation/LBK, LLC is confident that it is well-suited to undertake the process of adding an additional Drive Thru at the Alfred Street location and is looking forward to a vibrant future of additional growth and opportunity.

MASTORAN CORPORATION/LBK, LLC

822 Lexington Street • Second Floor • Waltham, MA 02452 • (781)893-0990 • Fax: (781)899-6977

A Franchisee of Burger King Corporation

INTRODUCTION TO BH2M

Berry Huff McDonald Milligan Inc. (BH2M) is a locally owned civil engineering, planning and surveying firm, founded in 1978. BH2M is headquartered in Gorham, Maine. Our multifaceted staff of 16 includes engineers, planners, project managers, construction managers, and land surveyors. Over the past 44 years BH2M has provided a broad spectrum of services including:



Surveying

- Boundary Surveys
- Topographic Surveys
- Existing Condition Surveys
- Utility Surveys
- As-Built Surveys
- Construction Stakeout
- Elevation Certificates and Letters of Map Amendment
- ALTA/NSPS Surveys
- Mortgage Loan Inspections

Engineering and Planning

- Municipal Engineering
- Roadway Design
- Pedestrian and Bicycle Enhancement
- Shared Use Paths
- Athletic Facilities
- Vehicular Access and Parking
- Site Planning
- Comprehensive Land Planning
- Construction Cost Estimating
- Environmental and Local Permitting
- Stormwater Management
- Erosion Control
- Wastewater Collection and Pumping Systems
- ADA Accessibility



BH2M is a small firm mostly comprised of staff members that have been with the firm for 20 years or more. Our size, ability to offer a variety of services in-house, and experience working with one another enables us to provide efficient and cost-effective solutions to municipal infrastructure projects.

CAPABILITIES

Surveying

BH2M has the benefit of offering a full-service survey department. Our survey department provides the foundation for each project we undertake. Having the ability to self-perform survey services provides us with a cohesive transition from field reconnaissance to design and then to construction. Typically, our Project Managers will accompany the survey crew early in the process. We've found this be an effective approach that reduces the time needed for field survey and guarantees that designers will have the critical information needed for an accurate design. Our survey staff is highly trained in property line, existing conditions, utility and topographic surveys as well as construction layout.



Civil Engineering

BH2M has provided developers, contractors, and municipalities with civil engineering services since our inception in 1978. Our Staff includes four Maine licensed professional engineers. We have provided civil engineering services for residential, commercial, municipal, institutional, and utility projects. Our Staff is highly skilled in roadway design, utility design, stormwater management design, and erosion & sedimentation control design



BH2M routinely supports developers, contractors, institutions, and municipalities by providing construction documents, contract documents, technical specifications, bidding support, assistance with bid selection, RFI responses, shop drawing reviews, value engineering, construction inspections, and stormwater compliance inspections. Our ability to lead a project from conceptual planning through construction is highly valued by our clients.

Planning and Permitting

Most of our projects require some level of environmental permitting. BH2M has a long history of managing regulatory constraints for municipal projects. Our Staff has a constant dialogue with regulators at the State and Federal Levels. Our environmental and municipal permitting expertise includes:

- Stormwater Management Law
- Site Location of Development (Site Law)
- Maine Construction General Permits
- Natural Resource Protection Act (NRPA)
- Municipal Site Plan, Subdivision, and Conditional Use
- Traffic Movement, Driveway/Entrance, and Utility Location Permits

ATTACHMENT 7
CORRESPONDENCE WITH EMERGENCY SERVICES

Chris MacDonald

From: Chris MacDonald
Sent: Monday, October 6, 2025 3:47 PM
To: 'Fisk, JoAnne'
Cc: John Lucier; Marc Rochon
Subject: Burger King 5-Points - Drive Thru Lane Expansion
Attachments: Burger King Drive Thru - DRAFT Site Plan (2025-07-10).pdf

Good afternoon Chief Fisk,

We are working with Mastoran Corporation who owns and operates the Burger King restaurant located in the 5-points neighborhood in at the corner of Alfred and West Streets in Biddeford. They are proposing to the addition of a second drive thru lane to service the restaurant with an Amended Site Plan application to be filed to the Planning Board in the coming weeks.

On the attached plan you will see the proposed changes to accommodate the second drive thru. The changes are all within the project site in the area of the existing drive thru, with the biggest change being the removal of approximately 11 parking spaces to accommodate the new drive thru. This upgrade does not propose to add a new drive thru window or make any changes to the restaurant itself, and both existing and proposed drive thru lanes will use the same windows. Otherwise, the project proposes to resurface the remainder of the parking lot, restore paint striping, repair and/or replace curbing, and provide a concrete finished surface for the existing and proposed drive thru lanes. The project does not otherwise propose to modify circulation around the property or change points of access from West Street, nor close off the access to abutting property parking lots (Walgreens and Biddeford Housing Authority) in the east corner.

In accordance with the City of Biddeford Planning requirements, we would like to ask you to review the project for safety compliance with the City of Biddeford. Given that the project does not propose to significantly change internal or external circulation, and the addition of the second drive thru lane should help reduce the overall queue lengths for the drive thru area on site, we do not anticipate any impacts to emergency access.

We welcome any comments you may have on this plan, and would be happy to meet with you if you wish to discuss.

Thank you,
-crm

Christopher MacDonald, P.E.
Civil Engineer

BH2M
380B Main Street
Gorham, Maine 04038
207 839-2771 x 203

Chris MacDonald

From: Crocker, Jason <Jason.Crocker@Biddefordmaine.org>
Sent: Friday, October 10, 2025 10:39 AM
To: Galbraith, David; Chris MacDonald
Cc: Thorpe, Kenneth; Iriqat, Adi; Whitten, Nan; Chekan, Craig; Fecteau, Roby
Subject: RE: Burger King - PRELIMINARY STAFF COMMENTS

Good morning David,

I have reviewed the attached turning template based on the dimensions we provided. At this time, it appears that our largest apparatus, Truck 32, has the necessary clearance to make the turn in question. Thank you.

Jason A. Crocker
Firefighter/Paramedic, CFI-I, CFPE
Biddeford Fire Department
Office of Fire Prevention
152 Alfred Street
Biddeford, Maine 04005
(207)282-6632
jason.crocker@biddefordmaine.org

From: Galbraith, David <David.Galbraith@biddefordmaine.org>
Sent: Thursday, October 9, 2025 10:33 AM
To: cmacdonald <cmacdonald@bh2m.com>
Cc: Crocker, Jason <Jason.Crocker@Biddefordmaine.org>; Thorpe, Kenneth <kenneth.thorpe@biddefordmaine.org>; Iriqat, Adi <adi.iriqat@biddefordmaine.org>; Whitten, Nan <Nan.Whitten@Biddefordmaine.org>; Chekan, Craig <Craig.Chekan@Biddefordmaine.org>; Fecteau, Roby <Roby.Fecteau@Biddefordmaine.org>
Subject: RE: Burger King - PRELIMINARY STAFF COMMENTS

Jason / Ken, Do the attached turning movements meet your needs for emergency circulation?

CHRIS: Yes, we should discuss the former access easement. Please contact Nan to schedule a meeting between us. Thanks again for responding so quickly.

From: Chris MacDonald <cmacdonald@bh2m.com>
Sent: Wednesday, October 8, 2025 4:49 PM
To: Galbraith, David <David.Galbraith@biddefordmaine.org>
Cc: Crocker, Jason <Jason.Crocker@Biddefordmaine.org>; Thorpe, Kenneth <kenneth.thorpe@biddefordmaine.org>; Iriqat, Adi <adi.iriqat@biddefordmaine.org>; Whitten, Nan <Nan.Whitten@Biddefordmaine.org>; Chekan, Craig <Craig.Chekan@Biddefordmaine.org>; Fecteau, Roby <Roby.Fecteau@Biddefordmaine.org>
Subject: RE: Burger King - PRELIMINARY STAFF COMMENTS

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IT Department

Good afternoon All,

Just a quick follow-up to our initial response: Had a moment to check the turning template as requested, and this shows that there is sufficient space for the ladder truck to be able to access the parking lot and make the turn into 206 Graham Street's parking lot. We should be able to continue to accommodate that movement in proposed conditions without modifying the "blue" curb area and light pole. Please see the attached updated draft site plan now showing the truck turn template.

David: Let's find a time to discuss the former access easement / lease aspects of this project and just make sure we are on the same page with abutting uses and how best to move forward.

Thank you,
-crm

Christopher MacDonald, P.E.
Civil Engineer

BH2M
380B Main Street
Gorham, Maine 04038
207 839-2771 x 203
www.bh2m.com



From: Chris MacDonald
Sent: Wednesday, October 8, 2025 2:42 PM
To: Galbraith, David <David.Galbraith@biddefordmaine.org>
Cc: Crocker, Jason <Jason.Crocker@Biddefordmaine.org>; Thorpe, Kenneth <kenneth.thorpe@biddefordmaine.org>; Iriqat, Adi <adi.iriqat@biddefordmaine.org>; Whitten, Nan <Nan.Whitten@Biddefordmaine.org>; Chekan, Craig <Craig.Chekan@Biddefordmaine.org>; Fecteau, Roby <Roby.Fecteau@Biddefordmaine.org>
Subject: RE: Burger King - PRELIMINARY STAFF COMMENTS

Good afternoon All,

Thank you very much for giving this initial concept a review. We'll take a detailed look at these comments and work with the applicant on resolving these to the extent you have suggested. I do have a few initial responses to these below in **RED** that may need to be considered.

One item that I wanted to bring to this group was the status of the "easement" that was thought to exist in this area of the drive thru. I sent along a detailed email on October 6 explaining that, at one time, there was an access lease through this area of the property, effectively granting Hannaford (now Walgreens) an access easement through there, but that lease was released back in 1986 and is no longer encumbering

the property. As far as access to abutting properties, would that change any of the fire safety aspects that are discussed below? Are there any current permitted fire routes for the abutting properties that would go through Burger King's property?

Happy to jump on a call to discuss details of these.

Thank you,
-crm

Christopher MacDonald, P.E.
Civil Engineer

BH2M
380B Main Street
Gorham, Maine 04038
207 839-2771 x 203
www.bh2m.com



From: Galbraith, David <David.Galbraith@biddefordmaine.org>
Sent: Wednesday, October 8, 2025 1:31 PM
To: Chris MacDonald <cmacdonald@bh2m.com>
Cc: Crocker, Jason <Jason.Crocker@Biddefordmaine.org>; Thorpe, Kenneth <kenneth.thorpe@biddefordmaine.org>; Iriqat, Adi <adi.iriqat@biddefordmaine.org>; Whitten, Nan <Nan.Whitten@Biddefordmaine.org>; Chekan, Craig <Craig.Chekan@Biddefordmaine.org>; Fecteau, Roby <Roby.Fecteau@Biddefordmaine.org>
Subject: FW: Burger King - PRELIMINARY STAFF COMMENTS

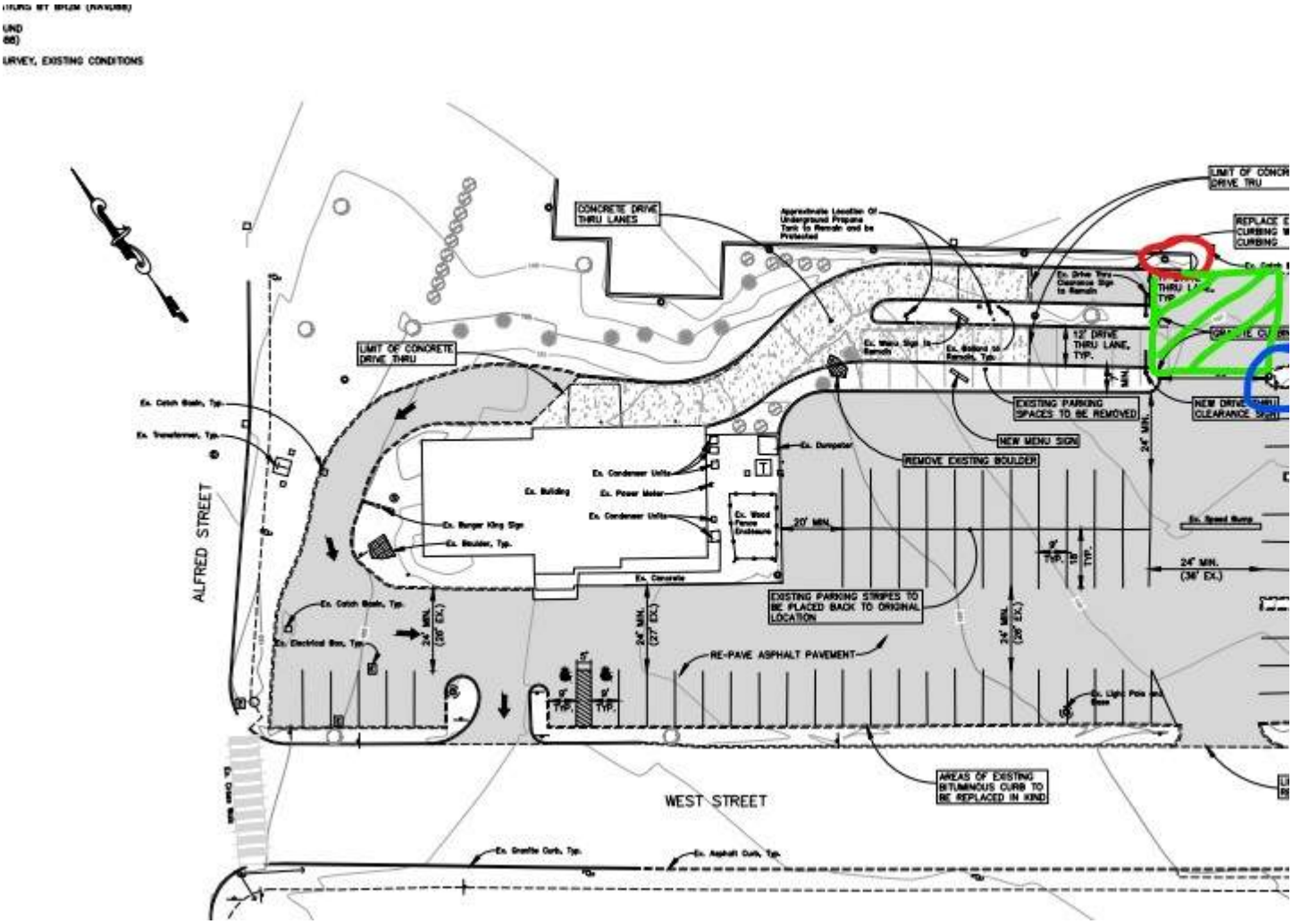
Chris, we discussed the Burger King project at yesterday's Staff Review Committee (SRC) meeting. There were a couple of items discussed, which are outlined below:

1. The Fire Department (Jason Crocker and Ken Thorpe) requested you provide a truck turning template at the internal intersection on the Burger King property where Walgreens and the 206 Graham Street property intersect. Below is your provided site plan and Fire is interested you providing the template to show how their emergency vehicles turn from the Burger King property, and the cross access between the properties when trying to get from the West Street curb-cut to the 206 Graham Street property. The island, shown in blue, may need to be shaved back to allow this turning movement. **THIS ISLAND IS AN EXISTING CONDITION ON SITE AND NOT PROPOSED TO BE MODIFIED. AS FAR AS SHAVING THE CORNER OFF, THE ONE THING TO NOTE ON HERE IS THAT THERE IS AN EXISTING LIGHT POLE AT THE "NOSE" OF THAT BLUE CIRCLED AREA THAT YOU SHOW. WE'LL RUN THE TRUCK TEMPLATE AND SEE HOW THE TRUCK TURN WILL WORK THROUGH THIS, BUT IF WE DO SHOW A CONFLICT WITH THE FIRE TRUCK TURN, IS THE CITY REQUESTING THAT THE EXISTING LIGHTS BE RELOCATED TO ACCOMMODATE THIS REQUEST FOR ACCESS TO ABUTTING PROPERTIES?**
2. Shown in green would be include pavement hatching and "do not block intersection" signage. **WE WILL DISCUSS WITH THE APPLICANT, BUT SHOULD BE ABLE TO ACCOMMODATE AS NECESSARY (SEE COMMENTS ABOVE ON RELEASED LEASE TO HANNAFORD).**
3. Please review the small island detail (shown in red) as it seems to project into the primary drive aisle. This drive aisle should maintain a 24' wide drive aisle. **THE RED CIRCLED AREA IS AN EXISTING CONDITION LOCATED IN THE FIELD AND IS NOT PROPOSED TO BE MODIFIED IN PROPOSED CONDITIONS; THE PROPOSED CURB WILL END AT OR JUST PRIOR TO THAT. THE WIDTH OF THE DRIVE AISLE FROM THE**

END OF THAT NOSE TO THE LIGHT POLE NEAR THE DUMPSTER ENCLOSURE IS APPROXIMATELY 45', WELL IN EXCEEDANCE OF 24'. IS THAT ACCEPTABLE?

4. The southern drive thru lane order board should be slightly relocated to the west to provide additional vehicle stacking. **WE WILL DISCUSS WITH THE APPLICANT, BUT SHOULD BE ABLE TO ACCOMMODATE.**

I hope this helps
David



From: Crocker, Jason <Jason.Crocker@Biddefordmaine.org>
Sent: Tuesday, October 7, 2025 3:55 PM
To: Galbraith, David <David.Galbraith@biddefordmaine.org>
Cc: Thorpe, Kenneth <kenneth.thorpe@biddefordmaine.org>
Subject: Burger King

David,

Reference the vehicle turning overlay for the Burger King project, please see the below information as well as the attached file reference Biddeford Fire Department Truck 32. Again, we would be looking for a turning diagram into the 206 Graham Street property.

Truck 32:

Overall Length is 48'-0"
Bumper to Bumper Length is 41'-6"
Bucket extends 4' beyond front bumper
Rear appliance extends 1' beyond rear bumper
10'-0" overall width
8'-4" cab width
Wheelbase is 250"
12'-10" front center of rear axles to body end with 20" of clearance at body end (angle of departure)
87" from tire contact to front bumper with 18" of clearance (angle of approach)

Cramp angles, turning radius and clearances on attached documents

Please reach out with any additional questions. Thank you.

Jason A. Crocker
Firefighter/Paramedic, CFI-I, CFPE
Biddeford Fire Department
Office of Fire Prevention


152 Alfred Street
Biddeford, Maine 04005
(207)282-6632
jason.crocker@biddefordmaine.org

ATTACHMENT 8
SALT MANAGEMENT REPORT

SALT MANAGEMENT PLAN

For: Burger King 5 Points – Amended Site Plan - Biddeford, Maine

Owner/Responsible Party:

Mastoran Corporation
822 Lexington Street, 2nd Floor
Waltham, MA 02452
(781) 893-0990 (Tel.)

Purpose

The following Management Plan provides a guide for monitoring and documenting winter salt storage and application as well as snow storage and disposal.

Applicability

Paved access drives, parking areas and sidewalks at the existing Burger King restaurant at the corner of Alfred and West Streets, the 5-Points neighborhood of Biddeford.

Responsibility

The owner of the facility will have primary responsibility for ensuring that winter maintenance activities are conducted in accordance with this plan. The owner may elect to subcontract winter maintenance responsibilities. A copy of this plan shall be provided to any subcontractors providing winter maintenance services.

Material Storage, Handling and Application

Minimal salt will be stored onsite. Salt that is stored on site will primarily be used for sidewalk and walkway applications. Salt that is stored onsite will be contained in covered, portable and water tight structures. The structures will be periodically inspected to ensure that they are operating as intended. When the structures show signs of deterioration that limit their effectiveness they will be replaced. Any salt that is spilled during loading and unloading operations will be collected and returned to the salt containment structure.

Plowing of snow in parking areas and removal of snow from walking areas will be completed prior to applying salt. Care will be taken to remove as much snow as possible from these areas prior to application of salt materials or as safety conditions dictate. Application of salt in parking and access drives will primarily be performed mechanically by truck mounted spreaders. Hand spreading of walkway areas will be permitted.

Snow Storage and Disposal

For the majority of the winter storms, plowed snow will be stored onsite. Care will be taken to avoid storage of plowed snow within stormwater management facilities. When accumulated plowed snow exceeds the capacity of the site for storage it will be removed by a subcontractor employed by the owner. The owner and subcontractor shall discuss the selected disposal location at the start of the winter season.

ATTACHMENT 9
ACCESS AREA LEASE TERMINATION DEED

BOOK 3921 PAGE 260

28838

QUITCLAIM DEED
Without Covenant

Know all Men by these Presents,

That HANNAFORD BROS. CO., a corporation organized and existing under the laws of the State of Maine and having a principal place of business in Scarborough, County of Cumberland and State of Maine,

in consideration of One Dollar and Other Valuable Consideration,

paid by KEY BANK OF SOUTHERN MAINE and ROBERT H. CENTER, Trustees under a Trust Agreement of HARRY B. CENTER, dated June 27, 1977, as amended,

whose mailing address is One Canal Plaza
Portland, Maine 04112

NO. R.E. TRANSFER TAX PAID

the receipt whereof it does ~~do~~ hereby acknowledge, do es hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said KEY BANK OF SOUTHERN MAINE and ROBERT H. CENTER, Trustees under a Trust Agreement of HARRY B. CENTER, dated June 27, 1977, as amended, their successors

~~heirs~~ and assigns forever,

Hereby releasing and conveying all rights in and to a certain lease dated June 6, 1976 by and between Harry B. Center, Lessor and Hannaford Bros. Co., Lessee, recorded in the York County Registry of Deeds in Book 2134, Page 395, including without limitation the option to purchase said premises.

To have and to hold the same, together with all the privileges and appurtenances

thereunto belonging, to the said KEY BANK OF SOUTHERN MAINE and ROBERT H. CENTER, Trustees under a Trust Agreement of HARRY B. CENTER, dated June 27, 1977, as amended, their successors

~~his~~ and assigns forever.

In Witness Whereof, the said HANNAFORD BROS. CO. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by JAMES L. MOODY, JR. , its CHAIRMAN thereunto duly authorized,

~~husband/wife of the said~~

~~joining in the execution hereof, and relinquishing and conveying all right by descent and all other rights in the~~

~~above described premises, hereby~~ ~~hand~~ and ~~seal~~ this 14

day of the month of July , A.D. 19 86.

Signed, Sealed and Delivered in presence of

Hannaford Bros. Co.

By ~~x~~ James L. Moody, Jr.

Its Chairman

State of Maine, County of Cumberland **ss.** July 14 , 1986.

Then personally appeared the above named JAMES L. MOODY, JR. CHAIRMAN OF THE BOARD of said Hannaford Bros. Co. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Hannaford Bros. Co.

Before me,

Notary Public
Attorney at Law

My Commission Expires June 2, 1992

Name: CHARLES H. CROCKETT

RECEIVED YORK, SS
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RECORDED REGISTRY

BURGER KING BIDDEFORD
DRIVE THRU EXPANSION

349 ALFRED STREET
BIDDEFORD, MAINE

For

MASTORAN CORPORATION
822 LEXINGTON STREET 2ND FLOOR
WALTHAM, MA 02452

PLAN INDEX

1	EXISTING CONDITIONS
2	SITE PLAN
3	GENERAL DETAILS
1 of 1	ALTA/ACSM LAND TITLE SURVEY (BY HSI, INC)

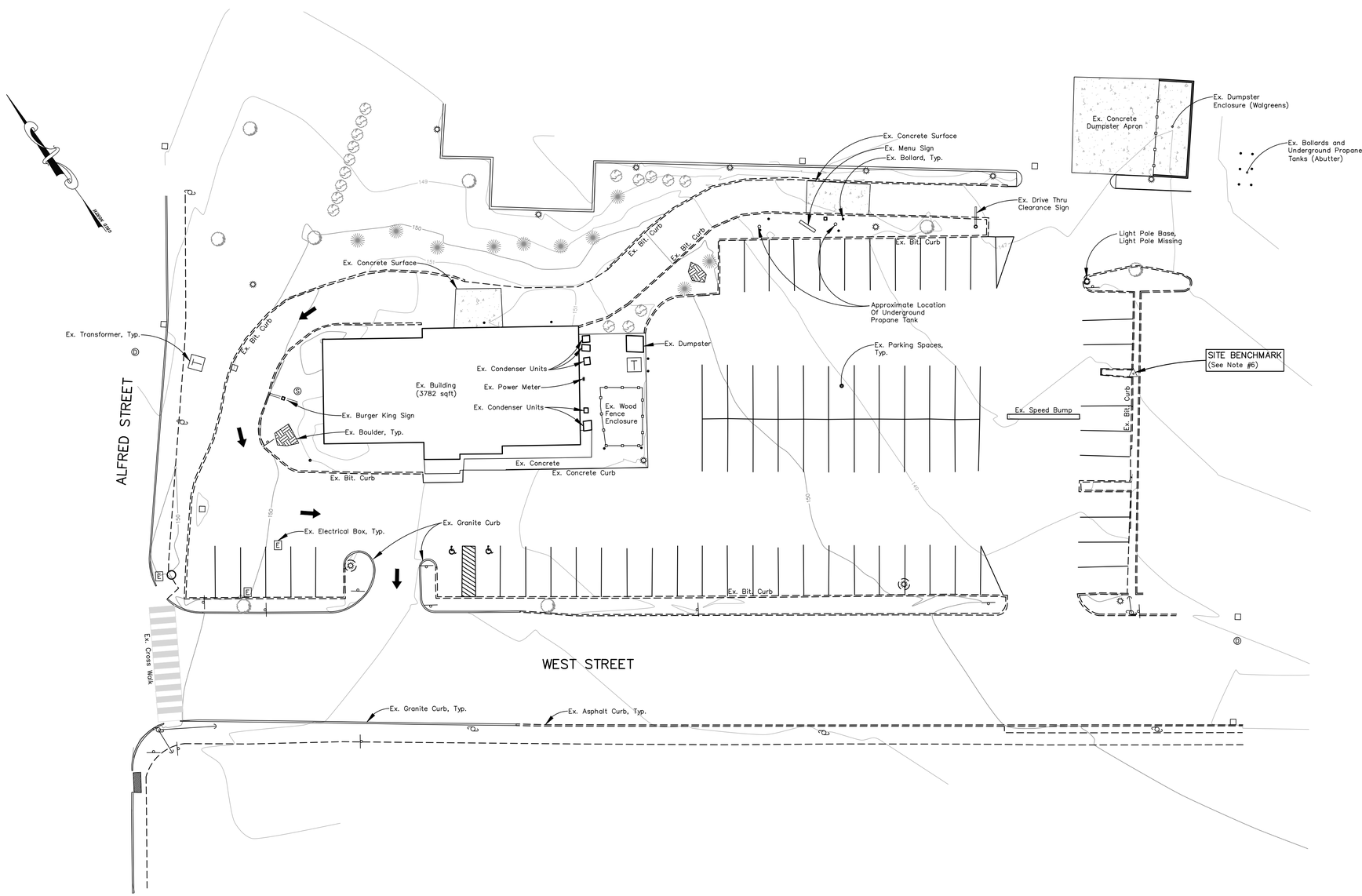
BH2M

Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

380B Main Street
Gorham, Maine 04038

Tel. (207) 839-2771
www.bh2m.com

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NOTES:

1. OWNER: MASTORAN RESTAURANTS, INC
822 LEXINGTON STREET
WALTHAM, MA 02452
2. SURVEYOR: ROBERT C. LIBBY JR. PLS #2190
BH2M
380B MAIN STREET
GORHAM, MAINE
3. DEED REFERENCE: BK. 10584, PG. 128
4. TAX MAP REFERENCE: MAP 28, LOT 57
5. TOPOGRAPHY: ON SITE FIELD LOCATIONS BY BH2M (NAVD88)
6. BENCHMARK: 8" NAIL SET IN GROUND
ELEV. 148.43 (NAVD88)
7. EXISTING USE: RESTAURANT AND DRIVE-THRU
8. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY, EXISTING CONDITIONS PLAN ONLY.
9. PROJECT IS LOCATED IN THE SACO RIVER WATERSHED, WITHIN THE MUNICIPAL MS4 URBANIZED AREA
10. LAND COVER: EXISTING CONDITIONS
PAVEMENT/IMPERVIOUS: 40,286 SF. / 0.93 AC
LANDSCAPE/PERVIOUS: 8,361 SF. / 0.19 AC
11. EXISTING PUBLIC AND PRIVATE UTILITY AND UNDERGROUND LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND ALL UTILITIES AND PIPES ARE NOT NECESSARILY SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IN FIELD THE LOCATIONS OF UTILITIES SHOWN, AND FOR INVESTIGATING AND IDENTIFYING THE EXISTENCE AND LOCATIONS OF ANY ADDITIONAL PUBLIC AND PRIVATE UTILITIES NOT SHOWN ON THE PLANS, BEFORE COMMENCING ANY EXCAVATIONS, AND SHALL BE RESPONSIBLE FOR REPAIRING ALL UTILITIES AND PIPES, BOTH PUBLIC AND PRIVATE, WHETHER SHOWN ON PLANS OR NOT, THAT ARE DISTURBED DURING CONSTRUCTION. ALL COSTS INCURRED IN INVESTIGATING AND REPAIRING SAID UTILITIES SHALL BE BORNE BY THE CONTRACTOR, AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WORK PAID FOR UNDER THE APPLICABLE LUMP SUM AND UNIT PRICES IN THE CONTRACT. UTILITIES INCLUDE BUT ARE NOT LIMITED TO ELECTRIC, TELEPHONE, NATURAL GAS, WATER, SEWER AND STORM DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE.

LEGEND

SYMBOL	DESCRIPTION
	HYDRANT
S	SEWER MANHOLE
	CATCH BASIN
D	DRAIN MANHOLE
	LIGHT POLE
	BENCHMARK
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	EXISTING EDGE OF PAVEMENT
150	MAJOR CONTOUR LINE
151	MINOR CONTOUR LINE

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

NO.	DATE	REVISION DESCRIPTION
1	12/18/25	Issued for Initial Site Plan Application

STATE OF MAINE
ROBERT C. LIBBY JR.
REGISTERED PROFESSIONAL ENGINEER
No. 11985
LICENSED PROFESSIONAL ENGINEER

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Mastoran Corporation
822 Lexington Street, 2nd Floor
Waltham, MA 02452

EXISTING CONDITIONS PLAN

BURGER KING BIDDEFORD DRIVE THRU EXPANSION

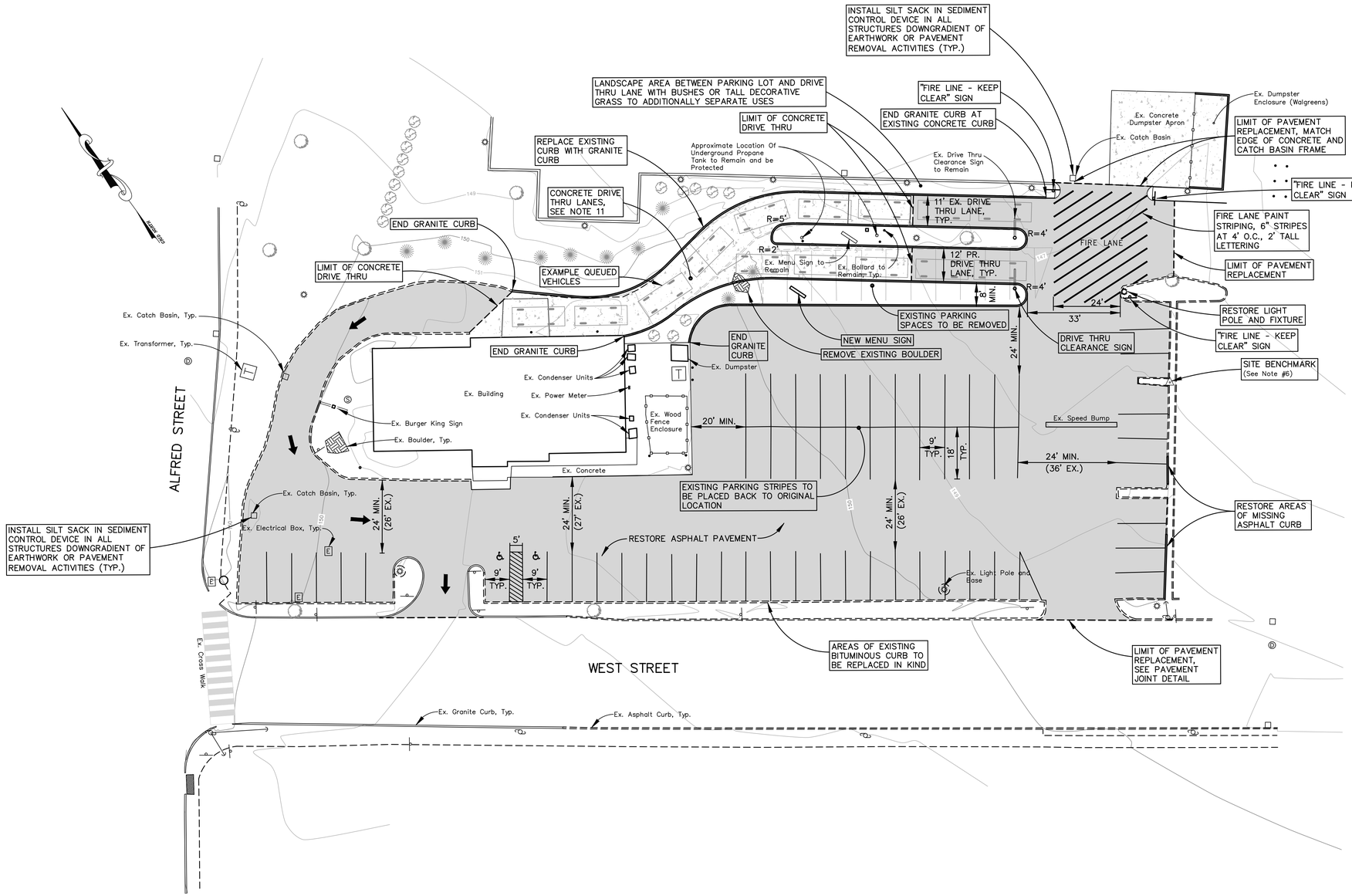
349 ALFRED STREET
BIDDEFORD, MAINE

DESIGNED	DATE
T. Taggett	November 2025
DRAWN	SCALE
T. Taggett	1" = 20'
CHECKED	JOB. NO.
R. Libby, Jr.	25094

SHEET
1

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NOTES:

1. OWNER: MASTORAN RESTAURANTS, INC
822 LEXINGTON STREET
WALTHAM, MA 02452
2. ENGINEER: CHRISTOPHER MacDONALD, PE #11985
BH2M
380B MAIN STREET
GORHAM, MAINE
3. DEED REFERENCE: BK. 10584, PG. 128
4. TAX MAP REFERENCE: MAP 28, LOT 57
5. TOPOGRAPHY: ON SITE FIELD LOCATIONS BY BH2M (NAVD88)
6. BENCHMARK: 8" NAIL SET IN GROUND
ELEV. 148.43 (NAVD88)
7. LAND COVER: PROPOSED CONDITIONS
PAVEMENT/IMPERVIOUS: 39,734 SF. / 0.91 AC
LANDSCAPE/PERVIOUS: 8,913 SF. / 0.21 AC
8. STOCKPILE AREAS TO BE IDENTIFIED PRIOR BY CONTRACTOR PRIOR TO CONSTRUCTION ALONG WITH EROSION AND SEDIMENTATION CONTROLS
9. CONTRACTOR TO IMPLEMENT DUST CONTROL MEASUREMENTS THROUGHOUT CONSTRUCTION.
10. PAVE UTILITY TRENCHES WITHIN THE CITY R.O.W. WITHIN 3 DAYS OF EXCAVATION OR PRIOR TO THE NEXT RAIN EVENT.
11. CONTRACTOR SHALL WORK WITH A STRUCTURAL ENGINEER ON FINAL DESIGN OF THICKNESS AND REINFORCEMENT REQUIRED FOR CONCRETE DRIVE ISLE.
12. EXISTING PUBLIC AND PRIVATE UTILITY AND UNDERGROUND LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND ALL UTILITIES AND PIPES ARE NOT NECESSARILY SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IN FIELD THE LOCATIONS OF UTILITIES SHOWN, AND FOR INVESTIGATING AND IDENTIFYING THE EXISTENCE AND LOCATIONS OF ANY ADDITIONAL PUBLIC AND PRIVATE UTILITIES NOT SHOWN ON THE PLANS, BEFORE COMMENCING ANY EXCAVATIONS, AND SHALL BE RESPONSIBLE FOR REPAIRING ALL UTILITIES AND PIPES, BOTH PUBLIC AND PRIVATE, WHETHER SHOWN ON PLANS OR NOT, THAT ARE DISTURBED DURING CONSTRUCTION. ALL COSTS INCURRED IN INVESTIGATING AND REPAIRING SAID UTILITIES SHALL BE BORNE BY THE CONTRACTOR, AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WORK PAID FOR UNDER THE APPLICABLE LUMP SUM AND UNIT PRICES IN THE CONTRACT. UTILITIES INCLUDE BUT ARE NOT LIMITED TO ELECTRIC, TELEPHONE, NATURAL GAS, WATER, SEWER AND STORM DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE.
13. PARKING REQUIREMENTS: 1 SPACE/3 SEATS PER CITY ORDINANCE (ARTICLE VI, SECTION 49, "OFF STREET PARKING AND LOADING")

CALCULATIONS: $\frac{83 \text{ SEATS}}{3}$ = 28 SPACES REQUIRED

EXISTING SPACES: 71

PROPOSED SPACES: 60 (MEETS REQUIREMENTS)

LEGEND

SYMBOL	DESCRIPTION
	HYDRANT
S	SEWER MANHOLE
	CATCH BASIN
D	DRAIN MANHOLE
	LIGHT POLE
	BENCHMARK
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	EXISTING EDGE OF PAVEMENT
150	MAJOR CONTOUR LINE
151	MINOR CONTOUR LINE

Scale: 1" = 20'

20' 0 20' 40'

NO.	DATE	REVISION DESCRIPTION
1	12/18/25	Issued for Initial Site Plan Application

STATE OF MAINE
CHRISTOPHER R. MacDONALD
REGISTERED PROFESSIONAL ENGINEER
No. 11985
SEAL
LICENSED PROFESSIONAL ENGINEER

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Mastoran Corporation
822 Lexington Street, 2nd Floor
Waltham, MA 02452

SITE PLAN

BURGER KING BIDDEFORD
DRIVE THRU EXPANSION

349 ALFRED STREET
BIDDEFORD, MAINE

DESIGNED	DATE
T. Springer	November 2025
DRAWN	SCALE
Staff	1" = 20'
CHECKED	JOB. NO.
C. MacDonald	25094

SHEET
2

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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE LATEST REVISION OF TO THE 2016 MAINE EROSION AND SEDIMENT CONTROL BMP'S MANUAL FOR DESIGNERS AND ENGINEERS, AND THE LATEST REVISION TO THE 2014 MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS. SEE MANUALS FOR ADDITIONAL INFORMATION AND DETAILS.

DURING CONSTRUCTION THE DEVELOPER/APPLICANT OR THEIR REPRESENTATIVES WILL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL BMP'S AS WELL ROUTINE INSPECTIONS AND MAINTENANCE OF THE BMP'S.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

1. ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING STANDARDS AND PERMIT CONDITIONS. CONSTRUCTION INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK, AND PRIOR TO, AND AFTER EVENT (1 INCH OR MORE IN A 24 HOUR PERIOD). CONSTRUCTION INSPECTION AND CORRECTIVE ACTION DOCUMENTATION RECORDS SHALL BE MAINTAINED FOR A MINIMUM OF 5 YEARS.
2. THE SCOPE OF CONSTRUCTION INSPECTIONS INCLUDE THE EROSION AND SEDIMENTATION CONTROL MEASURES AS WELL AS DISTURBED AREAS, MATERIAL STORAGE AREAS, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
4. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 75 FEET OF A WETLAND OR WATERBODY, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
5. EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 10 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
6. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY.
7. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
8. SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
9. ALL SEDIMENT BARRIERS SHOULD BE INSTALLED ALONG THE CONTOUR, WITH THE ENDS TURNED UP SLOPE.
10. INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #7. THE USE OF AN EROSION CONTROL MIX BERM IS PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER.
11. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED, AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (1.0 INCH OR MORE IN A 24-HOUR PERIOD) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
12. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5 TO 1).
13. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
14. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
15. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
16. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
    a. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
    b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P2O5-K2O) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
    c. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
    d. HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET FOR OVER 75% COVERAGE. FOR UNPROTECTED OR WINDY AREAS, ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK). HYDRAULIC MULCHES MAY ALSO BE USED, APPLIED AT A RATE OF 5 LBS PER 1000 SQUARE FEET FOR PAPER MULCH OR 40 LBS PER 1000 SQUARE FEET OR AS DIRECTED BY THE MANUFACTURER. ON SLOPES GREATER THAN 3:1 EROSION CONTROL MIX MAY BE USED, SEE EROSION CONTROL MIX NOTES BELOW.
    e. FOR DISTURBED AREAS TO BE MAINTAINED IN POST-CONSTRUCTION AS A MEADOW BUFFER, APPLY NEW ENGLAND CONSERVATION WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC., OF AMHERST, MASSACHUSETTS OR APPROVED EQUAL.
14. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
15. WETLANDS WILL BE PROTECTED WITH A DOUBLE ROW OF EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION.
16. ALL STORMWATER WILL BE PREVENTED FROM RUNNING ONTO STOCKPILES. SEDIMENT BARRIERS WILL BE INSTALLED DOWNGRADIENT OF ALL STOCKPILES.
17. PERMANENT POST-CONSTRUCTION BMP'S (VEGETATED SWALES, WET PONDS, ETC.) WILL NOT BE USED TO MANAGE FLOWS DURING CONSTRUCTION WITHOUT SPECIAL PROTECTION AND/OR RESTORATION.

ADDITIONAL TEMPORARY SEED MIXTURE (FOR PERIODS LESS THAN 12 MONTHS):

SEASON	SEED	RATE
SUMMER (5/15 – 8/15)	SUDANGRASS	40 LBS/ACRE
	OATS	80 LBS/ACRE
LATE SUMMER/EARLY FALL (8/15 – 9/15)	PERENNIAL RYEGRASS	40 LBS/ACRE
FALL (9/15 – 11/1)	WINTER RYE	112 LBS/ACRE
WINTER (11/1 – 4/1)	MULCH W/ DORMANT SEED	80 LBS/ACRE**
SPRING (4/1 – 7/1)	OATS	80 LBS/ACRE
	ANNUAL RYEGRASS	40 LBS/ACRE

**SEED RATE ONLY

EROSION CONTROL MIX

EROSION CONTROL MIX (ECM) SHALL MEET THE REQUIREMENTS PROVIDED IN THE LATEST REVISION OF MAINE DEP'S EROSION AND SEDIMENTATION CONTROL BMP MANUAL. ECM IS ACCEPTABLE FOR USE ON SLOPES OF GREATER THAN 3:1 BUT LESS THAN 2:1. ECM SHALL CONSIST OF WELL-GRADED ORGANIC COMPONENT 50 – 100% OF DRY WEIGHT, AND COMPRISED OF FIBROUS AND ELONGATED FRAGMENTS. ECM SHALL BE FREE FROM REFUSE, MATERIAL TOXIC TO PLANT GROWTH OR CONSTRUCTION DEBRIS. ECM SHALL BE EVENLY DISTRIBUTED AND APPLIED AT A THICKNESS OF 2" ON 3:1 SLOPES, WITH AN ADDITIONAL 1/2" PER 20' OF SLOPE FOR A MAXIMUM OF 100' IN LENGTH. SLOPES GREATER THAN 3:1, ECM SHALL BE APPLIED AT THICKNESS OF 4" OR 5" FOR SLOPES GREATER THAN 60' IN LENGTH.

NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5:1). EROSION CONTROL MIX IS AN ACCEPTABLE STABILIZATION MEASURE FOR SLOPES UP TO 3:1, WITH LIMITS THAT ARE COVERED BY NOTES ON THIS SHEET. SLOPES BETWEEN 3:1 AND 2:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS, AND ALL SLOPES GREATER THAN 2:1 SHALL BE STABILIZED WITH RIPRAP. SEE SLOPE STABILIZATION DETAIL FOR ADDITIONAL INFORMATION.

EROSION CONTROL DURING CONSTRUCTION

WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15
2. OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:
   ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
   A. INSTALL A SOD LINING IN THE DITCH:
      A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
   B. INSTALL A STONE LINING IN THE DITCH:
      A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
3. OVERWINTER STABILIZATION OF DISTURBED SLOPES:
   ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.
   A. STABILIZE THE SOIL WITH SOD:
      THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
   B. STABILIZE THE SOIL WITH EROSION CONTROL MIX:
      EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE EROSION CONTROL MIX NOTES FOR ADDITIONAL CRITERIA.
   C. STABILIZE THE SOIL WITH STONE RIPRAP:
      PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.
4. OVERWINTER STABILIZATION OF DISTURBED SOILS:
   BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION:
      BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 90% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
   B. STABILIZE THE SOIL WITH SOD:
      STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
   C. STABILIZE THE SOIL WITH MULCH:
      BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL. PROVIDE NETTING ON ALL SLOPES GREATER THAN 8%.
5. MAINTENANCE:
   IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. ONCE A WEEK AND BEFORE AND AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

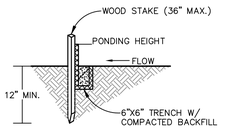
   STABILIZATION SCHEDULE BEFORE WINTER:

SEPTEMBER 15	ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET
OCTOBER 1	IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
NOVEMBER 15	ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.

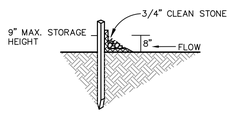
6. DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
7. AREAS WITHIN 75 FEET OF STREAMS, WETLANDS, AND OTHER PROTECTED NATURAL RESOURCES THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.

HOUSEKEEPING

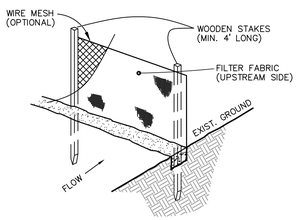
1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY, AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MY NOT BE USED FOR DUST CONTROL. ANY OFFSITE TRACKING OF MUD OR SEDIMENT SHALL BE VACUUMED IMMEDIATELY AND PRIOR TO THE NEXT SIGNIFICANT STORM EVENT.
4. DEBRIS AND OTHER MATERIALS: LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. TRENCH OR FOUNDATION DE-WATERING: TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
6. NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
   - DISCHARGES FROM FIREFIGHTING ACTIVITY;
   - FIRE HYDRANT FLUSHINGS;
   - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
   - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3) OF MAINE DEP 06-096 CHAPTER 500;
   - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
   - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
   - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
   - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
   - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
   - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5) MAINE DEP 06-096 CHAPTER 500);
   - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
   - LANDSCAPE IRRIGATION.
7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX D(6) MAINE DEP 06-096 CHAPTER 500. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
   - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
   - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
   - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
   - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

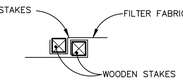


WITH TRENCHING



WITHOUT TRENCHING

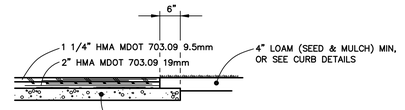




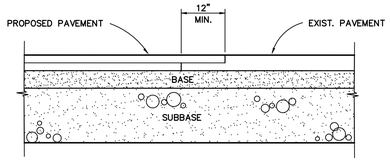
END POST DETAIL
NTS

1. KEY FABRIC IN A 6"X6" TRENCH W/ BACKFILL.
2. SILT FENCE SHALL BE A 3' FENCE OF 120LB/M (W/ REINF. BACK OF 6" WIRE MESH, POSTS 6' O.C. MAX) OR 200LB/M (W/ NO REINF. POSTS 6' O.C. MAX)
3. SILT FENCE SHALL BE INSTALLED ALONG THE CONTOUR WITH THE ENDS TURNED UP SLOPE.

SILT FENCE DETAIL
N.T.S.

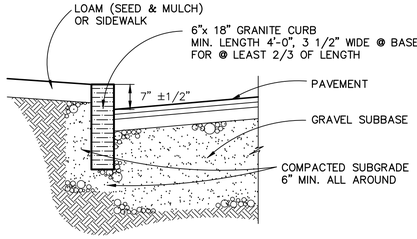


TYP. PAVEMENT REPLACEMENT DETAIL
NTS



SAWCUT EXIST. PAVEMENT ALONG A SMOOTH LINE TO A NEAT EVEN VERTICAL JOINT. APPLY TACK PRIOR TO PROPOSED PAVING (AS REQ'D)

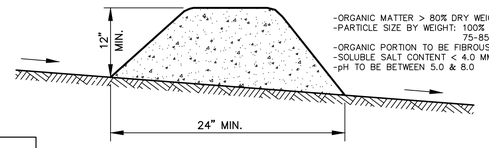
PAVEMENT JOINT DETAIL
N.T.S.



VERTICAL GRANITE CURB DETAIL
N.T.S.

PLACE BARRIER ALONG RELATIVELY LEVEL CONTOUR. ECM BERM PROHIBITED AT THE BASE OF SLOPES > 8% OR WHERE THERE IS FLOWING WATER. SEE MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS FOR INSTALLATION INSTRUCTIONS.

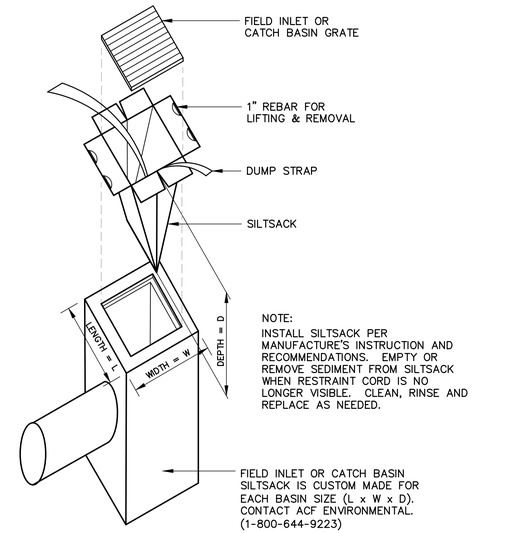
EROSION CONTROL MIX SHOULD CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. ECM SHOULD BE FREE OF REFUSE, PHYSICAL CONTAMINATES, AND MATERIAL TOXIC TO PLANT GROWTH.



-ORGANIC MATTER > 80% DRY WEIGHT
-PARTICLE SIZE BY WEIGHT: 100% PASSING 6" SCREEN
75-85% PASSING 0.75" SCREEN
-ORGANIC PORTION TO BE FIBROUS & ELONGATED
-SOLUBLE SALT CONTENT < 4.0 MMOHS/CM.
-pH TO BE BETWEEN 5.0 & 8.0

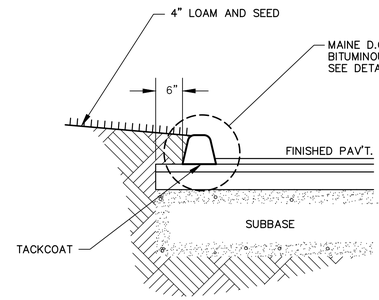
NOTE:
SILT FENCE AND EROSION CONTROL MIX BERM CAN BE USED INTERCHANGEABLY FOR SILT BARRIERS

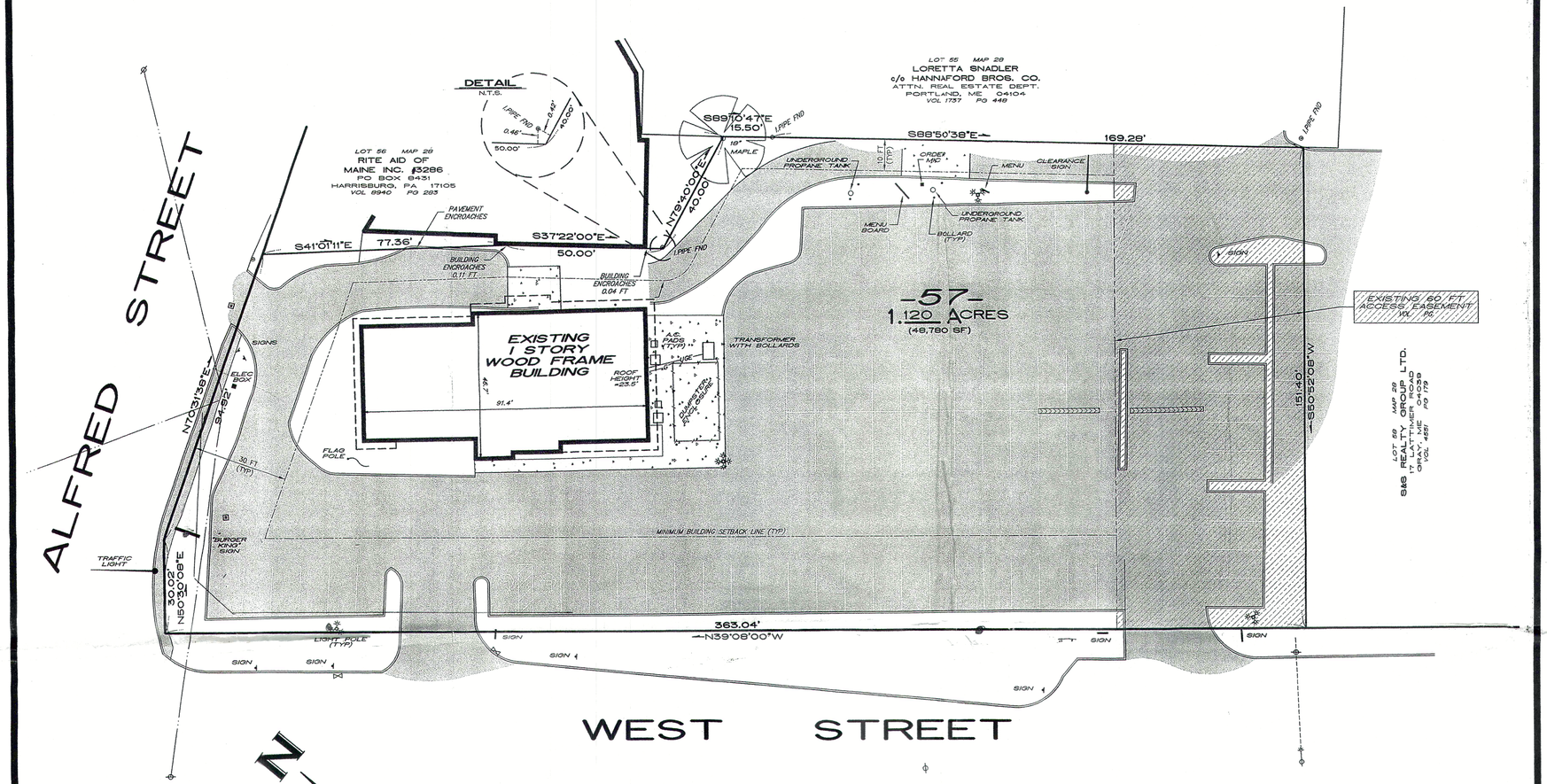
EROSION CONTROL MIX BERM
NTS

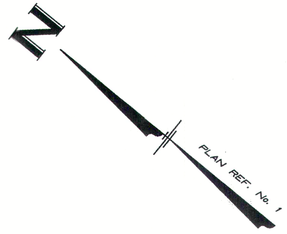


NOTE:
INSTALL SILTSACK PER MANUFACTURE'S INSTRUCTION AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE AND REPLACE AS NEEDED.

SILTSACK INLET SEDIMENT CONTROL DEVICE
NTS


4" LOAM AND SEED
MAINE D.O.T. MOLD 1
BITUMINOUS CURB
SEE DETAIL "A"
6





LEGEND

- STORM DRAIN & CATCHBASINS
- SANITARY SEWER & MANHOLES
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELEC/TEL & MANHOLES
- SIGN
- IRON PIN
- BUILDING SETBACK LINE
- WIRE FENCE
- CHAINLINK FENCE
- CURBING
- HANDICAP PARKING SPACE
- HANDICAP SIDEWALK RAMP
- CLEANOUT FOR SEWER

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GENERAL NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM KNOWN BROWN-KSB. SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

LEGAL DESCRIPTION

A CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH THE BUILDINGS THEREON SITUATED AT "FIVE POINTS", SO-CALLED, IN THE CITY OF BIDDEFORD, COUNTY OF YORK AND STATE OF MAINE, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A SPIKE MARKING THE INTERSECTION OF THE SOUTHERLY SIDELINE OF ELM STREET WITH THE EASTERLY SIDELINE OF WEST STREET; THENCE BY SAID ELM STREET ON A COURSE OF NORTH 50° 30' EAST AND A DISTANCE OF 30.02 FEET TO A SPIKE; THENCE BY THE NEW STATE TAKING LINE (NEW SOUTHERLY SIDELINE OF ALFRED STREET) AS RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1677, PAGE 225, DATED AUGUST 8, 1955 AND AS SHOWN ON STATE HIGHWAY COMMISSION PLAN RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 42, PAGE 33, ON A COURSE OF NORTH 70° 31' 30" EAST AND A DISTANCE OF 94.92 FEET TO A SPIKE AND THE WESTERLY SIDELINE OF LAND NOW OR FORMERLY OR ROBERT S. SHURIE, ET AL; THENCE BY SAID SHURIE LAND ON THE FOLLOWING DESCRIBED COURSES; SOUTH 41° 00' EAST A DISTANCE OF 77.34 FEET TO A POINT; THENCE SOUTH 37° 19' EAST A DISTANCE OF 50 FEET TO AN IRON ROD SET IN THE GROUND; THENCE NORTH 79° 43' EAST A DISTANCE OF 40 FEET TO AN 18" MAPLE TREE AND LAND NOW OR FORMERLY OF IRVING AND LORETTA SANDLER, INC. AND BEING LEASED TO HANNAFORD BROS., CO., THENCE BY SAID SANDLER LAND ON THE FOLLOWING DESCRIBED COURSES; SOUTH 38° 03' 45" EAST A DISTANCE OF 15.50 FEET TO AN IRON ROD SET IN THE GROUND; THENCE SOUTH 37° 45' EAST A DISTANCE OF 109.27 FEET TO AN IRON ROD SET IN THE GROUND AND THE NORTHERLY SIDELINE OF THE OTHER PARCEL DESCRIBED HEREIN; THENCE TURNING AND RUNNING SOUTH 50° 52' WEST A DISTANCE OF 152.67 FEET TO AN IRON ROD SET IN THE GROUND AND THE EASTERLY SIDELINE OF WEST STREET; THENCE BY SAID WEST STREET ON A COURSE OF NORTH 39° 08' WEST AND A DISTANCE OF 303.04 FEET TO THE POINT OF BEGINNING.

ALSO ANOTHER CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ANY BUILDINGS THEREON SITUATED ON THE NORTHEASTERLY SIDE OF WEST STREET, SO-CALLED, IN THE CITY OF BIDDEFORD, COUNTY OF YORK AND STATE OF MAINE AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD SET IN THE GROUND ON THE NORTHEASTERLY SIDE OF SAID WEST STREET, SAID IRON ROD MARKING THE SOUTHWESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND AND THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE RUNNING NORTH 50° 52' EAST ALONG THE SOUTHERLY SIDELINE OF THE ABOVE DESCRIBED PARCEL OF LAND A DISTANCE OF 152.67 FEET TO AN IRON ROD SET IN THE GROUND AT LAND OF SANDLER, NOW BEING LEASED TO HANNAFORD BROS. CO., THENCE TURNING AND RUNNING IN A GENERAL SOUTHEASTERLY DIRECTION ALONG LAND OF SAID SANDLER A DISTANCE OF 60 FEET, MORE OR LESS, TO A POINT WHICH POINT MARKS THE NORTHEASTERLY CORNER OF LAND FORMERLY OF HARRY B. CENTER, NOW BEING LEASED TO NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY A DISTANCE OF 151 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY SIDE OF SAID WEST STREET; THENCE TURNING AND RUNNING IN A GENERAL NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY SIDELINE OF SAID WEST STREET A DISTANCE OF 60 FEET, MORE OR LESS TO AN IRON ROD SET IN THE GROUND AT THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, IN 1999 , AND INCLUDES ITEMS 2-4, 6-11 AND 13 THRU 16 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS THEREIN AND THAT THE BUILDING DEPICTED HEREON IS NOT SITUATED IN A FEDERAL FLOOD HAZARD ZONE.

DATE

VICINITY MAP

PLAN REFERENCES:

1. PLAN OF PROPERTY IN BIDDEFORD, MAINE MADE FOR McDONALD'S CORPORATION, (HARRY B. CENTER LOT), SCALE: 1"= 20', DATED NOV 1, 1976 BY H. I. & E. C. JORDAN.
2. SITE PLAN DHS BUILDING, WEST STREET, BIDDEFORD, MAINE, RECORD OWNER: S & S REALTY GROUP, SCALE: 1"= 30', DATED: 05/15/98 AND PREPARED BY PAUL P. GADBOIS ON FILE AT THE BIDDEFORD PLANNING DEPARTMENT.
3. PLAN OF STANDARD BOUNDARY SURVEY & SITE TOPOGRAPHY OF: PROPERTY OF PARADIS, SANDLER, AND SHURIS, ALFRED STREET, BIDDEFORD, MAINE, PREPARED FOR: RITE AID, INC., SCALE: 1"= 40', DATED: O2 OCT. 1997 AND PREPARED BY PAUL H. RUOPP, JR.

NOTES:

1. TOTAL SITE AREA: 0.746 ACRES (32,488 SF)
2. PRESENT ZONING: B-2; HIGHWAY BUSINESS

   MINIMUM BUILDING SETBACK REQUIREMENTS:

-FRONT YARD (MINOR ST)	25 FT
-FRONT YARD (MAJOR ST)	30 FT
-SIDE YARD	10 FT
-REAR YARD	10 FT

3. PRESENT OWNER OF RECORD:
   LOT 57, MAP 28
   MAINE CHANCE CORP.
   500 MARKET STREET
   PORTSMOUTH, NH 03801
   YCRD - VOL: 4773, PG.: 167

PRELIMINARY

No.	DATE	REVISION	BY

ALTA/ACSM LAND TITLE SURVEY - URBAN

BURGER KING

349 ALFRED STREET
BIDDEFORD, MAINE

PREPARED FOR:
MASTORAN RESTAURANTS, INC.
c/o EDMUND C. GRANT 33 BEDFORD ST., SUITE 3 LEXINGTON, MA 02420

RECORD OWNER:
MAINE CHANCE CORPORATION
500 MARKET STREET SUITE 10 PORTSMOUTH, NEW HAMPSHIRE 03801

20 0 20 40 60 80 FEET
10 0 10 20 METERS
SCALE: 1"=20 Feet
1"=6.096 Meters

23 MARCH 2001

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 Fax (603) 883-5057
www.hayner-swanson.com

SHEET 1 OF 1	1053	4423-B	F021
	Field Book & Page	File Number	Dwg

David C.M. Galbraith, City Planner / Deputy Director Planning and Development

David.Galbraith@biddefordmaine.org

205 Main Street / PO Box 586 • Biddeford, ME

City of Biddeford Government

(207) 571-0700 • www.biddefordmaine.org

@CityofBiddeford

PLANNING BOARD STAFF REPORT

TO: Chair McCurry and Members of the Biddeford Planning Board

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

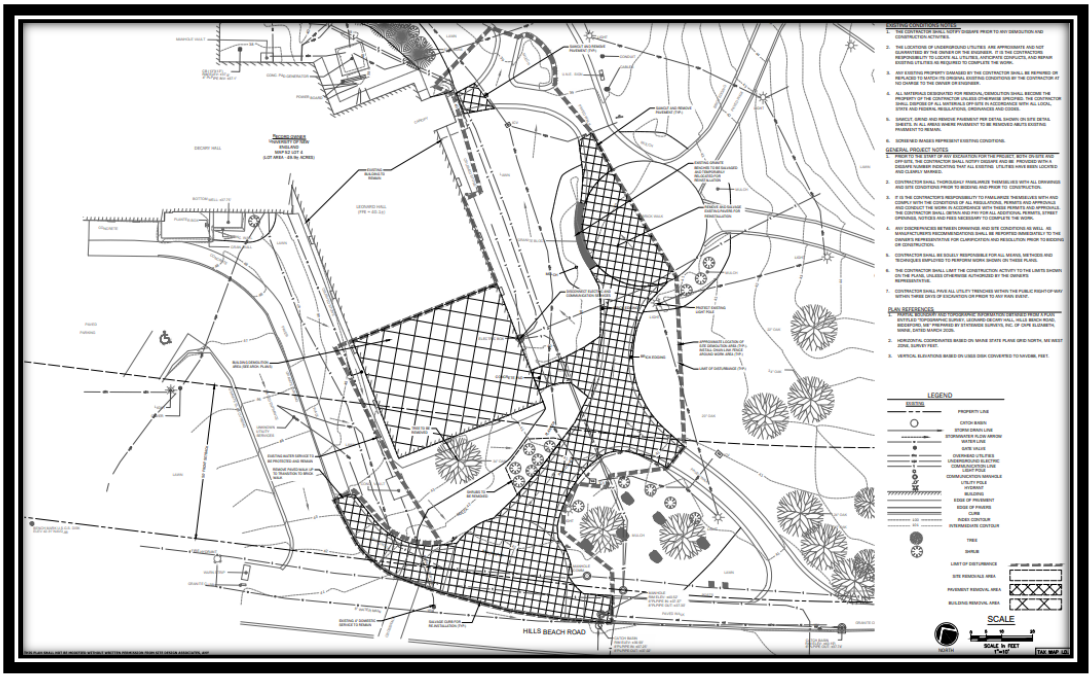
DATE: February 24, 2026

RE: **2025.41 Minor Site Plan Amendment Review for University of New England (UNE) for a Site Plan Amendment to expand Decary Hall (Formerly Leonard Hall), 870 square feet located at 11 Hills Beach Road (Tax Map 52, Lot 4) located within the Institutional Zoning District**.

MEETING DATE: March 4, 2026, 6:00 PM

1. INTRODUCTION

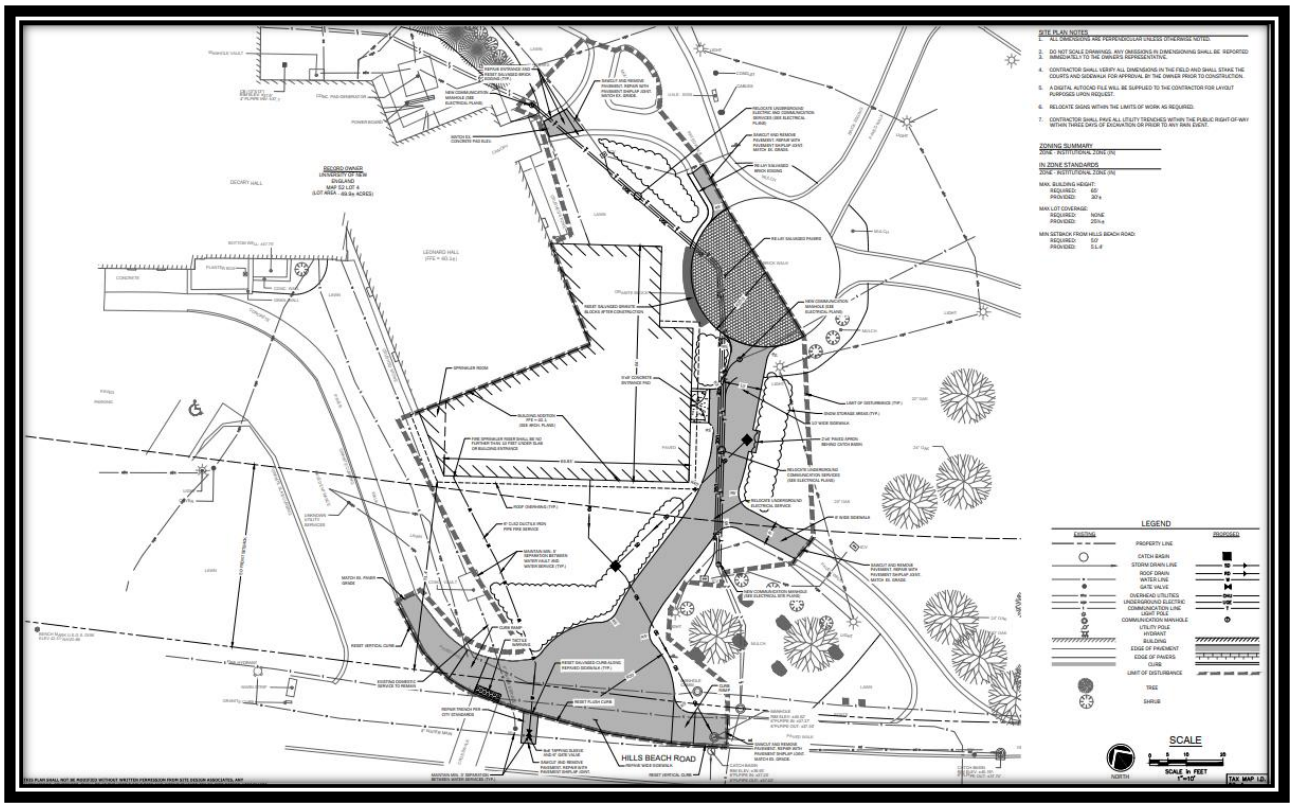
This Minor Site Plan application is being presented by Tom Saucier, P.E. of Site Design Associates, Project Engineer and Agent for UNE for a Minor Site Plan to expand Decary Hall by a net increase of 870 square feet located at 11 Hills Beach Road (Tax Map 52, Lot 4) located within the Institutional Zone.



UNE: Decary Hall – Existing Conditions

RE: 2025.41 Minor Site Plan Amendment Review for University of New England (UNE) for a Site Plan Amendment to expand Decary Hall (Formerly Leonard Hall) located at 11 Hills Beach Road (Tax Map 52, Lot 4) located within the Institutional Zoning District.

HEARING DATE: March 4, 2026



UNE: Decary Hall – Proposed Conditions



UNE: Decary Hall – Proposed Building Elevations

RE: 2025.41 Minor Site Plan Amendment Review for University of New England (UNE) for a Site Plan Amendment to expand Decary Hall (Formerly Leonard Hall) located at 11 Hills Beach Road (Tax Map 52, Lot 4) located within the Institutional Zoning District.

HEARING DATE: March 4, 2026



Decary Hall (formerly Leonard Hall) expansion plans showing 870 square foot net increase

The above diagram illustrates the following:

A) Existing square footage of Decary Hall (4,774.37 s.f.)
B) Existing portion of Decary Hall to be demolished (1,861.83 s.f.)
C) Decary Hall new addition (2,731.69 s.f.)

These modifications provide a net increase of 869.86 s.f. (870 s.f).

2. Planning Review History:

This case was initially brought before the Planning Board, under “Planner’s Business” on December 3, 2025. Due to the small scope (under 1,000 square feet of additional building) the Planning Board determined that the case could be processed through the City’s Staff Review Committee (SRC) as a “minor site plan”. Therefore, the case was referred to the SRC for a Public Hearing / Review which approved the project on December 30, 2025. The City’s attorney was asked to verify that the application could have been processed by the Staff Review Committee and were informed that due to the language in the City’s Institutional Zone, the project was required to be reviewed by the Planning Board. As such, at the following SRC meeting the committee “reconsidered” the approval at their January 27, 2026 (public hearing noticed) and voted to send the item back to the Planning Board.

RE: 2025.41 Minor Site Plan Amendment Review for University of New England (UNE) for a Site Plan Amendment to expand Decary Hall (Formerly Leonard Hall) located at 11 Hills Beach Road (Tax Map 52, Lot 4) located within the Institutional Zoning District.

HEARING DATE: March 4, 2026

The Application includes a project narrative from Mr. Saucier which is provided below in italics:

The new College of Business building will be a significant and vibrant addition to campus, transforming a currently underutilized structure along the main pedestrian path to the university's library and student commons. The project involves the renovations of, and an addition to, UNE's Leonard Hall, which is attached to Decary Hall, to create a new home for the recently initiated College of Business. A section of the existing building (a portion of which is currently legally non-conforming in regards to setback from Hills Beach Road) will be removed and in its place a new addition will be constructed (which will conform with the 50 ft setback requirement) creating the main entrance and hub for the College of Business. Other programming elements include a College of Business dean suite, Bloomberg Terminal lab, classrooms, meeting rooms, and offices. The exterior of the building will be comprised of brick, precast concrete (or granite), metal panels, glass, and new College of Business signage. The walkways surrounding the building will be impacted by construction, but will be restored as noted on the drawings. A new walkway is shown at the southeasterly entrance to the building.

The project is located in the Institutional zone where University uses are permitted. The site layout and design are in conformance with the applicable Site Plan Review criteria outlined in Part III, Article XI of the Biddeford Zoning Ordinance.

The following addresses Site Design Criteria in separate sections.

Site Plan Approval/Site Design Criteria
1. Drainage
The existing runoff is tributary to a drainage system which runs under Hills Beach Road and into a system owned and maintained by UNE. This project will include the installation of a formalized enclosed drainage system to convey roof and site runoff to this system. There have been no known capacity issues in this system. The project will result in a decrease of 119 s.f. of impervious area. We believe that given the decrease in impervious area, the project will comply with Article VI. Section 61.1. of the Land Development Regulations: all new construction and development, whether or not served by a stormwater collection and transportation system, shall be designed to reflect or resemble, as nearly as possible, natural runoff conditions in terms of volume, velocity and location of runoff.

2. Utilities
No new sanitary sewers are proposed. Given the age of the existing water service, a new water service will be installed. A sprinkler service will be installed to serve the renovated portion of the building and the addition. Various communication lines will be impacted by the construction will be rerouted.

3. Parking
Not applicable.
4. Structural Layout and Design

RE: 2025.41 Minor Site Plan Amendment Review for University of New England (UNE) for a Site Plan Amendment to expand Decary Hall (Formerly Leonard Hall) located at 11 Hills Beach Road (Tax Map 52, Lot 4) located within the Institutional Zoning District.

HEARING DATE: March 4, 2026

a) Design of Buildings

At present, the buildings located at the intersection of this path and Hills Beach Road are either set back from the street or lack visible entrances and windows. In contrast, the new building is designed to serve as a prominent beacon, announcing the arrival of the College of Business and providing students with a welcoming space to study, gather, and engage. The design emphasizes a bright and comfortable environment with natural light, flexible seating, and an active presence that will energize this area of campus.

The project incorporates both the adaptive reuse of the existing structure and the construction of a new glass addition. While reusing the existing building aligns with sustainable design principles, the program requirements for the College of Business necessitated the addition to adequately accommodating student and academic needs. Both the renovated building and the new addition will be designed with energy-efficient mechanical and electrical systems, while also significantly improving the thermal performance of the existing envelope by increasing its R-value.

The connected Decary Hall establishes a strong architectural precedent with its classic tripartite façade of base, body, and top, composed of brick, storefront glazing, and EIFS designed to mimic concrete, accented with zinccoated copper and ceramic tile. The new College of Business building will continue this architectural language, adopting a similar hierarchy and palette while introducing precast concrete and fiber-cement siding in place of EIFS. Precast concrete was specifically selected for its superior durability and its alignment with UNE's priority to ensure long-term performance.

The material palette of the new building is carefully calibrated to complement the existing context. The precast concrete will match the color tone of the EIFS, while the fiber-cement siding will echo the color of the adjacent brick. All materials were chosen for their durability and low-maintenance qualities, reinforcing UNE's commitment to a building that will retain its aesthetic integrity.

The project will fully comply with all applicable codes, including the Americans with Disabilities Act, energy codes, life safety standards, and the International Building Code.
b) Setbacks
The building will be sited in conformance with all setback requirements.
c) Fire Protection & Safety
A sprinkler system will be installed to serve the Leonard Hall renovation and addition.
d) Landscaping In accordance with the master plan, a street tree will be added along Hills Beach Road with the replacement of shrubs and plantings along the sidewalk.
e) Service, Storage, and Utility Areas
Not applicable
f) Paving, Parking, and Storage Areas Not applicable.
g) Handicapped Accessibility
The building will be accessible both externally and internally.
h) Loading Facilities
No loading facilities are proposed.

i) Parking, Loading, and Protective Buffers
Not applicable.
j) Open Space
Open space will remain as currently existing, with additional green space in front of the building.
k) External Lighting
No free-standing light fixtures are proposed. There will be lighting at the building entrances.
l) Signs
Signs will be located on the building and will be designed in conformance with the approved master plan.
m) Historic and Archeological Resources.
No part of the site has been identified as containing historic or archaeological resources.

2. **PROJECT DATA/INFORMATION**

1.	Applicant:	University of New England 11 Hills Beach Road Biddeford, ME
2.	Owner of Property:	University of New England 11 Hills Beach Road Biddeford, ME
3.	Agent:	Tom Saucier, P.E. Site Design Associates 23 Whitney Way Topsham, ME 04086
4.	Surveyor:	Tom Saucier, P.E. Site Design Associates 23 Whitney Way Topsham, ME 04086
5.	Project Location:	11 Hills Beach Road
6.	Project Tax Map #/Lot #:	Tax Map 52 Lot 4
7.	Lot Size:	49.9-acres
8.	Base Zoning:	Institutional (IN)
9.	Overlay Zoning:	Shoreland Zoning
10.	Existing Use:	University / Academic
11.	Proposed Use:	“Minor” (870 square foot) building addition Lenard Hall / Decary Hall
12.	Approvals Required:	Minor Site Plan Amendment
13.	Uses in the Vicinity:	University
14.	Waivers Requested:	N/A
15.	Waivers Granted	N/A
16.	Other Non-City Permits Required:	N/A
17.	LDR Attachment A: Fees Paid:	Yes
18.	Planning Review History: Planning Board Discussion: December 3, 2025 Result: Planning Board assigned review to SRC	

RE: 2025.41 Minor Site Plan Amendment Review for University of New England (UNE) for a Site Plan Amendment to expand Decary Hall (Formerly Leonard Hall) located at 11 Hills Beach Road (Tax Map 52, Lot 4) located within the Institutional Zoning District.

HEARING DATE: March 4, 2026

	Staff Review Committee – Public Hearing / Review: December 30, 2025 Staff Review Committee – Approval Reconsidered January 27, 2026 and Referred to the Planning Board Planning Board: Preliminary and Final Site Plan (Minor) Review March 4, 2026

3. **REVIEW PROCESS**

Per City ordinance, this application is subject to the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Article XIV (Shoreland Zoning Ordinance), and Article V, Section 11 (Institutional Zone Master Plan).

4. **GENERAL REVIEW COMMENTS**:

5. **APPLICATION COMPLETENESS:** Staff has determined the application to be "complete" and is recommending approval of the proposed building expansion plans.

6. **ZONING**: The subject property is zoned Institutional & Shoreland

7. **REQUESTED WAIVERS**:

   The Applicant is seeking a waiver to Article XI.II. Section 5.B.1.b. which requires the following:

   Section 5.B.1.b.: A written engineering report describing the impacted watershed area, projected runoff, and any projected downstream impact shall be required.

8. **WAIVER STAFF RECOMMENDATION**
   Due to the insignificant amount of new impervious service being proposed Staff recommends approval of granting this waiver.

9. **WAIVER - SAMPLE MOTIONS**

   A. Motion to Approve Waiver of Article XI.II Section 5.B.1.b. written engineering stormwater report.

   B. Motion to Table Waiver request of Article XI.II Section 5.B.1.b. written engineering stormwater report for the following reasons:
   1) _____
   2) _____
   3) _____

   C. Motion to Deny Waiver request of Article XI.II Section 5.B.1.b. written engineering stormwater report for the following reasons:

RE: 2025.41 Minor Site Plan Amendment Review for University of New England (UNE) for a Site Plan Amendment to expand Decary Hall (Formerly Leonard Hall) located at 11 Hills Beach Road (Tax Map 52, Lot 4) located within the Institutional Zoning District.

HEARING DATE: March 4, 2026

1) _____
2) _____
3) _____

10. SITE PLAN - STAFF RECOMMENDATION:

A. Motion to Approve project #2025.41: Preliminary & Final Site Plan Review for UNE to expand Decary Hall at 11 Hills Beach Road (Tax Map 52, Lot 4) in the Institutional & Shoreland Zones. The proposed project will expand Decary Hall by a net increase of 870 square feet, with the adoption of the draft Findings of Fact (FOF) and recommended Conditions of Approval (COA).

B. Motion to Table project #2025.41: Preliminary & Final Site Plan Review for UNE to expand Decary Hall at 11 Hills Beach Road (Tax Map 52, Lot 4) in the Institutional & Shoreland Zones. The proposed project will expand Decary Hall by 870 SF. Motion to Table for the following reasons:
   1) _____
   2) _____
   3) _____

C. Motion to Deny project #2025.41: Preliminary & Final Site Plan Review for UNE to expand Decary Hall at 11 Hills Beach Road (Tax Map 52, Lot 4) in the Institutional & Shoreland Zones. The proposed project will expand Decary Hall by 870 SF. Motion to Deny for the following reasons:
   1) _____
   2) _____
   3) _____

CITY OF BIDDEFORD

Planning and Development Department

David Galbraith
City Planner & Deputy Director of Planning & Development
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115
David.galbraith@biddefordmaine.org

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Planning Board Case #2025.41
Minor Site Plan Amendment Review – University of New England (UNE)
Proposed Construction 870 square foot building addition to Decary Hall
11 Hills Beach Road (Map #52, Lot 4) located in the City's Institutional (IN) Zoning District.
Date: March 4, 2026

Pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Article XIV (Shoreland Zoning Ordinance), the Biddeford Staff Review Committee has considered the application of Based on its review, including supportive data, public hearing testimony and related materials contained in the record, the Staff Review Committee (SRC) makes the following Findings of Fact and Conclusions of Law:

---

1. PROJECT DATA/INFORMATION

1.	Applicant:	University of New England 11 Hills Beach Road Biddeford, ME
2.	Owner of Property:	University of New England 11 Hills Beach Road Biddeford, ME
3.	Agent:	Tom Saucier, P.E. Site Design Associates 23 Whitney Way Topsham, ME 04086
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12.	Approvals Required:	Minor Site Plan Amendment
13.	Uses in the Vicinity:	University
14.	Waivers Requested:	N/A
15.	Waivers Granted	N/A
16.	Other Non-City Permits Required:	N/A
17.	LDR Attachment A: Fees Paid:	Yes

18.	Planning Review History: Planning Board Discussion: December 3, 2025 Result: Planning Board assigned review to SRC Staff Review Committee – Public Hearing / Review: December 30, 2025 Staff Review Committee – Approval Reconsidered January 27, 2026 Item Referred to the Planning Board. Planning Board: Preliminary and Final Site Plan (Minor) Review March 4, 2026

CONCLUSIONS OF LAW:

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

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

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

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

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

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

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

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

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

10. The proposed use would be in compliance with Biddeford's Comprehensive Plan;

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

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

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

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

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

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

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

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

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

20. The project improvements fall outside of the 500' shoreland buffer.

21. The project complies with the adopted 2023-2027 UNE Master Plan.

APPROVAL GRANTED:

Based on the evidence available and the conclusions above, the Staff Review Committee (SRC) approves the proposed project summarized within the application and site plans and

pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Article XIV (Shoreland Zoning), the Biddeford Staff Review Committee (SRC) has approved the application # 2025.41 Final Plan Review – Site Plan and Shoreland Zoning Review for the University of New England (UNE) / Proposed Construction a 870 square foot building addition to Decary Hall to be located at 11 Hills Beach Road (Map #52, Lot 4) located in the City's Institutional (IN) Zoning District, with the attached Findings of Fact (FOF) with the following Conditions of Approval (COA):

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

2. Standard Conditions of Approval apply.

3. Modifications to Approved Development Plans: The project shall be constructed in accordance with the approved development plans. No deviations to the approved development plans shall be made without prior written authorization by the City Planner. Should the Applicants desire a modification from approved plans, they shall be required to submit a formal letter requesting a "minor modification" to the approved development plans. The narrative shall be submitted outlining the request, the reasoning for the request (justification) and shall include plans illustrating the approved plans and proposed modifications. Changes beyond the authority of the City Planner shall be reviewed and approved by the Planning Board. It should be noted that review fees for any proposed changes may be assessed to the Applicant, for Staff or Peer Review time spent evaluating the request.

4. A Letter of Credit or other surety acceptable to the City of Biddeford shall be submitted prior to the issuance of permits or site work being initiated. The financial guarantee shall be established for 150% of the cost of the following improvements:
   a. Landscaping
   b. Paving
   c. Work within ROW (existing or proposed)
   d. Stormwater Drainage
   e. Loam & seed
   f. Sediment & erosion control
   g. As-Built Plans
   h. Property Monuments

5. Prior to any ground disturbance, the applicant shall establish a construction inspection account equal to: $2,500.00.

6. Prior to any ground disturbance, a pre-construction meeting with the owner/applicant, contractor, and City is required. Contact the Engineering Department to schedule this meeting.

7. Contact the Department of Public Works for driveway location permits, curb cut permits and/or street opening permits prior to the start of construction.

8. An as-built plan must be provided to the City of Biddeford Engineering Office at the end of the project electronically, which can be read by the City of Biddeford's Geographic Information System software. Note: Any modifications to the Planning Board approved development plans shall be reviewed and approved by the City Planner prior to being made, including any "field changes".

9. The applicant shall incorporate appropriate erosion control measures into this project to reduce erosion effects from the work. All disturbed areas must be re-vegetated and/or otherwise stabilized at the appropriate stage of the work per Maine DEP standards in the Best Management Practice (BMP) manual.

10. That the Article VI Performance Standards requirements regarding Dust, Fumes, Vapors & Gases (sect 25), Explosive Materials (sect 28), Glare (sect 37), Noise (sect 48) be followed.

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

12. At the completion of the project the owner/applicant shall request a final inspection. This request shall be directed to the Engineering Department. Performance guarantees and remaining escrow accounts shall not be released until the Planning Office certifies that the project has been completed and is in compliance with the approved development plans and all applicable City Ordinances.

13. The applicant shall submit approved plans for signature of the Staff Review Committee (SRC), which shall be recorded in the York County Registry of Deeds. An electronic copy of the recorded plan shall be sent to the Planning Office.

14. Once stamped and signed "As-Built drawings" are submitted to the Planning and Engineering Departments (clearly identifying what approved deviations and variances were installed based on the approved permit drawings), the City Engineering Department will conduct an inspection. **The "as Built Checklist" shall be submitted for review and approval, for any performance guarantee release.**

15. As-Built Drawings and CAD Files need to be submitted to the Planning & Engineering Departments **prior to a 'Site Punch list Inspection' and any bond release.**

16. York County Recorded Drawings: Applicant must submit recorded copies of York County Registry of Deed drawings to Planning & Engineering Department **prior to Building Permit Issuance.**

17. Prior to scheduling the required pre-construction meeting, the Applicant shall provide the City confirmation from the Saco River Corridor Commission (SRCC) that the project improvements fall outside of the 250' shoreland buffer.

18. Prior to the scheduling of the required pre-construction meeting, the Applicant's project engineer shall conduct a drainage analysis confirming that drainage patterns are not changing and that the project will not overtax the existing storm sewer which runs under Hills Beach Road adjacent to the proposed building addition.

_____
John McCurry, Planning Board Chair

_____
Date

EX. LEONARD FOOTPRINT

4774.37 SF

EX. LEONARD TO BE DEMO'D

1861.83 SF

LEONARD ADDITION

2731.69 SF

TOTAL ADDITIONAL SF: 869.86 SF

50' SETBACK

CITY OF BIDDEFORD, MAINE

SITE PLAN APPROVAL APPLICATION

Project:
LEONARD HALL RENOVATIONS
11 HILLS BEACH ROAD

Applicant:

UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD
BIDDEFORD, MAINE 04005

September 25, 2025

Prepared by:

Site Design Associates
23 Whitney Way
Topsham, Maine 04086
Ph: 207-449-4275
Email: info@sitedesignassociates.biz

Site Design Associates
Consulting Engineering and Land Planning

September 25, 2025

David Galbraith, City Planner
City of Biddeford
P.O. Box 586
205 Main Street
Biddeford, ME 04005

RE: Proposed Building Addition
Leonard Hall
University of New England

Dear David:

On behalf of University of New England (UNE), Site Design Associates is pleased to submit the enclosed plans and documentation in support of an application for minor Site Plan Approval for the construction of an addition to Decary Hall on the campus located on Hills Beach Road.

We have included the following information in support of this application:

- Formal Site Plan Review Application
- City Drawing Checklist
- Letter of Agent Authorization
- Site Location Map
- Drawings
  - C-100 Existing Conditions and Demolition Plan
  - C-200 Site Plan
  - C-300 Grading, Drainage, and Erosion Control Plan
  - C-400 Erosion & Sedimentation Control Notes and Details
  - C-401 Civil Details
  - C-402 Civil Details
  - L-100 Landscape Plan
  - A1.1 Floor Plan
  - A2.1 Elevations
  - A2.2 Elevations

The new College of Business building will be a significant and vibrant addition to campus, transforming a currently underutilized structure along the main pedestrian path to the university's library and student commons. The project involves the renovations of, and an addition to, UNE's Leonard Hall, which is attached to Decary Hall, to create a new home for the recently initiated College of Business. A section of the existing building (a portion of which is currently legally non-conforming in regards to setback from Hills Beach Road) will be removed and in its place a new addition will be

constructed (which will conform with the 50 ft setback requirement) creating the main entrance and hub for the College of Business. Other programming elements include a College of Business dean suite, Bloomberg Terminal lab, classrooms, meeting rooms, and offices. The exterior of the building will be comprised of brick, precast concrete (or granite), metal panels, glass, and new College of Business signage. The walkways surrounding the building will be impacted by construction, but will be restored as noted on the drawings. A new walkway is shown at the southeasterly entrance to the building.

The project is located in the Institutional zone where University uses are permitted. The site layout and design are in conformance with the applicable Site Plan Review criteria outlined in Part III, Article XI of the Biddeford Zoning Ordinance.

The following addresses Site Design Criteria in separate sections.

Site Plan Approval/Site Design Criteria

1. Drainage

The existing runoff is tributary to a drainage system which runs under Hills Beach Road and into a system owned and maintained by UNE. This project will include the installation of a formalized enclosed drainage system to convey roof and site runoff to this system. There have been no known capacity issues in this system. The project will result in a decrease of 119 s.f. of impervious area. We believe that given the decrease in impervious area, the project will comply with Article VI. Section 61.1. of the Land Development Regulations: all new construction and development, whether or not served by a stormwater collection and transportation system, shall be designed to reflect or resemble, as nearly as possible, natural runoff conditions in terms of volume, velocity and location of runoff.

2. Utilities

No new sanitary sewers are proposed. Given the age of the existing water service, a new water service will be installed. A sprinkler service will be installed to serve the renovated portion of the building and the addition. Various communication lines will be impacted by the construction will be rerouted.

3. Parking

Not applicable.

4. Structural Layout and Design

a) Design of Buildings

At present, the buildings located at the intersection of this path and Hills Beach Road are either set back from the street or lack visible entrances and windows. In contrast, the new building is designed to serve as a prominent beacon, announcing the arrival of the College of Business and providing students with a welcoming space to study, gather, and engage. The design emphasizes a bright and comfortable environment with natural light, flexible seating, and an active presence that will energize this area of campus.

The project incorporates both the adaptive reuse of the existing structure and the construction of a new glass addition. While reusing the existing building aligns with sustainable design principles, the program requirements for the College of Business necessitated the addition to adequately accommodating student and academic needs. Both the renovated building and the new addition will be designed with energy-efficient mechanical and electrical systems, while also significantly improving the thermal performance of the existing envelope by increasing its R-value.

The connected Decary Hall establishes a strong architectural precedent with its classic tripartite façade of base, body, and top, composed of brick, storefront glazing, and EIFS designed to mimic concrete, accented with zinc-coated copper and ceramic tile. The new College of Business building will continue this architectural language, adopting a similar hierarchy and palette while introducing precast concrete and fiber-cement siding in place of EIFS. Precast concrete was specifically selected for its superior durability and its alignment with UNE's priority to ensure long-term performance.

The material palette of the new building is carefully calibrated to complement the existing context. The precast concrete will match the color tone of the EIFS, while the fiber-cement siding will echo the color of the adjacent brick. All materials were chosen for their durability and low-maintenance qualities, reinforcing UNE's commitment to a building that will retain its aesthetic integrity.

The project will fully comply with all applicable codes, including the Americans with Disabilities Act, energy codes, life safety standards, and the International Building Code.

b) Setbacks

The building will be sited in conformance with all setback requirements.

c) Fire Protection & Safety

A sprinkler system will be installed to serve the Leonard Hall renovation and addition.

d) Landscaping

In accordance with the master plan, a street tree will be added along Hills Beach Road with the replacement of shrubs and plantings along the sidewalk.

e) Service, Storage, and Utility Areas

Not applicable

f) Paving, Parking, and Storage Areas

Not applicable.

g) Handicapped Accessibility

The building will be accessible both externally and internally.

h) Loading Facilities

No loading facilities are proposed.

i) Parking, Loading, and Protective Buffers

Not applicable.

j) Open Space

Open space will remain as currently existing, with additional green space in front of the building.

k) External Lighting

No free-standing light fixtures are proposed. There will be lighting at the building entrances.

l) Signs

Signs will be located on the building and will be designed in conformance with the approved master plan.

m) Historic and Archeological Resources.

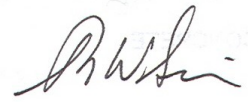
No part of the site has been identified as containing historic or archaeological resources.

We are currently soliciting a site contractor to undertake the work and would prefer to provide the performance guarantee cost estimate when the contractors are on board and

have priced it. We are in hopes that the staff review committee could consider this as a condition of approval.

Please let me know if staff has any questions, comments, or suggestions relative to this proposal. We look forward to meeting with the staff review committee at the next available meeting to discuss this project.

Sincerely,
Site Design Associates



Tom Saucier, P.E.
President

cc: Andrew Philippe, RA, NCARB, Director for Campus Planning

Attachment 1
Formal Site Plan Review Application

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

Applicant Information:

Name: University of New England
Mailing Address: 11 Hills Beach Road Biddeford, Maine
Telephone: 207-602-2365
Email: aphilippe@une.edu

What is your legal interest in the property?

x Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:

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

Agent's Information:

Name: Tom Saucier, P.E. Site Design Associates
Mailing Address: 23 Whitney Way Topsham, Maine 04086
Telephone: 207-449-4275
Email: tsaucier@sitedesignassociates.biz

Engineer/Surveyor's Information:

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

Project Location and Lot Information:

Street Address: 11 Hills Beach Road Drainage Watershed: Unnamed wetland
Tax Map: 52 Lot: 4
Current Zoning: IN Shoreland Zoning: _____
Size of Lot: 49.9 (x)acres ( )s.f. Lot Frontage: 1,489 ft +\-
Existing Use of Property: University use - Academic

Property currently serviced by:

_x_ City Road _x_ Private Sewer _x_ Public Water __ Public Trash
__ Private Road __ Septic System __ Private Well x 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? x (Yes) __(No) If yes attach information

Description of proposed use of property:

Project/Proposed Use:

_University use - Academic _____

_____

_____

Property to be Serviced by:

_x_ City Road _x Private Sewer _x_ Public Water __ Public Trash

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

Limits of Disturbance: __17, 319 +/-_____ ( )acres (x)s.f.

Net change in impervious cover: _(-119)_____ ( )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)

__ **If in a Shoreland Zone:**

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

Percent of structure expansion (Max 30%): N/A

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

__ **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: 626 s.f. _____

Total new square feet paving/parking: ___(-745 s.f.)_____

Waiver Requests (attach details):

1. Article XI.II.Section 5.B.1.b. - Written engineering report - Stormwater
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval
   - _x_ Fire Department – Contact Chief or Deputy Chief – 282-9986 (Plans sent via email)
   - __ Ability to Serve for Water Service – Maine Water – 282-1543
   - __ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
   - __ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
   - __ Ability to Serve for Electrical Service-CMP-1-866-225-4200
   - _x_ Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.

B. Photographs of Site.

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

D. Engineering Plans, as required.

E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Required Signatures:

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

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

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

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

Signature of Applicant: _____ **Date** 9/25/25

Signature of Property Owner: _____ **Date** 9/25/25

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

Attachment 2
Checklist

CITY OF BIDDEFORD - SITE PLAN & SUBDIVISION APPLICATION DRAWING CHECKLIST *LAST REVISED: 11/26/2024*

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant and included on all preliminary and final Site Plan & Subdivision submittals. No checklist is required for sketch submittals.
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have adequate reasoning to justify their absence.
3. City to review applicant's submittal and checklist responses. Projects missing substantial submittal information with non-acceptable reasoning will be rejected and required to resubmit.
4. Items in **BLACK** are required for 'Preliminary' approval & 'Final' approval.
5. Items in **BLUE** are only required for 'Final' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	UNE LEONARD HALL RENOVATION
Planning Board # (if available):	
Applicant Name/Info:	UNIVERSITY OF NEW ENGLAND
Submittal #/Type (Prelim/Final):	MINOR SITE PLAN (FINAL)
Submittal Date:	25-Sep-25

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE			CITY REVIEW RESPONSE	
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	LIST DRAWING SHEET NUMBER WHERE INFORMATION IS PROVIDED	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
1	**GENERAL PLAN REQUIREMENTS**					
A	Drawing specific legends (linetypes, hatches, etc.)	YES	ALL SHEETS			
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)	YES	ALL SHEETS			
C	North arrows, standard engineering scale viewports, scale bars, dated revision blocks	YES	ALL SHEETS			
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	YES	ALL SHEETS			
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)	YES	ALL SHEETS			
2	**COVER SHEET**					
A	Project Name & Property Address	YES	COVER SHEET			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	YES	COVER SHEET			
C	Site Location Map	YES	COVER SHEET			
D	Sheet Set List of Drawings	YES	COVER SHEET			
E	Tax Map and Lot ID	YES	COVER SHEET			
F	Zoning & Shoreland Zone Information	YES	COVER SHEET			
G	Existing Use Description	YES	COVER SHEET			
H	Proposed Use Description	YES	COVER SHEET			
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	Yes	COVER SHEET			
J	Name of Drainage Watershed	YES	COVER SHEET			
K	Within the MS4 Urbanized Area (Yes/No)	YES	COVER SHEET			
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	NO	COVER SHEET	NO NATURAL RESOURCES WITHIN THE VICINITY OF THE PROJECT DISTURBED AREA.		
M	Within the 100-year Flood Zone (Yes/No)	NO	COVER SHEET			
N	Public Road Proposed (Yes/No)	NO	COVER SHEET			
O	Private Road Proposed (Yes/No)	NO	COVER SHEET			
P	Public Sewer Connection (Yes/No)	NO	COVER SHEET			
Q	Public Storm Drain Connection (Yes/No)	YES	COVER SHEET			
R	Limits of Disturbance in square feet and acres	YES	COVER SHEET			
S	Pervious Land Cover square footage, existing and proposed	YES	COVER SHEET			
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	YES	COVER SHEET			
U	Building Roof square footage, existing and proposed	YES	COVER SHEET			
V	Assigned Planning Board Number	N/A		STAFF REVIEW		
W	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A		MINIMAL GRADE CHANGES PROPOSED.		
3	**EXISTING CONDITIONS PLAN**					
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	YES	C-100			
B	Property & Right-of-Way Lines	YES	C-100			
C	Boundary line information (bearings, distances, etc.)	NO		Part of a 49.9 acre parcel. Boundary survey submitted with prevous application.		
D	Property pin and monumentation locations	NO		NO PROPERTY LINE CHANGE PROPOSED.		
E	Existing easements with proper ownership identified	NO		NONE WITHIN PROJECT AREA.		
F	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	YES	C-100			
G	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		NONE WITHIN VICINITY OF PROJECT AREA.		
H	100-year Flood Zone Limits & Elevation	NO		PROJECT NOT LOCATED WITHIN 100-YEAR FLOOD ZONE.		
I	Existing contours with adequate contour labelling; minimum 1' contour interval	YES	C-100			
J	Existing building FFEs annotated	YES	C-100			
K	Spot elevations for all tie-in locations (curb cuts, property line)	YES	C-100			
L	Existing buildings & structures	YES	C-100			
M	Existing pavement areas & number of parking spaces	YES	C-100			
N	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	YES	C-100			
O	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	YES	C-100			
P	Existing signage and striping	YES	C-100			
Q	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	YES	C-100			
R	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	YES	C-100			
S	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	YES	C-100			
T	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	YES	C-100			
U	Location of any borings, drinking wells, and monitoring wells	NO		NONE WITHIN VICINITY OF PROJECT AREA.		
4	**SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN**					
A	Limits-of-disturbance outlined and acreage annotated	YES	C-100			
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		NONE WITHIN VICINITY OF PROJECT AREA.		
C	100-year Flood Zone Limits	NO				
D	Callout existing site features to be demolished/removed/replaced	YES	C-100			
E	Callout existing utilities to be demolished/removed/abandoned-in-place	YES	C-100			
F	Hatch existing buildings and pavement to be removed	YES	C-100			
G	Construction Entrance location(s)	YES	C-300			

H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	YES	C-300			
I	Stockpile and staging area(s) identified (with proper perimeter control)	YES	C-300			
J	Inlet protection location(s)	YES	C-300			
K	Note requiring contractor to implement dust control measures throughout construction	YES	C-300			
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	YES	C-200			
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	NO		NO GROUNDWATER EXPECTED PER GEOTECHNICAL INVESTIGATION.		
N	If large development is proposed with an extensive underground stormwater conveyance network, identify how SWM infrastructure and BMPs will be protected during construction and if sediment traps/basins are needed	NO		MINIMAL STORMWATER INFRASTRUCTURE PROPOSED.		
5	**SITE PLAN/SUBDIVISION PLAN**					
A	Partial Site Plans needed for any viewport scale greater than 1"=20'	NO		ENTIRE PLAN SET AT 10-SCALE.		
B	Existing property and right-of-way lines	YES	C-200			
C	Proposed subdivision lot lines and labels	NO		NO APPLICABLE.		
D	Required Zoning Setbacks shown with dimensions and annotation	YES	C-200			
E	Bulk requirement summary table (zoning/parking calculations)	NO		NOT APPLICABLE		
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		NONE WITHIN VICINITY OF PROJECT AREA.		
G	100-year Flood Zone Limits	NO		PROJECT NOT LOCATED WITHIN 100-YEAR FLOOD ZONE.		
H	Proposed building outlines, door entrances and loading docks	YES	C-200			
I	Proposed building labels	YES	C-200			
J	Proposed road & sidewalk extents; provide clear annotation if roads will be public or private	YES	C-200	SIDEWALK ONLY. NO PROPOSED ROADS.		
K	Proposed parking and accessible parking locations; annotate parking space counts	NO		NONE PROPOSED.		
L	Proposed signage, parking striping, and traffic striping	NO		NONE PROPOSED.		
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	YES	C-200/DETAIL 3/C401			
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	YES	C-200			
O	Proposed landscaping; detailed landscaping design should be shown on separate plans	YES	L-100			
P	Designated snow storage areas	YES	C-200			
Q	Proposed dumpster locations and trash removal access	NO		NONE PROPOSED/NECESSARY.		
R	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	YES	C-200			
S	Radial dimensions for all curbs, landscaped islands, sidewalks	YES	C-200			
T	Public/private road centerline stationing shown, labelled every 0+50' with curve data	NO		NONE PROPOSED.		
U	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	NO		NONE PROPOSED.		
V	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	NO		NONE PROPOSED.		
W	Planning Board signature block for final recording	NO		DOES NOT REQUIRE PB REVIEW.		
6	**GRADING PLAN**					
A	Partial Grading Plans needed for any viewport greater than 1"=20'	NO		ENTIRE PLAN SET AT 10-SCALE		
B	Limits-of-disturbance outlined and acreage annotated	YES	C-300			
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)	YES	C-300			
D	Existing contours with adequate contour labelling, screened; minimum 1' contour interval	YES	C-300			
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	YES	C-300			
F	Detailed grading for all ditches, swales, outfalls, and riprap	YES	C-300			
G	All proposed contours tie-into existing contours at limits-of-disturbance outline	YES	C-300			
H	Existing spot elevations for all asphalt, curb, and SWM BMP tie-in locations	YES	C-300			
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		NONE WITHIN VICINITY OF PROJECT AREA.		
J	100-year Flood Zone Limits	NO		PROJECT NOT LOCATED WITHIN 100-YEAR FLOOD ZONE.		
K	Proposed spot elevations for all important roadway geometric points (including but not limited to: parking/drive aisles, building corners/entrances, retaining walls, loading docks, EOP/curblines)	NO		NOT APPLICABLE		
L	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	NO		NOT APPLICABLE		
M	Proposed % slope arrows for all ADA parking spaces and sidewalks	NO		NOT APPLICABLE		
N	Proposed longitudinal % slope arrows for drainage ditch centerlines	NO		NOT APPLICABLE		
O	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	YES	C-300			
P	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A		MINIMAL GRADE CHANGES PROPOSED.		
7	**ROAD PROFILES (if public/private road proposed)**	NO		NONE PROPOSED.		
A	Existing surface; dashed and screened					
B	Proposed surface; continuous and bold					
C	Road design speed must be clearly identified					
D	Corresponding centerline stationing and curve data annotation					
E	All vertical curves must identify the proposed 'K' values and confirm they meet the minimum design speed thresholds listed in AASHTO's Green Book Tables 3-35 & 3-37					
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)	YES	C-200			
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	YES	C-200/C-300			
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	YES	C-300			
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)	YES	C-200/C-300			
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)	YES	C-200/C-300			
F	Proposed storm culverts, outfalls, and riprap locations and sizes	NO		NONE PROPOSED.		

G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	YES	C-300			
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	YES	C-300			
I	Flow directional arrows for storm & sewer pipes	YES	C-300			
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	YES	C-200/C-300			
K	All storm drains must be sized to convey the 25-year storm	YES	C-300			
L	Sewer force main sizes and invert elevations	NO		NONE PROPOSED		
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W); additional details and hydraulic calculations required for any Public pump station proposed.	NO		NONE PROPOSED		
N	Locations, sizes, and elevations of any: grease traps, oil-water separators, septic systems, drinking wells	NO		NONE PROPOSED		
O	Proposed water sizes labelled	YES	C-200			
9	**UTILITY PROFILES**	NO		NONE PROPOSED.		
A	Utility profiles required for **all** gravity storm drain and sewer pipes proposed: within the right-of-way, within private or public roads, for non-driveway culverts, and for any public infrastructure tie-ins					
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					
10	**DETAILS**					
A	Road section detail, including pavement/gravel depths & cross slopes	YES	C-401			
B	Sidewalk, paver, crosswalk, and any other pavement section details	YES	C-401			
C	Pavement sawcut & shiplap details	YES	C-401			
D	Utility trench/backfill detail	YES	C-401			
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	YES	C-401			
F	Signage, striping, and ADA details	NO		NONE PROPOSED.		
G	E&S notes and details	YES	C-400			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	YES	C-401			
I	Storm outfall & riprap details	NO		NONE PROPOSED		
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	YES	C-401			
K	Pump station, grease trap, oil-water separator, septic, drinking well details	NOE		NONE PROPOSED		
L	Conduit section details	YES	ELECTRICAL PLANS			
11	**LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS**					
A	As required by ordinance; at a minimum: locations, counts, lighting models, and landscaping species must be identified	YES	L-100			
B	Landscaping & lighting details	NO		NONE PROPOSED		
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	Stormwater Management Report, including: 1. Predevelopment & Post-development Drainage Area Maps, including: a. Subdrainage areas delineated and labeled b. Points of Interest/Analysis shown and labeled c. Hatching for different land cover areas (impervious, pervious, gravel) within each applicable USDA soil boundary d. Time of concentration (Tc) paths & durations e. Four City-standardized stormwater summary tables 2. 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 3. Sizing calculations for any SWM water quality BMP or detention facility 4. A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: a. Annual maintenance requirements b. 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 c. 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	NO		Waiver requested. See cover letter.		
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)	NO		Existing sewer to private treatment plant.		
D	A Performance Guarantee Cost Estimate utilizing Planning's template	NO		Request a condition of approval; will provide when site contractor is on board		
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); starting tailwater conditions/documentation must be clearly identified					

K	Public sewer pump station sizing calculations and maintenance plan					
M	Grease trap sizing calculations					
N	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more					
O	Summary list & copy of any required DOT/DEP/USACE permits & approvals					

Attachment 3
Agent Authorization

UNIVERSITY OF NEW ENGLAND

Biddeford Campus
11 Hills Beach Road
Biddeford, ME 04005
(207) 283-0171 T

Portland Campus
716 Stevens Avenue
Portland, ME 04103
(207) 797-7261 T

September 25, 2025

Mr. Tom Saucier
Site Design Associates
23 Whitney Way
Topsham, Maine 04086

TO WHOM IT MAY CONCERN:

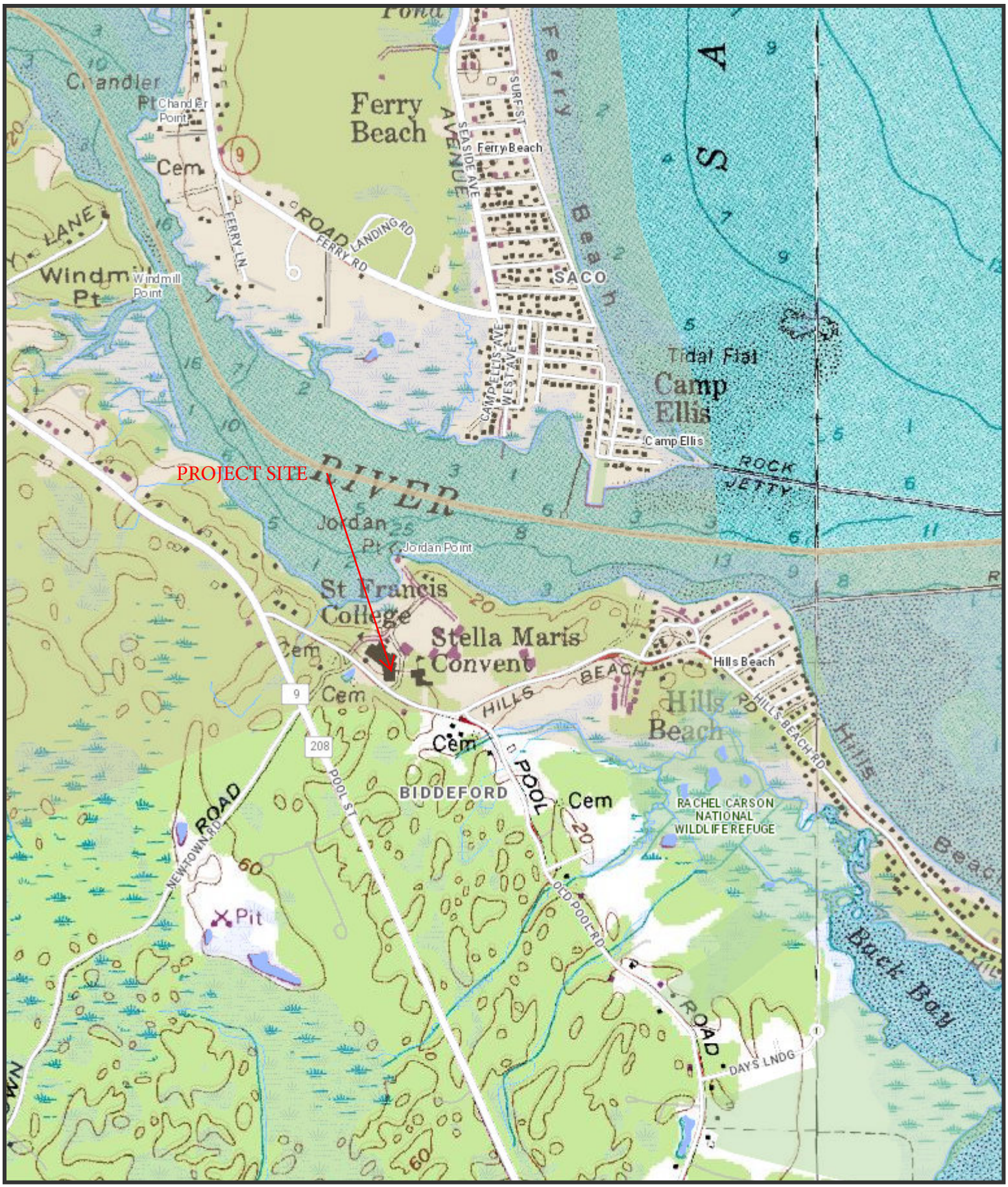
This letter authorizes Tom Saucier, Site Design Associates, to serve as an agent for University of New England for the purpose of permitting building renovations and an addition to Decary/Leonard Hall.

Sincerely,

Alan Thibeault
Vice President for University Operations

Attachment 4
Location Map

RECREATIONAL PIER JORDAN POINT



The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

0.25 Miles

1 inch = 0.28 miles

Date: 6/8/2023
Time: 3:54:08 PM

Attachment 5
Drawings

LEONARD HALL RENOVATION

UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD
BIDDEFORD, ME 04005

PREPARED FOR:
UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD
BIDDEFORD, ME 04005

SEPTEMBER 25, 2025
ISSUED FOR MINOR SITE PLAN REVIEW

DESIGN CONSULTANTS

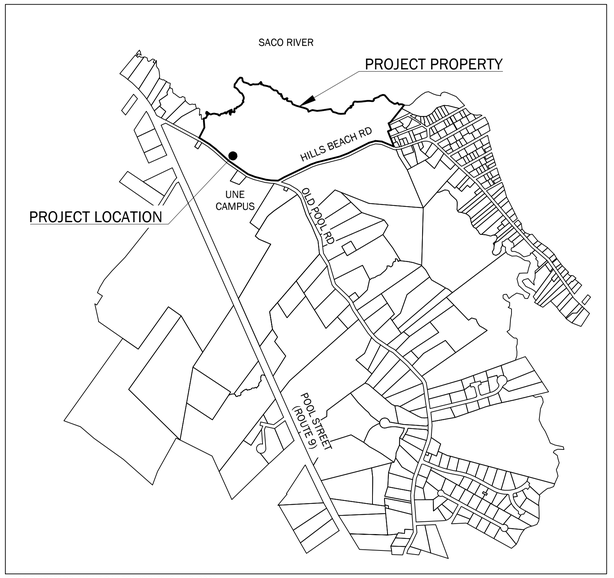
CIVIL ENGINEER
SITE DESIGN ASSOCIATES, INC.
23 WHITNEY WAY
TOPSHAM, ME 04086
207-449-4275

LAND SURVEYOR
STATEWIDE SURVEYS, INC.
35 EASTMAN ROAD
CAPE ELIZABETH, ME 04107
207-767-4200

LANDSCAPE ARCHITECT
LAND DESIGN SOLUTIONS
1 FARADAY DRIVE
CUMBERLAND, ME 04021

SITE CONTRACTOR
TO BE DETERMINED

Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275



USGS BIDDEFORD, MAINE 24K TOPOGRAPHIC MAP, 2021

NORTH

SCALE
0 500 1000 2000
SCALE in FEET
1"=1000'

LIST OF DRAWINGS:

SHEET NO.	SHEET TITLE
	COVER SHEET
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN
C-200	SITE PLAN
C-300	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C-400	EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
C-401	CIVIL DETAILS
C-402	CIVIL DETAILS
L-100	LANDSCAPE PLAN

GENERAL PROJECT NOTES:

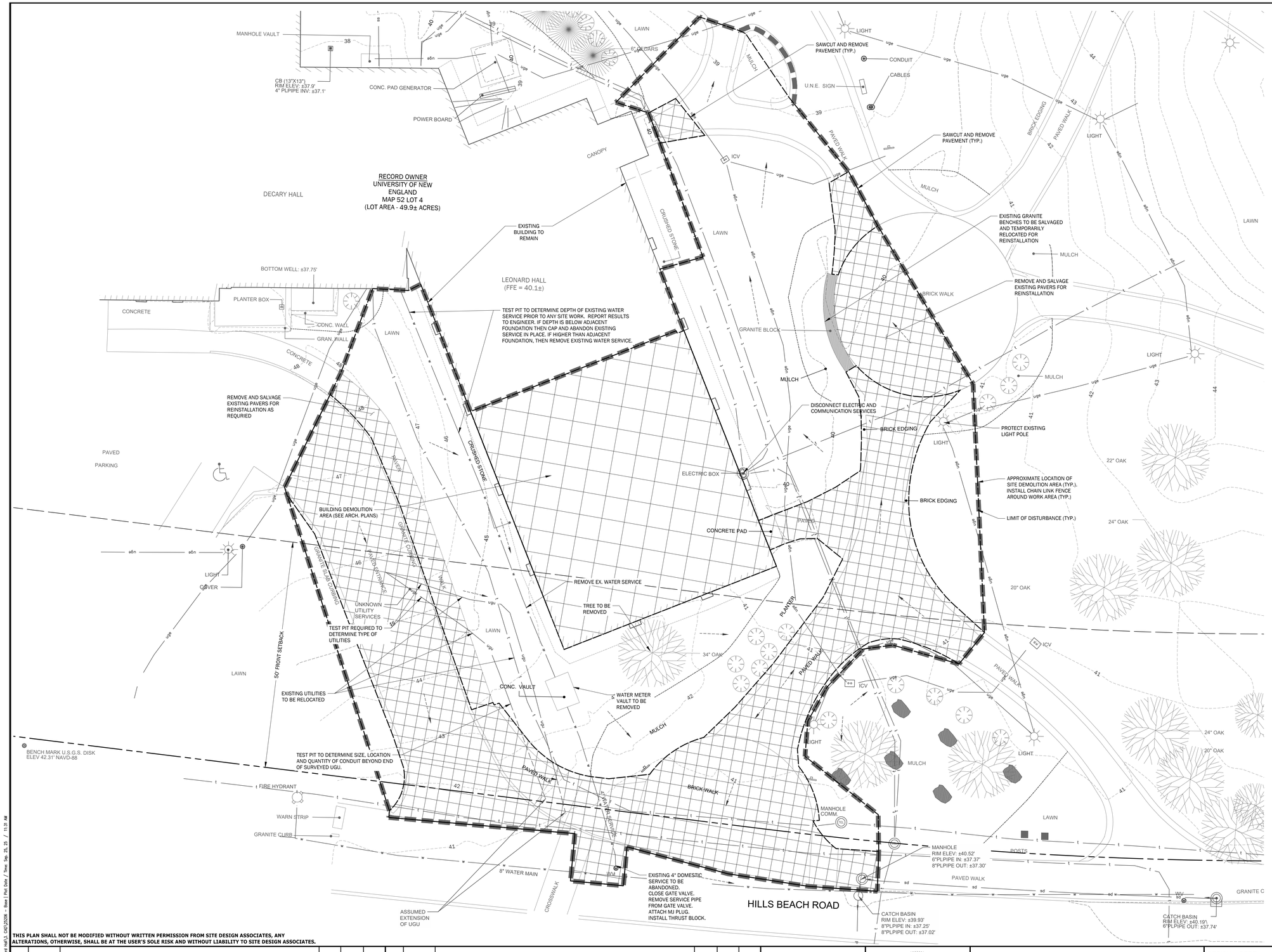
1. THE PROJECT SITE CONTAINS APPROXIMATELY 49.9± ACRES.
2. THE PROJECT SITE IS LOCATED IN THE INSTITUTIONAL (IN) ZONE.
3. A PORTION OF THE SUBJECT PROPERTY IS IN THE SHORELAND ZONE, BUT THERE IS NO WORK PROPOSED WITHIN THE SHORELAND ZONE.
4. THE SITE IS CURRENTLY PART OF THE UNIVERSITY OF NEW ENGLAND CAMPUS. LEONARD HALL IS CONNECTED TO DECARY HALL. THE ENTIRE PROPOSED DISTURBED AREA IS CURRENTLY DEVELOPED WITH BUILDINGS, INFRASTRUCTURE, AND LANDSCAPING.
5. THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF A PORTION OF THE EXISTING LEONARD HALL BUILDING AND RECONSTRUCTION OF LEONARD HALL. THE NEW PORTION OF LEONARD HALL IS 3,460 SQUARE FEET.
6. THE PROJECT IS LOCATED IN THE SACO RIVER WATERSHED.
7. THE PROJECT SITE IS LOCATED WITHIN THE BIDDEFORD MS4 URBANIZED AREA.
8. THE PROPERTY IS ADJACENT TO THE SACO RIVER, BUT THERE ARE NO NATURAL RESOURCES WITHIN THE VICINITY OF THE PROJECT DISTURBED AREA.
9. THE PROJECT IS NOT LOCATED WITHIN THE FEMA 100-YEAR FLOODPLAIN.
10. NO PUBLIC OR PRIVATE ROADS ARE PROPOSED FOR THIS PROJECT.
11. NO NEW PUBLIC SEWER CONNECTIONS ARE PROPOSED FOR THIS PROJECT.
12. A NEW CONNECTION TO THE PUBLIC STORM DRAIN SYSTEM IN HILLS BEACH ROAD IS PROPOSED FOR THIS PROJECT.
13. THE PROJECT LIMIT OF DISTURBANCE IS APPROXIMATELY 17,319 SF (0.40± ACRES).
14. PERVIOUS LAND COVER ONSITE:
    EXISTING: 7,433 SF
    PROPOSED: 7,552 SF
15. IMPERVIOUS LAND COVER ONSITE:
    EXISTING: 9,886 SF
    PROPOSED: 9,767 SF
16. BUILDING ROOF SQUARE FOOTAGE
    EXISTING: 2,834 SF
    PROPOSED: 3,460 SF
17. THE FOLLOWING WAIVER IS REQUESTED FOR THE PROJECT.
    17.1. ARTICLE XI.II.SECTION 5.B.1b - WRITTEN ENGINEERING REPORT - STORMWATER.

RECORD OWNER:

UNIVERSITY OF NEW ENGLAND
11 HILLs BEACH ROAD
BIDDEFORD, ME 04005

PARCEL ID:

TAX MAP 52
LOT 4



EXISTING CONDITIONS NOTES

1. THE CONTRACTOR SHALL NOTIFY DIGSAFE PRIOR TO ANY DEMOLITION AND CONSTRUCTION ACTIVITIES.
2. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, AND REPAIR EXISTING UTILITIES AS REQUIRED TO COMPLETE THE WORK.
3. ANY EXISTING PROPERTY DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED TO MATCH ITS ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO CHARGE TO THE OWNER OR ENGINEER.
4. ALL MATERIALS DESIGNATED FOR REMOVAL/DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, ORDINANCES AND CODES.
5. SAWCUT, GRIND AND REMOVE PAVEMENT PER DETAIL SHOWN ON SITE DETAIL SHEETS. IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT TO REMAIN.
6. SCREENED IMAGES REPRESENT EXISTING CONDITIONS.

GENERAL PROJECT NOTES

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON-SITE AND OFF-SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND CLEARLY MARKED.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH AND COMPLY WITH THE CONDITIONS OF ALL REGULATIONS, PERMITS AND APPROVALS AND CONDUCT THE WORK IN ACCORDANCE WITH THESE PERMITS AND APPROVALS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL ADDITIONAL PERMITS, STREET OPENINGS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK.
4. ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS MANUFACTURER'S RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS.
6. THE CONTRACTOR SHALL LIMIT THE CONSTRUCTION ACTIVITY TO THE LIMITS SHOWN ON THE PLANS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL PAVE ALL UTILITY TRENCHES WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN THREE DAYS OF EXCAVATION OR PRIOR TO ANY RAIN EVENT.

PLAN REFERENCES

1. PARTIAL BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY, LEONARD-DECARY HALL, HILLS BEACH ROAD, BIDDEFORD, ME" PREPARED BY STATEWIDE SURVEYS, INC. OF CAPE ELIZABETH, MAINE, DATED MARCH 2025.
2. HORIZONTAL COORDINATES BASED ON MAINE STATE PLANE GRID NORTH, ME WEST ZONE, SURVEY FEET.
3. VERTICAL ELEVATIONS BASED ON USGS DISK CONVERTED TO NAVD88, FEET.

LEGEND

EXISTING

- PROPERTY LINE
- CATCH BASIN
- STORM DRAIN LINE
- STORMWATER FLOW ARROW
- WATER LINE
- GATE VALVE
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- COMMUNICATION LINE
- LIGHT POLE
- COMMUNICATION MANHOLE
- UTILITY POLE
- HYDRANT
- BUILDING
- EDGE OF PAVEMENT
- EDGE OF PAVERS
- CURB
- 100 INDEX CONTOUR
- 101 INTERMEDIATE CONTOUR
- TREE
- SHRUB
- LIMIT OF DISTURBANCE
- SITE REMOVALS AREA
- PAVEMENT REMOVAL AREA
- BUILDING REMOVAL AREA

SCALE

NORTH

0 5 10 20

SCALE in FEET
1"=10'

TAX MAP I.D.
52-4

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REV.	DATE	STATUS	BY	CHKD.	APPD.
A	9/25/2025	ISSUED FOR CITY OF BIDDEFORD MINOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION	DEPT.	TWS	TWS

STATE OF MAINE
THOMAS W. SLUCIER
No. 5095
LICENSED
PROFESSIONAL ENGINEER
9/25/2025

Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275

CLIENT:
UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD, BIDDEFORD, MAINE 04005

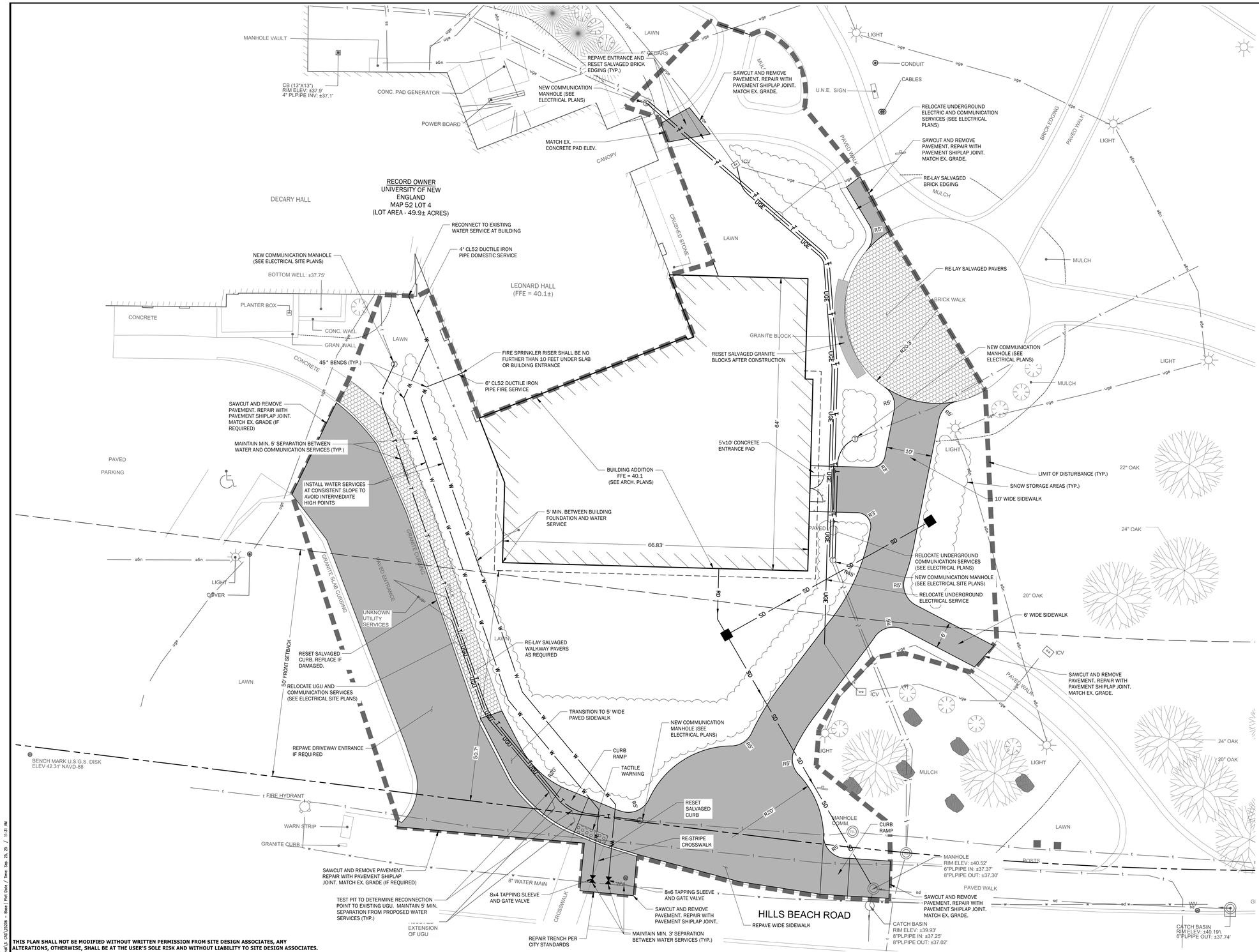
DESIGN: DEPT.
DRAWN: DEPT.
CHKD: TWS
DATE: JUNE 2025
SCALE: 1" = 10'

PROJECT: LEONARD HALL RENOVATION
UNE, 11 HILLS BEACH ROAD, BIDDEFORD, ME 04005

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. NO. 24-216-05 REV. A
DWG. NO. C-100

Drawing Name: C:\CC Projects\25206 - UNE Leonard Hall\3_CAD\25206 - Base | Plot Date / Time: Sep. 25, 25 / 11:31 AM



SITE PLAN NOTES

1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE COURTS AND SIDEWALK FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.
5. A DIGITAL AUTOCAD FILE WILL BE SUPPLIED TO THE CONTRACTOR FOR LAYOUT PURPOSES UPON REQUEST.
6. RELOCATE SIGNS WITHIN THE LIMITS OF WORK AS REQUIRED.
7. CONTRACTOR SHALL PAVE ALL UTILITY TRENCHES WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN THREE DAYS OF EXCAVATION OR PRIOR TO ANY RAIN EVENT.
8.

ZONING SUMMARY

ZONE - INSTITUTIONAL ZONE (IN)

IN ZONE STANDARDS

ZONE - INSTITUTIONAL ZONE (IN)

MAX. BUILDING HEIGHT:
REQUIRED: 65'
PROVIDED: 30'±

MAX LOT COVERAGE:
REQUIRED: NONE'
PROVIDED: 28%±

MIN SETBACK FROM HILLS BEACH ROAD:
REQUIRED: 50'
PROVIDED: 50.7'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CATCH BASIN	
	STORM DRAIN LINE	SD
	ROOF DRAIN	RD
w	WATER LINE	W
	GATE VALVE	
ohu	OVERHEAD UTILITIES	OHU
uge	UNDERGROUND ELECTRIC	UGE
t	COMMUNICATION LINE	T
	LIGHT POLE	
	COMMUNICATION MANHOLE	
	UTILITY POLE	
	HYDRANT	
	BUILDING	
	EDGE OF PAVEMENT	
	EDGE OF PAVERS	
	CURB	
	LIMIT OF DISTURBANCE	
	TREE	
	SHRUB	

NORTH

SCALE

0 5 10 20

SCALE in FEET
1"=10'

TAX MAP I.D.
52-4

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REV.	DATE	STATUS	BY	CHKD.	APPD.
B	9/25/2025	ISSUED FOR CITY OF BIDDEFORD MINOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION	DEPT.	TWS	TWS
A	9/22/2025	ISSUED FOR MAINE WATER REVIEW - NOT FOR CONSTRUCTION	DEPT.	TWS	TWS

STATE OF MAINE
THOMAS W. SAUCIER
No. 8093
LICENSED
PROFESSIONAL ENGINEER
9/25/2025

Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275

CLIENT:
UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD, BIDDEFORD, MAINE 04005

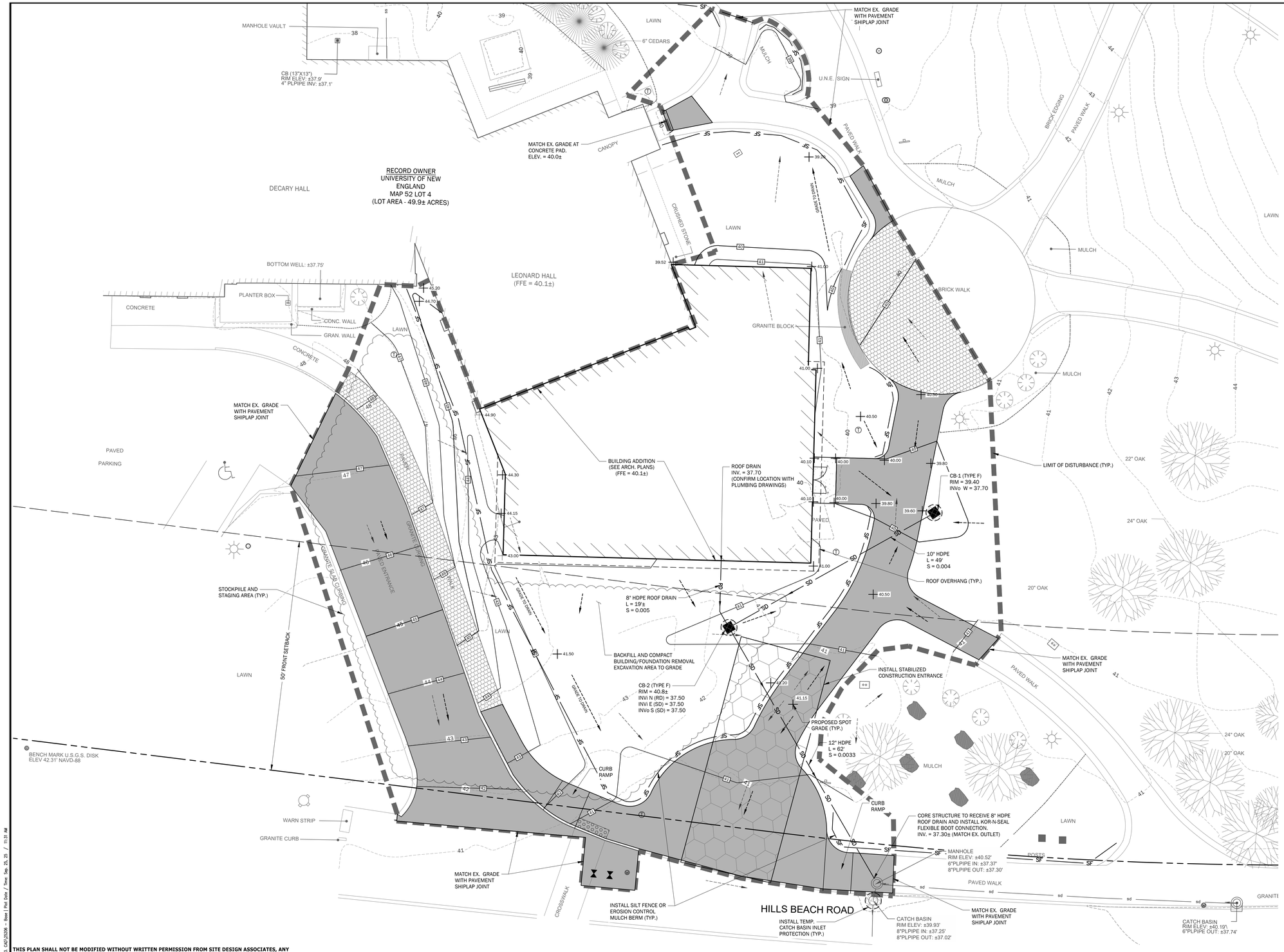
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DRAWN: DEPT.
CHKD: TWS
DATE: SEP. 2025
SCALE: 1" = 10'

PROJECT: LEONARD HALL RENOVATION
UNE, 11 HILLS BEACH ROAD, BIDDEFORD, ME 04005

SITE PLAN

PROJ. NO. 24-216-05
DWG. NO. C-200
REV. B

Drawing Name: C:\SDE Projects\25206 - UNE Leonard Hall\5 CAD\25206 - Base | Plot Date / Time: Sep. 25, 25 / 11:31 AM



EROSION CONTROL NOTES

1. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL BMPS PRIOR TO EXCAVATION AND/OR STOCKPILING ACTIVITIES ONSITE.
2. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN DUST CONTROL MEASURES THROUGHOUT CONSTRUCTION.

GRADING AND DRAINAGE NOTES

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
5. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
6. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
7. THE CONTRACTOR SHALL INSTALL CATCH BASIN INLET PROTECTION AT ALL CATCH BASIN INLETS WITHIN THE DISTURBED AREA AND BE RESPONSIBLE FOR TAKING ALL NECESSARY EROSION CONTROL MEASURES. SEE SHEET C-400 FOR EROSION CONTROL NOTES, SEQUENCE AND DETAILS.
8. ALL UNSUITABLE AND UNUSED MATERIALS SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
9. ALL STORMDRAIN PIPING TO BE SMOOTH BORE HDPE, ADS N-12 OR EQUIVALENT.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CATCH BASIN	
	STORM DRAIN LINE	SD
	ROOF DRAIN	RD
	STORMWATER FLOW ARROW	
w	WATER LINE	W
	GATE VALVE	
ohu	OVERHEAD UTILITIES	OHU
uge	UNDERGROUND ELECTRIC	UGE
t	COMMUNICATION LINE	T
	LIGHT POLE	
	COMMUNICATION MANHOLE	
	UTILITY POLE	
	HYDRANT	
	BUILDING	
	EDGE OF PAVEMENT	
	EDGE OF PAVERS	
	CURB	
100	INDEX CONTOUR	100
101	INTERMEDIATE CONTOUR	101
	TREE	
	SHRUB	
	LIMIT OF DISTURBANCE	
	SILT FENCE	SF
	CATCH BASIN INLET PROTECTION	
	CONSTRUCTION ENTRANCE	

NORTH

SCALE

0 5 10 20

SCALE in FEET
1"=10'

TAX MAP I.D. 52–4

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STATE OF MAINE
THOMAS W. SAUCIER
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LICENSED
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9/25/2025

Site Design Associates
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23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275

CLIENT:
UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD, BIDDEFORD, MAINE 04005

DESIGN: DEPT.
DRAWN: DEPT.
CHKD: TWS
DATE: JUNE 2025
SCALE: 1" = 10'

PROJECT: LEONARD HALL RENOVATION
UNE, 11 HILLS BEACH ROAD, BIDDEFORD, ME 04005

GRADING, DRAINAGE AND EROSION CONTROL PLAN

PROJ. NO. 24–216–05
DWG. NO. C–300
REV. A

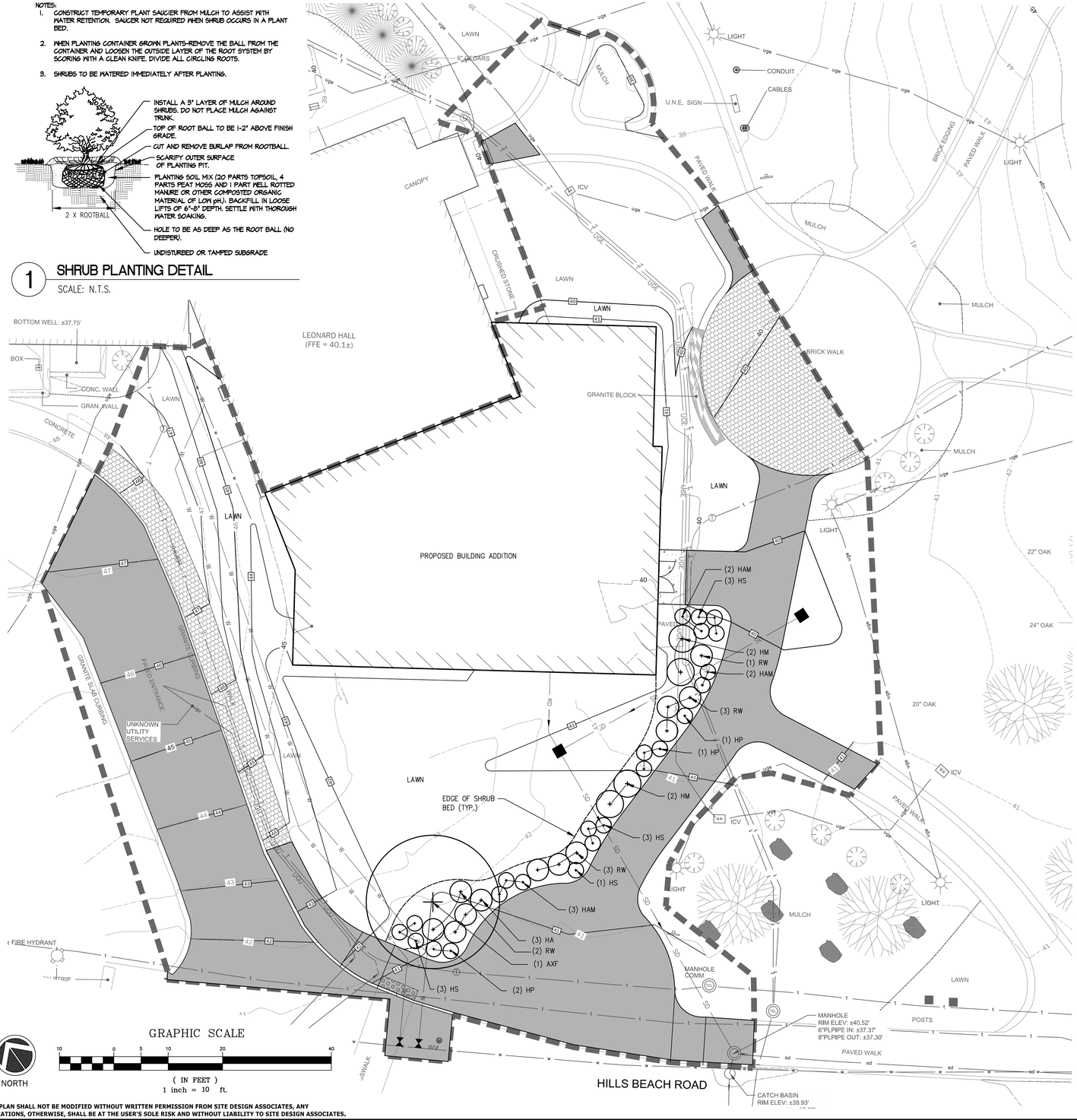
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NOTES.

1. CONSTRUCT TEMPORARY PLANT SAUCER FROM MULCH TO ASSIST WITH WATER RETENTION. SAUCER NOT REQUIRED WHEN SHRUB OCCURS IN A PLANT BED.
2. WHEN PLANTING CONTAINER GROWN PLANTS-REMOVE THE BALL FROM THE CONTAINER AND LOOSEN THE OUTSIDE LAYER OF THE ROOT SYSTEM BY SCORING WITH A CLEAN KNIFE. DIVIDE ALL CIRCLING ROOTS.
3. SHRUBS TO BE WATERED IMMEDIATELY AFTER PLANTING.

1 SHRUB PLANTING DETAIL

SCALE: N.T.S.



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

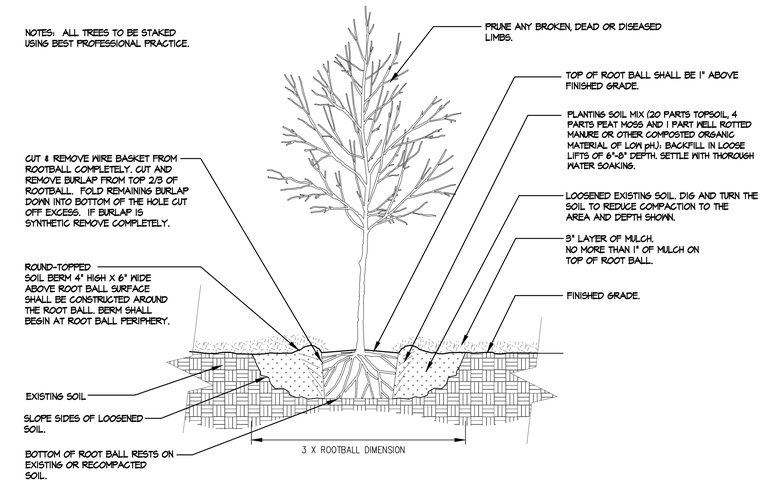
PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
PLANT MATERIALS					
AXF	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	1	2" CAL.	SINGLE LEADER, B&B
HA	HYDRANGEA M. 'INVINCIBELLE SPIRIT II'	INVINCIBELLE SPIRIT II HYDRANGEA	3	5 GAL.	FULL & BUSHY
HAM	HOSTA 'AUTUMN MOON'	AUTUMN MOON HOSTA	5	1 GAL.	-
HM	HYDRANGEA M. 'BLOOMSTRUCK'	BLOOMSTRUCK HYDRANGEA	6	5 GAL.	FULL & BUSHY
HP	HOSTA 'PATRIOT'	PATRIOT HOSTA	6	1 GAL.	-
HS	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILY	10	1 GAL.	-
RW	RHODODENDRON WINDBEAM	WINDBEAM RHODODENDRON	9	5 GAL.	FULL & BUSHY

LANDSCAPE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. MULCH FOR PLANT BED TO BE 3" MIN. DEPTH OF 1" TO 2" DIA. WASHED RIVER JACK STONE IN A GRAYISH COLOR. CONTRACTOR TO PROVIDE OWNER'S REPRESENTATIVE WITH A SAMPLE TO REVIEW AND APPROVE PRIOR TO PURCHASE AND INSTALLATION.
7. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
9. ALL TREES SHALL BEGIN BRANCHING AT 6' HT. MIN.
10. ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
11. INSTALL 18 INCH DEPTH OF HIGH QUALITY LOAM IN SHRUB BEDS. SEE CIVIL PLANS FOR ALL OTHER LOAM AND SEED INSTRUCTIONS.
12. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
14. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
15. SEE DRAWINGS CIVIL PLANS FOR ADDITIONAL INFORMATION.
16. THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREEGATOR ON ALL TREES AT THE TIME OF INSTALLATION. THESE BAGS SHALL BECOME THE PROPERTY OF THE OWNER.

NOTES: ALL TREES TO BE STAKED USING BEST PROFESSIONAL PRACTICE.



2 TREE PLANTING

SCALE: N.T.S.

TAX MAP I.D. 52-4

REV.	DATE	STATUS	BY	CHKD.	APPD.
A	9/25/25	ISSUED FOR CITY OF BIDDEFORD MINOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION	DEPT.	DEPT.	PBB

PETER B. BIEGEL No. 2624 LICENSED LANDSCAPE ARCHITECT STATE OF MAINE
9/25/24

Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275

CLIENT:
UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD, BIDDEFORD, MAINE 04005

DESIGN: DEPT.
DRAWN: DEPT.
CHKD: TWS
DATE: SEP. 2025
SCALE: 1" = 10'

PROJECT: LEONARD HALL RENOVATION
UNE, 11 HILLS BEACH ROAD, BIDDEFORD, ME 04005
LANDSCAPE PLAN

PROJ. NO. 24-216-05
DWG. NO. L-100
REV. A

EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS

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

A. GENERAL

1. IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.

2. THE PROJECT SHALL CONFORM TO THE STANDARDS OF THE MAINE CONSTRUCTION GENERAL PERMIT.

3. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAY 2003, OR AS CURRENTLY REVISED.

4. ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:

   A. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90 DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

   B. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

   C. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

   D. FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.

   E. PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

   F. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IT IS THE INTENT THAT SEDIMENT BARRIERS BE INSTALLED DOWN GRADIENT OF ALL DISTURBED AREAS OF THE SITE. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SEDIMENT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. SEDIMENT BARRIERS SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THEY WILL BE REPLACED WITH A TEMPORARY CRUSHED STONE CHECK DAM.

2. ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION. INSPECT & CLEAN OUT AS NECESSARY. LEGALLY DISPOSE OF SEDIMENT & REMOVE FLOATABLES WITH OIL ABSORBENT PAD AS APPLICABLE.

3. REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.

4. GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.

5. ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS (DEPENDING ON DATE SEEDED) WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.

6. TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY.

7. TEMPORARY STABILIZATION SHALL BE CONDUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER. AREAS WITHIN 75 FEET OF WETLANDS SHALL BE TEMPORARILY STABILIZED WITHIN 48 HOURS OR PRIOR TO RAIN EVENT.

8. APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.

9. TEMPORARY SEEDING SPECIFICATIONS. WHERE THE SEEDBED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 4 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 600 LBS. PER ACRE (13.8 LB. PER 1,000 SQUARE FEET), UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.

   RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:

   AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 - 10/1 — APPLICATION RATE: 112 LBS./ACRE

   ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1 — APPLICATION RATE: 40 LBS./ACRE

   PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15 — APPLICATION RATE: 40 LBS./ACRE

10. IF THE AREA WILL REMAIN UNWORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, AND WILL NOT BE BUILT ON, THEN IMMEDIATELY PROVIDE PERMANENT STABILIZATION USING VEGETATION THROUGH PLANTING, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH OR RIP RAP. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AMEND AREAS OF DISTURBED SUBSOIL WITH TOP SOIL OR OTHER ORGANIC AMENDMENTS, PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY EROSION CONTROL BLANKETS, AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT.

11. PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEEDING OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING SPECIFICATIONS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND AUGUST 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.

   A. APPLY TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.

   B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS. PER ACRE (18.4 LBS. PER 1,000 SQUARE FEET).

   C. UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.

   D. THE SEED MIXTURE FOR LAWN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
      10 % CREEPING RED FESCUE
      30 % KENTUCKY BLUEGRASS
      60 % PERENNIAL RYE GRASS

   E. THE SEED MIXTURE FOR WET AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
      50 % REED CANARY GRASS
      25 % RED TOP
      15 % CREEPING RED FECUE
      10 % PERENNIAL RYE GRASS

12. MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.

13. DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.

14. RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. STONES SHALL WEIGH FROM 10 LBS. TO 200 LBS. AND 50% OF THE STONES BY VOLUME SHALL EXCEED A UNIT WEIGHT OF APPROXIMATELY 50 LBS.

15. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

16. TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. WINTER CONDITIONS

"WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.

2. AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.

3. HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.

4. AFTER NOVEMBER 1 OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES. DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.

5. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

6. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

D. HOUSEKEEPING

1. SPILL PREVENTION.CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.

2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.

4. DEBRIS AND OTHER MATERIAL. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

5. TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOTE AREAS THAT ARE SPECIFICALLY DESIGNATED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFER DAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.

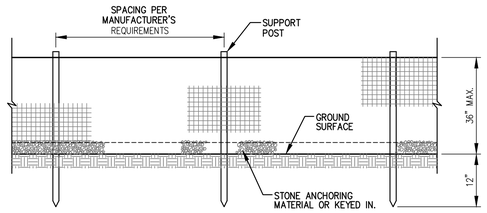
E. INSPECTION AND MAINTENANCE

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

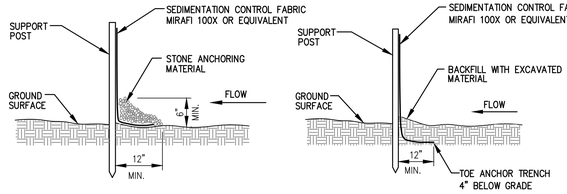
2. AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED; INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

CONSTRUCTION SEQUENCE

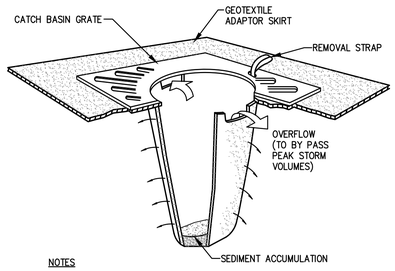
1. INSTALL EROSION CONTROL MEASURES.
2. DISCONNECT UTILITIES, DEMOLISH, REMOVE PAVEMENT, CLEAR AND GRUB OPEN AREAS.
3. INSTALL PROPOSED UTILITIES, BRING GRADE TO SUBGRADE.
4. CONSTRUCT BUILDING.
5. CONSTRUCT PAVED AREAS AND WALKS.
6. INSTALL PLANT MATERIAL AND THEN LOAM, SEED AND MULCH IN DISTURBED AREAS.
7. ONCE DISTURBED AREAS ARE PERMANENTLY STABILIZED REMOVE TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE.



ELEVATION



1 C-400 — SILT FENCE DETAIL
NOT TO SCALE



NOTES

1. CATCH BASIN PROTECTION TO BE "SILTSTACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).
2. INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.
3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

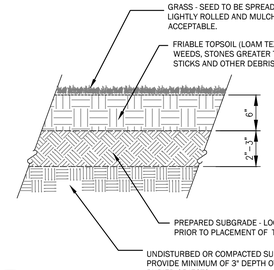
2 C-400 — CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE

NOTES:

1. THE CONTRACTOR SHALL PROVIDE TOPSOIL (LOAM) MEETING THE FOLLOWING SPECIFICATIONS.

- NATURAL, FERTILE LOAM TYPICAL OF CULTIVATED TOPSOIL OF THE LOCALITY, CONTAINING NOT LESS THAN 3.5 PERCENT OR MORE THAN 8 PERCENT BY WEIGHT, OF DECAYED ORGANIC MATTER (HUMUS) AS DETERMINED BY ASTM F1647.
- OBTAIN FROM A WELL DRAINED ARABLE SITE, FREE OF SUBSOIL, EARTH CLODS, LARGE STONES, STICKS, STUMPS, CLAY LUMPS, ROOTS, OR OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS. SCREEN TOPSOIL TO A MAXIMUM STONE SIZE OF ONE INCH.
- TOPSOIL SHALL BE FREE OF QUACK-GRASS RHIZONES, AGROPYRON REPENS, AND THE NUT-LIKE TUBERS OF NUTGRASS, CYPERUS ESCULENTUS, AND ALL OTHER PRIMARY NOXIOUS WEEDS.
- TOPSOIL SHALL HAVE A PH OF NOT LESS THAN 6.0 OR GREATER THAN 6.8. AMEND WITH LIME AS REQUIRED.
- TOPSOIL SHALL HAVE A LOAM TEXTURE CLASSIFICATION. TOPSOIL (LOAM) SHALL CONFORM TO THE FOLLOWING PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPETTE METHOD IN COMPLIANCE WITH ASTM F1632.
  a. SAND: 40-60 PERCENT.
  b. SILT: 30-40 PERCENT.
  c. CLAY: 5-20 PERCENT.
- DO NOT DELIVER OR USE TOPSOIL WHILE IN A FROZEN OR MUDDY CONDITION.

IN LIEU OF PROVIDING AND FOLLOWING THE SOIL ANALYSIS REQUIRED IN NOTE 1 ABOVE THE CONTRACTOR CAN INSTEAD ELECT TO INCORPORATE THE FOLLOWING INTO THE TOP 6 INCHES OF TOPSOIL: 20 LBS. OF 10-20-10 FERTILIZER PER 1,000 S.F., 70 LBS. OF MAGNESIUM LIME PER 1,000 S.F., AND 3 CUBIC YARDS OF COMPOST PER 1,000 S.F.



3 C-400 — LAWN INSTALLATION DETAIL
NOT TO SCALE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REV.	DATE	STATUS	BY	CHKD.	APPD.
A	9/25/2025	ISSUED FOR CITY OF BIDDEFORD SITE PLAN REVIEW - NOT FOR CONSTRUCTION	DEPT.	TWS	TWS

STATE OF MAINE — THOMAS W. SAUCIER No. 8098 — REGISTERED PROFESSIONAL ENGINEER — 9/25/2025

Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275

CLIENT: UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD, BIDDEFORD, MAINE 04005

DESIGN: DEPT.
DRAWN: DEPT.
CHKD: TWS
DATE: SEP. 2025
SCALE: AS NOTED

TAX MAP I.D. 52-4

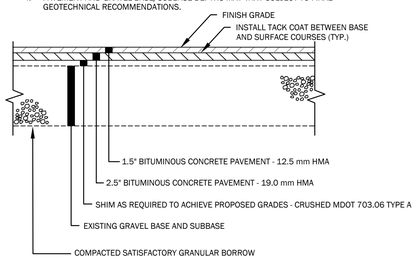
PROJECT: LEONARD HALL RENOVATION
UNE, 11 HILLS BEACH ROAD, BIDDEFORD, ME 04005

EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS

PROJ. NO. 24-216-05 REV. A
DWG. NO. C-400

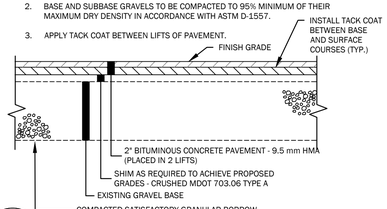
Drawing Name: C:\SDC Projects\2024 - UNE Leonard Hall\3 CAD\2024 - Details | Plot Date / Time: Sep. 24, 25 / 3:53 PM

NOTES:
1. ADDITIONAL SUBBASE GRAVEL AND/OR GEOTEXTILES MAY BE REQUIRED DURING CONSTRUCTION IF SOIL CONDITIONS WARRANT.
2. BASE AND SUBBASE GRAVELS TO BE COMPACTED TO 95% MINIMUM OF THEIR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
3. APPLY TACK COAT BETWEEN LIFTS OF PAVEMENT.
4. PAVEMENT AND GRAVEL BASE/SUBBASE DEPTHS MAY VARY SUBJECT TO FINAL GEOTECHNICAL RECOMMENDATIONS.



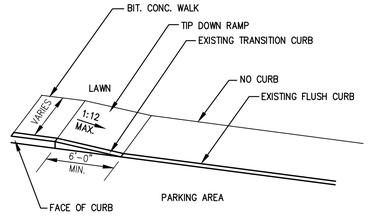
1 C-401 DRIVE AND PARKING AREA REPAVING DETAIL
NOT TO SCALE

NOTES:
1. ADDITIONAL SUBBASE GRAVEL AND/OR GEOTEXTILES MAY BE REQUIRED DURING CONSTRUCTION IF SOIL CONDITIONS WARRANT.
2. BASE AND SUBBASE GRAVELS TO BE COMPACTED TO 95% MINIMUM OF THEIR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
3. APPLY TACK COAT BETWEEN LIFTS OF PAVEMENT.

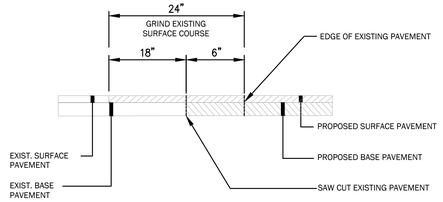


2 C-401 PAVED WALKWAY DETAIL
NOT TO SCALE

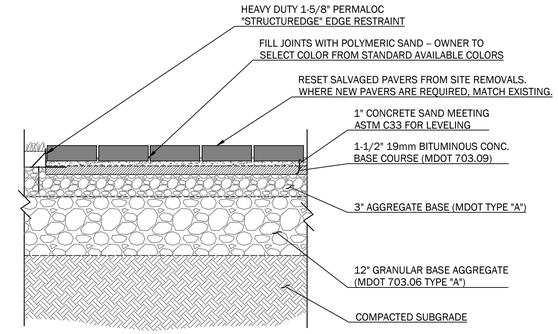
NOTES:
1. DIMENSIONS SHOWN AT EDGE OF ROAD ARE FIXED.
2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
3. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. REQUIREMENTS.



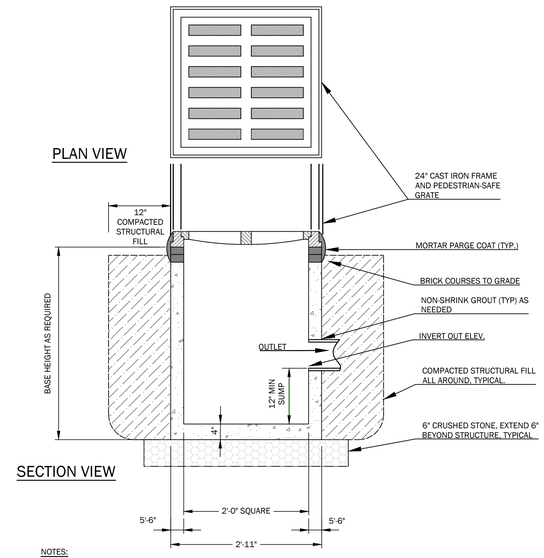
3 C-401 CURB RAMP DETAIL
NOT TO SCALE



4 C-401 HMA PAVEMENT SHIPLAP JOINT
NOT TO SCALE

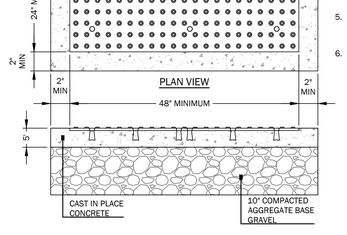


5 C-401 PRECAST CONCRETE PAVERS
NOT TO SCALE

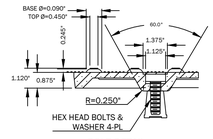


NOTES:
1. CONCRETE 5000 PSI AFTER 28 DAYS.
2. REINFORCING: 1 LAYER 4x4 / 4x4 WWM.
3. FIELD INLET IS USED FOR SHALLOW, OFF-DRIVE, DEAD END DRAINAGE AREAS.

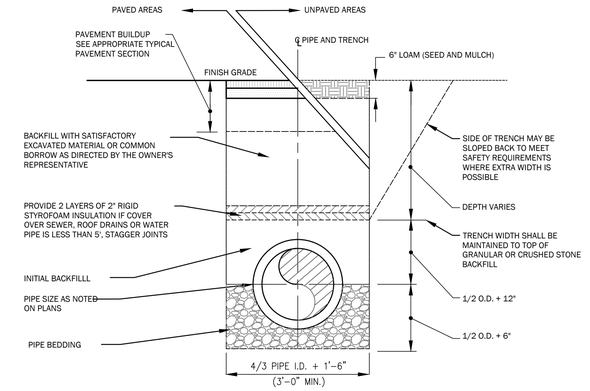
6 C-401 FIELD INLET
NOT TO SCALE



NOTES:
1. COMPOSITE WET SET (REPLACEABLE) DETECTABLE WARNING PANELS SHALL BE AS MANUFACTURED BY ADA SOLUTIONS, INC. (WWW.ADATILE.COM), OR APPROVED EQUAL.
2. CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MAINE D.O.T. CLASS A STRUCTURAL CONCRETE, MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. THE CONCRETE SHALL BE SEALED PRIOR TO SETTING PANELS. THE EXPOSED CONCRETE BORDER SHALL RECEIVE A GROOVED EDGE BETWEEN THE PANEL AND CONCRETE, ALONG WITH A UNIFORM BROOM FINISH PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.
3. TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. TRUNCATED DOME BRICKS AND GRANITE PAVERS ARE NOT ALLOWED.
4. FOR ALL DETECTABLE WARNING PANELS (EXCEPT AS SPECIFIED IN FIGURE I-7A AND TECHNICAL MANUAL SECTION 1.8.4.), FEDERAL YELLOW COLORED (#33538) PANELS SHALL BE USED. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
5. SIZE: THE DETECTABLE WARNING PANEL(S) SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION TO THE STREET.
6. ORIENTATION: THE DETECTABLE WARNING PANEL SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 2 INCHES MINIMUM AND 4 INCHES MAXIMUM FROM THE BACK OF THE CURB LINE. THE PANEL SHALL BE ORIENTED TO THE DIRECTION OF TRAVEL AS IDENTIFIED BY THE POINT OF EGRESS.



7 C-401 SIDEWALK RAMP DETECTABLE WARNING PANEL
NOT TO SCALE



TRENCH BACKFILL SCHEDULE

PIPE MATERIAL	PIPE BEDDING	INITIAL BACKFILL	BACKFILL
HDPE	3/4" CRUSHED STONE	3/4" CRUSHED STONE	***EXCAVATED MATERIAL OR GRANULAR BORROW
PVC	3/4" CRUSHED STONE	3/4" CRUSHED STONE	***EXCAVATED MATERIAL OR GRANULAR BORROW
DUCTILE IRON	GRANULAR MATERIAL	GRANULAR MATERIAL	***EXCAVATED MATERIAL OR GRANULAR BORROW
COPPER	SAND	SAND	***EXCAVATED MATERIAL OR GRANULAR BORROW

***EXCAVATED MATERIAL MUST BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

GRANULAR MATERIAL TO BE SAND OR GRAVEL.

8 C-401 TYPICAL PIPE TRENCH SECTION
NOT TO SCALE

9 C-401 VEGETATED SWALE DETAIL
NOT TO SCALE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REV.	DATE	STATUS	BY	CHKD.	APPD.
A	9/25/2025	ISSUED FOR CITY OF BIDDEFORD SITE PLAN REVIEW - NOT FOR CONSTRUCTION	DEPT.	TWS	TWS

STATE OF MAINE — THOMAS W. SAUCIER — No. 5091 — REGISTERED PROFESSIONAL ENGINEER — 9/25/2025

Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275

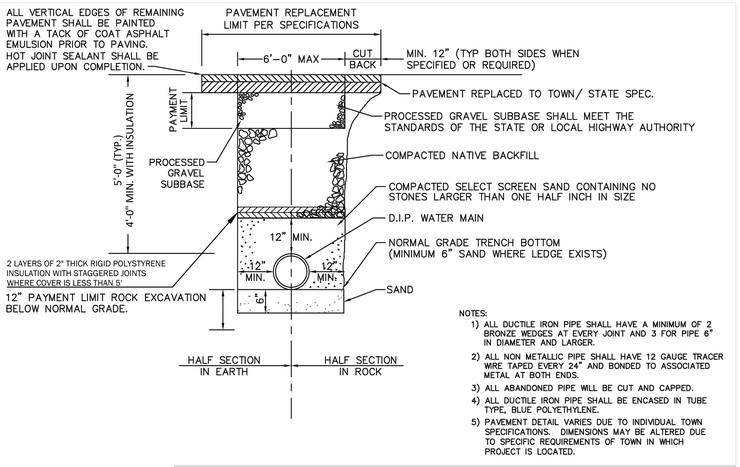
CLIENT:
UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD, BIDDEFORD, MAINE 04005

DESIGN: DEPT.
DRAWN: DEPT.
CHKD: TWS
DATE: SEP. 2025
SCALE: AS NOTED

PROJECT: LEONARD HALL RENOVATION
UNE, 11 HILLS BEACH ROAD, BIDDEFORD, ME 04005
CIVIL DETAILS
PROJ. NO. 24-216-05
DWG. NO. C-401
REV. A

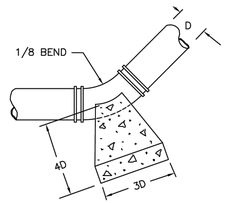
TAX MAP I.D. 52-4

Drawing Name: C:\222 Projects\23206 - UNE Leonard Hall\3 CAD\23206 - Details | Plot Date / Time: Sep. 24, 25 / 3:53 PM

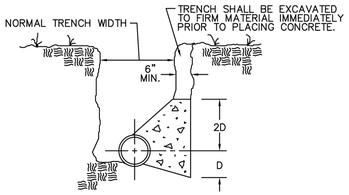


NOTES:
1) ALL DUCTILE IRON PIPE SHALL HAVE A MINIMUM OF 2 BRONZE WEDGES AT EVERY JOINT AND 3 FOR PIPE 6" IN DIAMETER AND LARGER.
2) ALL NON METALLIC PIPE SHALL HAVE 12 GAUGE TRACER WIRE TAPED EVERY 24" AND BONDED TO ASSOCIATED METAL AT BOTH ENDS.
3) ALL ABANDONED PIPE WILL BE CUT AND CAPPED.
4) ALL DUCTILE IRON PIPE SHALL BE ENCASED IN TUBE TYPE, BLUE POLYETHYLENE.
5) PAVEMENT DETAIL VARIES DUE TO INDIVIDUAL TOWN SPECIFICATIONS. DIMENSIONS MAY BE ALTERED DUE TO SPECIFIC REQUIREMENTS OF TOWN IN WHICH PROJECT IS LOCATED.

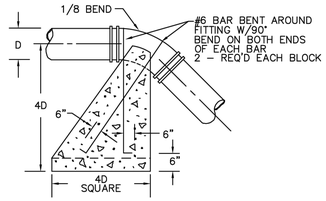
1 / C-402 — WATER SERVICE PIPE TRENCH SECTION
NOT TO SCALE



HORIZONTAL THRUST BLOCK DETAIL (PLAN VIEW)



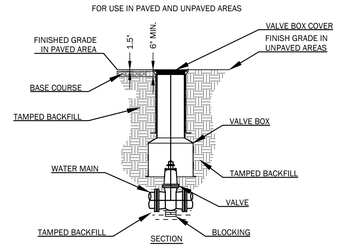
HORIZONTAL THRUST BLOCK DETAIL



VERTICAL THRUST BLOCK DETAIL

NOTES:
1) 3000 PSI CONCRETE TO BE USED FOR THRUST BLOCKS.
2) D=DIAMETER OF WATER MAIN.
3) GRIP RING RESTRAINING GLANDS SHALL BE USED ON ALL MJ FITTINGS 12" AND SMALLER. MEGA LUG RESTRAINING GLANDS SHALL BE USED ON ALL MJ FITTINGS GREATER THAN 12".

2 / C-402 — THRUST BLOCK DETAILS
NOT TO SCALE



NOTES:
1. ALL WORK TO CONFORM TO MAINE WATER STANDARDS AND REQUIREMENTS.
2. D.I.P. MAY BE USED FOR VALVE BOX EXTENSIONS.
3. VALVE BOX SHOULD NOT CONTACT WATER MAIN OR VALVE.
4. CONCRETE PROTECTOR RING SHALL BE USED IN ALL UNPAVED AREAS.

3 / C-402 — VALVE AND VALVE BOX INSTALLATION DETAIL
NOT TO SCALE

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TAX MAP I.D. 52-4

REV.	DATE	STATUS	BY	CHKD.	APPD.
A	9/25/2025	ISSUED FOR CITY OF BIDDEFORD SITE PLAN REVIEW - NOT FOR CONSTRUCTION	DEPT.	TWS	TWS

STATE OF MAINE — THOMAS W. SLUCIEN No. 5092 — LICENSED PROFESSIONAL ENGINEER — 9/25/2025

Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275

CLIENT:
UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD, BIDDEFORD, MAINE 04005

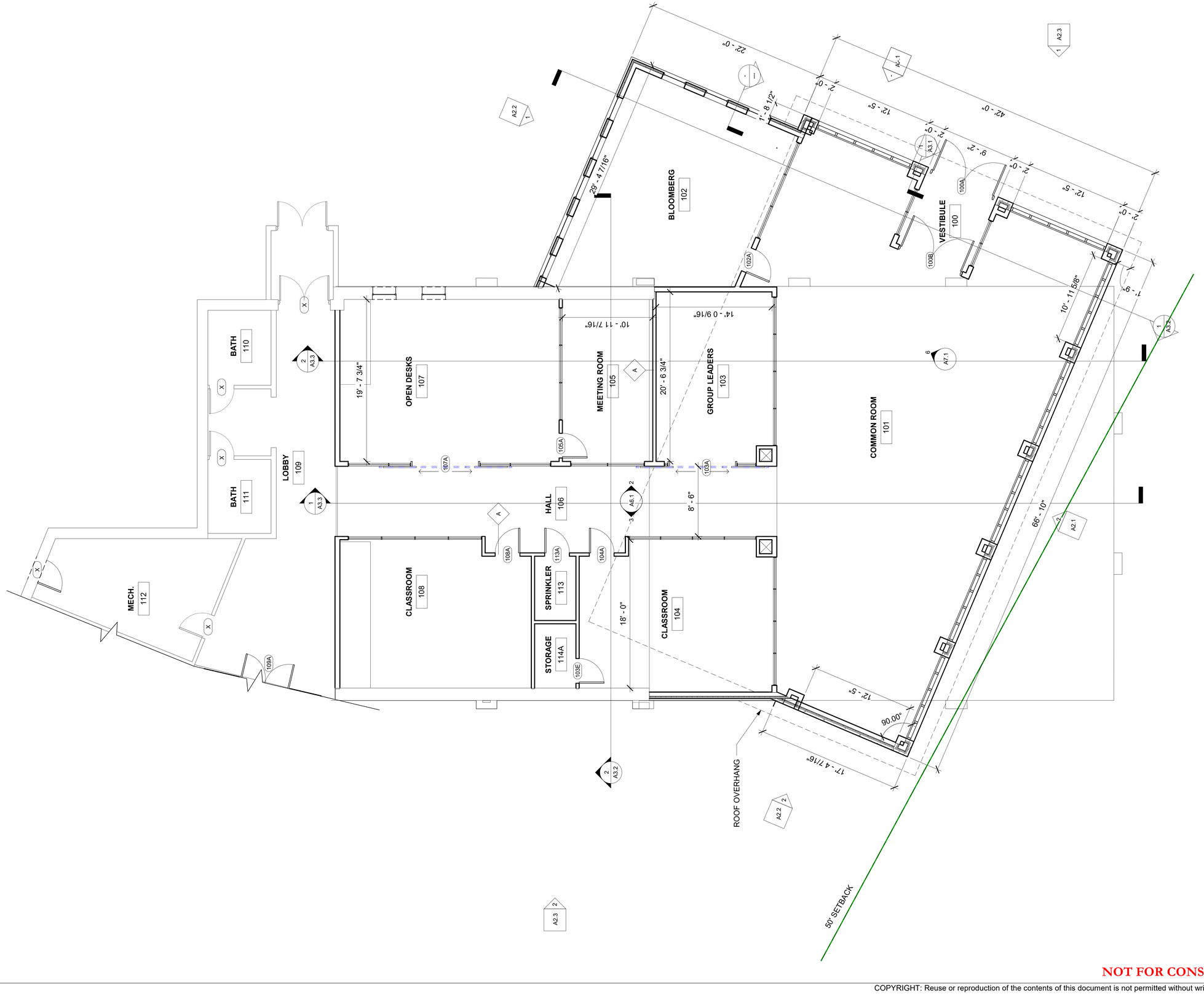
DESIGN: DEPT.
DRAWN: DEPT.
CHKD: TWS
DATE: SEP. 2025
SCALE: AS NOTED

PROJECT: LEONARD HALL RENOVATION
UNE, 11 HILLS BEACH ROAD, BIDDEFORD, ME 04005
CIVIL DETAILS

PROJ. NO. 24-216-05 REV. A
DWG. NO. C-402

Drawing Name: C:\CC Projects\25208 - UNE Leonard Hall\3 CAD\25208 - Details | Plot Date / Time: Sep. 24, 25 / 3:53 PM

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



1 1st FLOOR
3/16" = 1'-0"

NOT FOR CONSTRUCTION

PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
info@portcityarch.com
WWW.PORTCITYARCH.COM

CONSULTANTS

No.	Description	Date

Project Status
PRICING SET 6.6.25

UNE LEONARD

NOT FOR CONSTRUCTION
***

PLAN

Project Number	25504
Date	9.18.25
Drawn by	JAP
Checked by	LAS

A1.1

Scale 3/16" = 1'-0"

9/18/2025 11:50:26 AM

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2 SOUTH
1/4" = 1'-0"



1 EAST
1/4" = 1'-0"

NOT FOR CONSTRUCTION

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

PORT CITY
ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
info@portcityarch.com
WWW.PORTCITYARCH.COM

CONSULTANTS

No.	Description	Date

Project Status
PRICING SET 6.6.25

UNE LEONARD

NOT FOR CONSTRUCTION
***

ELEVATIONS

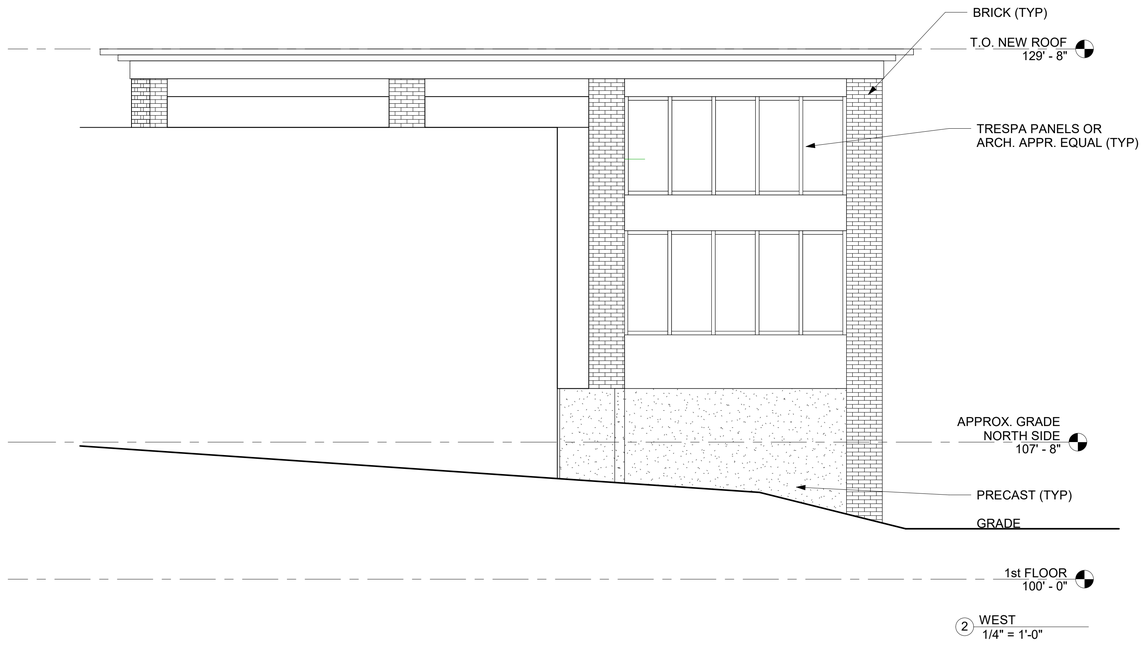
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Date	9.18.25
Drawn by	JAP
Checked by	LAS

A2.1

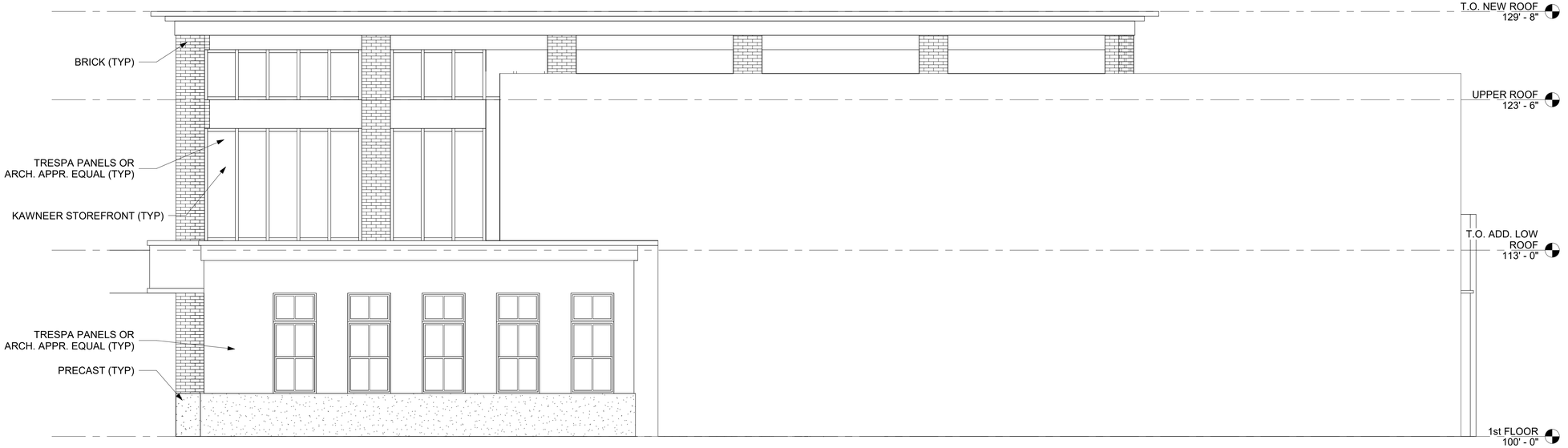
Scale 1/4" = 1'-0"

9/18/2025 11:50:31 AM

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2 WEST
1/4" = 1'-0"



1 NORTH
1/4" = 1'-0"

NOT FOR CONSTRUCTION

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

SCALE 1"=1' 1/4"=1' 3/4"=1' 1/8"=1' 1/2"=1' 1/16"=1'

PORT CITY
ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
info@portcityarch.com
WWW.PORTCITYARCH.COM

CONSULTANTS

No.	Description	Date

Project Status
PRICING SET 6.6.25

UNE LEONARD

NOT FOR CONSTRUCTION
***

ELEVATIONS

Project Number	25504
Date	9.18.25
Drawn by	JAP
Checked by	LAS

A2.2

Scale 1/4" = 1'-0"

9/18/2025 11:50:35 AM

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UNIVERSITY OF NEW ENGLAND

INNOVATION FOR A HEALTHIER PLANET

CITY OF BIDDEFORD

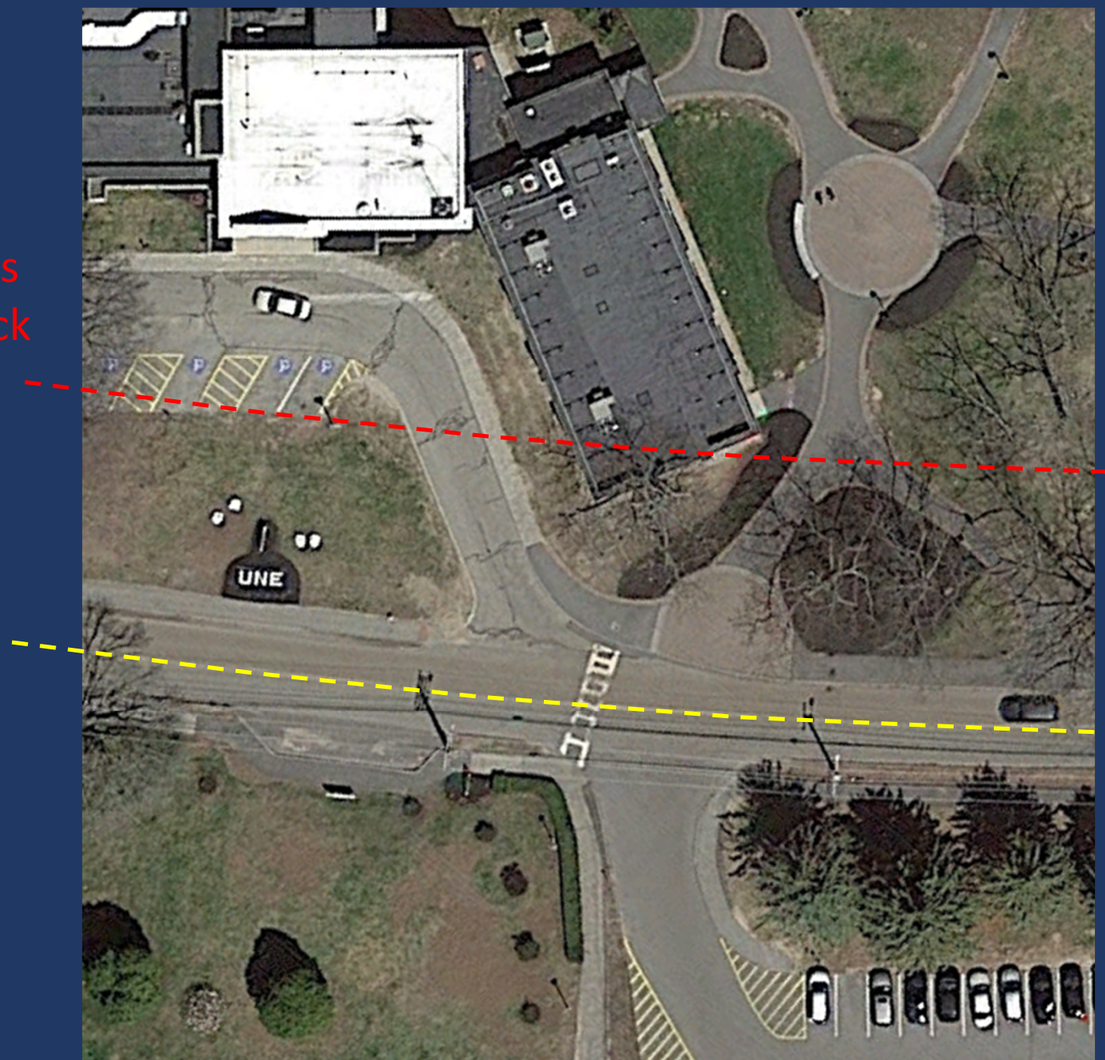
June 18, 2025

LEONARD HALL (LH) FOOTPRINT REVIEW

Campus Planning
University of New England

LH EXISTING CONDITION

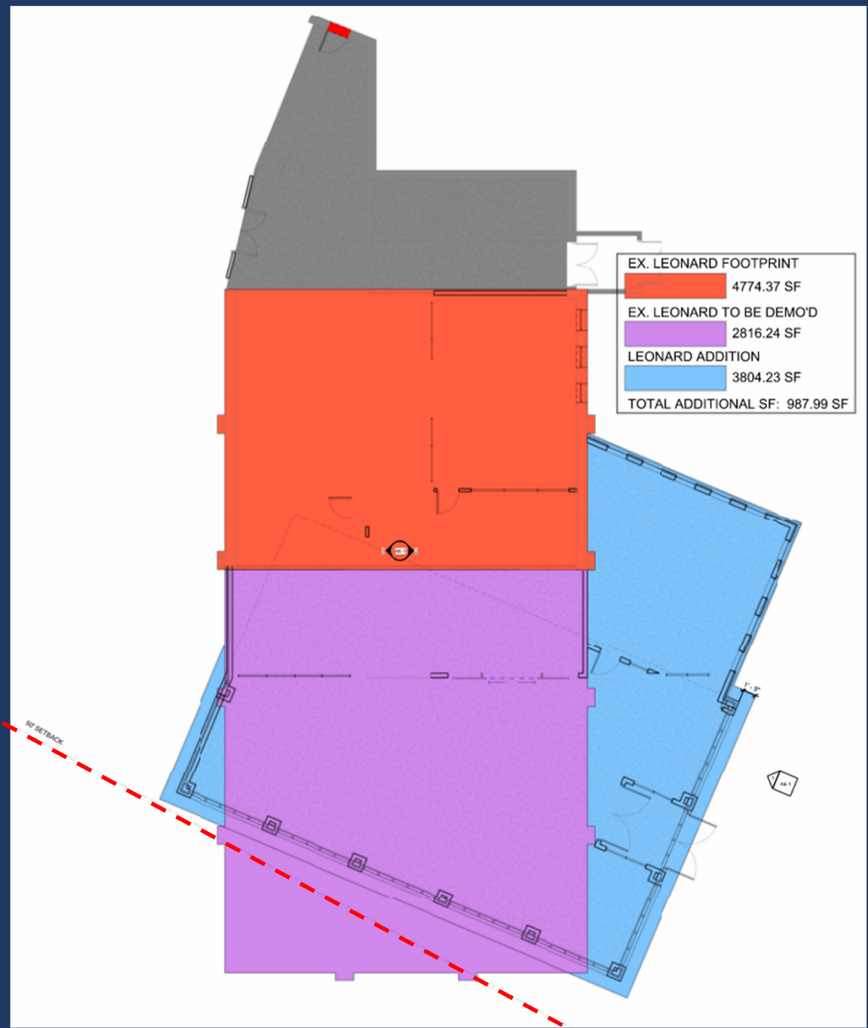
The **RED** dashed line represents the approximate IOZ 50’ setback



The **YELLOW** dashed line represents the approximate centerline of Hills Beach Rd

LH DIAGRAM

The **RED** dashed line represents the approximate IOZ 50’ setback



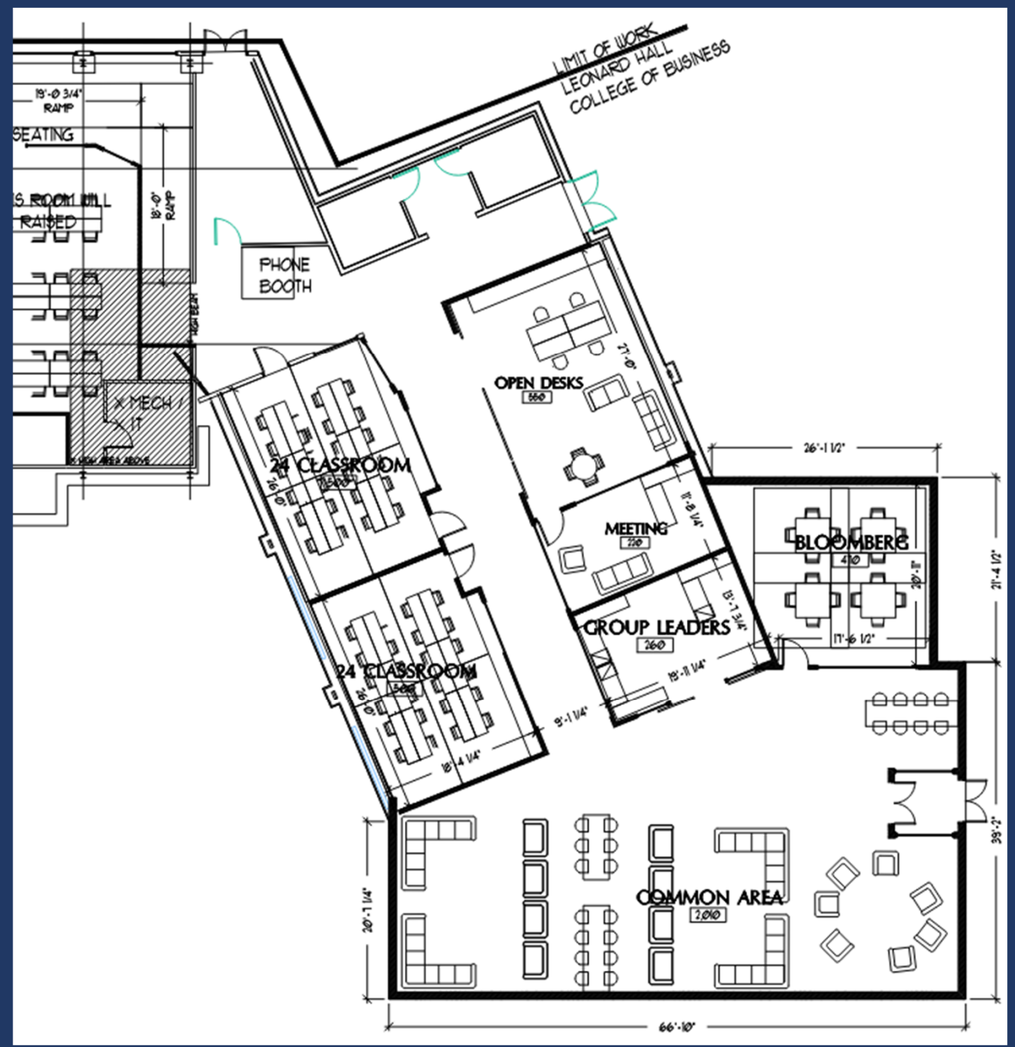
STEPS TO CONFORMITY

1. Demolish 2,817 sf of existing footprint (**purple**)
2. Replace with addition of 3,805 sf (**blue**)
3. Delta of new footprint is 988 sf (less than the 1,000 sf as stipulated by the site plan threshold)

LH PROPOSED ADDITION







LH PROPOSED ADDITION

The **YELLOW** dashed line represents the approximate centerline of Hills Beach Rd



The **RED** dashed line represents the approximate IOZ 50’ setback

LH PROPOSED ADDITION



Perspective heading southeast on Hills Beach Road

LH PROPOSED ADDITION



Perspective heading northwest on Hills Beach Road

CITY OF BIDDEFORD - SITE PLAN & SUBDIVISION APPLICATION DRAWING CHECKLIST *LAST REVISED: 11/26/2024*

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant and included on all preliminary and final Site Plan & Subdivision submittals. No checklist is required for sketch submittals.
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have adequate reasoning to justify their absence.
3. City to review applicant's submittal and checklist responses. Projects missing substantial submittal information with non-acceptable reasoning will be rejected and required to resubmit.
4. Items in **BLACK** are required for 'Preliminary' approval & 'Final' approval.
5. Items in **BLUE** are only required for 'Final' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	UNE LEONARD HALL RENOVATION
Planning Board # (if available):	
Applicant Name/Info:	UNIVERSITY OF NEW ENGLAND
Submittal #/Type (Prelim/Final):	MINOR SITE PLAN (FINAL)
Submittal Date:	25-Sep-25

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE			CITY REVIEW RESPONSE	
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	LIST DRAWING SHEET NUMBER WHERE INFORMATION IS PROVIDED	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
1	**GENERAL PLAN REQUIREMENTS**					
A	Drawing specific legends (linetypes, hatches, etc.)	YES	ALL SHEETS			
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)	YES	ALL SHEETS			
C	North arrows, standard engineering scale viewports, scale bars, dated revision blocks	YES	ALL SHEETS			
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	YES	ALL SHEETS			
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)	YES	ALL SHEETS			
2	**COVER SHEET**					
A	Project Name & Property Address	YES	COVER SHEET			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	YES	COVER SHEET			
C	Site Location Map	YES	COVER SHEET			
D	Sheet Set List of Drawings	YES	COVER SHEET			
E	Tax Map and Lot ID	YES	COVER SHEET			
F	Zoning & Shoreland Zone Information	YES	COVER SHEET			
G	Existing Use Description	YES	COVER SHEET			
H	Proposed Use Description	YES	COVER SHEET			
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	Yes	COVER SHEET			
J	Name of Drainage Watershed	YES	COVER SHEET			
K	Within the MS4 Urbanized Area (Yes/No)	YES	COVER SHEET			
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	NO	COVER SHEET	NO NATURAL RESOURCES WITHIN THE VICINITY OF THE PROJECT DISTURBED AREA.		
M	Within the 100-year Flood Zone (Yes/No)	NO	COVER SHEET			
N	Public Road Proposed (Yes/No)	NO	COVER SHEET			
O	Private Road Proposed (Yes/No)	NO	COVER SHEET			
P	Public Sewer Connection (Yes/No)	NO	COVER SHEET			
Q	Public Storm Drain Connection (Yes/No)	YES	COVER SHEET			
R	Limits of Disturbance in square feet and acres	YES	COVER SHEET			
S	Pervious Land Cover square footage, existing and proposed	YES	COVER SHEET			
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	YES	COVER SHEET			
U	Building Roof square footage, existing and proposed	YES	COVER SHEET			
V	Assigned Planning Board Number	N/A		STAFF REVIEW		
W	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A		MINIMAL GRADE CHANGES PROPOSED.		
3	**EXISTING CONDITIONS PLAN**					
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	YES	C-100			
B	Property & Right-of-Way Lines	YES	C-100			
C	Boundary line information (bearings, distances, etc.)	NO		Part of a 49.9 acre parcel. Boundary survey submitted with prevous application.		
D	Property pin and monumentation locations	NO		NO PROPERTY LINE CHANGE PROPOSED.		
E	Existing easements with proper ownership identified	NO		NONE WITHIN PROJECT AREA.		
F	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	YES	C-100			
G	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		NONE WITHIN VICINITY OF PROJECT AREA.		
H	100-year Flood Zone Limits & Elevation	NO		PROJECT NOT LOCATED WITHIN 100-YEAR FLOOD ZONE.		
I	Existing contours with adequate contour labelling; minimum 1' contour interval	YES	C-100			
J	Existing building FFEs annotated	YES	C-100			
K	Spot elevations for all tie-in locations (curb cuts, property line)	YES	C-100			
L	Existing buildings & structures	YES	C-100			
M	Existing pavement areas & number of parking spaces	YES	C-100			
N	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	YES	C-100			
O	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	YES	C-100			
P	Existing signage and striping	YES	C-100			
Q	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	YES	C-100			
R	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	YES	C-100			
S	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	YES	C-100			
T	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	YES	C-100			
U	Location of any borings, drinking wells, and monitoring wells	NO		NONE WITHIN VICINITY OF PROJECT AREA.		
4	**SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN**					
A	Limits-of-disturbance outlined and acreage annotated	YES	C-100			
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		NONE WITHIN VICINITY OF PROJECT AREA.		
C	100-year Flood Zone Limits	NO				
D	Callout existing site features to be demolished/removed/replaced	YES	C-100			
E	Callout existing utilities to be demolished/removed/abandoned-in-place	YES	C-100			
F	Hatch existing buildings and pavement to be removed	YES	C-100			
G	Construction Entrance location(s)	YES	C-300			
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	YES	C-300			
I	Stockpile and staging area(s) identified (with proper perimeter control)	YES	C-300			
J	Inlet protection location(s)	YES	C-300			
K	Note requiring contractor to implement dust control measures throughout construction	YES	C-300			

L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	YES	C-200			
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	NO		NO GROUNDWATER EXPECTED PER GEOTECHNICAL INVESTIGATION.		
N	If large development is proposed with an extensive underground stormwater conveyance network, identify how SWM infrastructure and BMPs will be protected during construction and if sediment traps/basins are needed	NO		MINIMAL STORMWATER INFRASTRUCTURE PROPOSED.		
5	**SITE PLAN/SUBDIVISION PLAN**					
A	Partial Site Plans needed for any viewport scale greater than 1"=20'	NO		ENTIRE PLAN SET AT 10-SCALE.		
B	Existing property and right-of-way lines	YES	C-200			
C	Proposed subdivision lot lines and labels	NO		NO APPLICABLE.		
D	Required Zoning Setbacks shown with dimensions and annotation	YES	C-200			
E	Bulk requirement summary table (zoning/parking calculations)	NO		NOT APPLICABLE		
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		NONE WITHIN VICINITY OF PROJECT AREA.		
G	100-year Flood Zone Limits	NO		PROJECT NOT LOCATED WITHIN 100-YEAR FLOOD ZONE.		
H	Proposed building outlines, door entrances and loading docks	YES	C-200			
I	Proposed building labels	YES	C-200			
J	Proposed road & sidewalk extents; provide clear annotation if roads will be public or private	YES	C-200	SIDEWALK ONLY. NO PROPOSED ROADS.		
K	Proposed parking and accessible parking locations; annotate parking space counts	NO		NONE PROPOSED.		
L	Proposed signage, parking striping, and traffic striping	NO		NONE PROPOSED.		
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	YES	C-200/DETAIL 3/C401			
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	YES	C-200			
O	Proposed landscaping; detailed landscaping design should be shown on separate plans	YES	L-100			
P	Designated snow storage areas	YES	C-200			
Q	Proposed dumpster locations and trash removal access	NO		NONE PROPOSED/NECESSARY.		
R	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	YES	C-200			
S	Radial dimensions for all curbs, landscaped islands, sidewalks	YES	C-200			
T	Public/private road centerline stationing shown, labelled every 0+50' with curve data	NO		NONE PROPOSED.		
U	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	NO		NONE PROPOSED.		
V	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	NO		NONE PROPOSED.		
W	Planning Board signature block for final recording	NO		DOES NOT REQUIRE PB REVIEW.		
6	**GRADING PLAN**					
A	Partial Grading Plans needed for any viewport greater than 1"=20'	NO		ENTIRE PLAN SET AT 10-SCALE		
B	Limits-of-disturbance outlined and acreage annotated	YES	C-300			
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)	YES	C-300			
D	Existing contours with adequate contour labelling, screened; minimum 1' contour interval	YES	C-300			
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	YES	C-300			
F	Detailed grading for all ditches, swales, outfalls, and riprap	YES	C-300			
G	All proposed contours tie-into existing contours at limits-of-disturbance outline	YES	C-300			
H	Existing spot elevations for all asphalt, curb, and SWM BMP tie-in locations	YES	C-300			
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		NONE WITHIN VICINITY OF PROJECT AREA.		
J	100-year Flood Zone Limits	NO		PROJECT NOT LOCATED WITHIN 100-YEAR FLOOD ZONE.		
K	Proposed spot elevations for all important roadway geometric points (including but not limited to: parking/drive aisles, building corners/entrances, retaining walls, loading docks, EOP/curblines)	NO		NOT APPLICABLE		
L	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	NO		NOT APPLICABLE		
M	Proposed % slope arrows for all ADA parking spaces and sidewalks	NO		NOT APPLICABLE		
N	Proposed longitudinal % slope arrows for drainage ditch centerlines	NO		NOT APPLICABLE		
O	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	YES	C-300			
P	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A		MINIMAL GRADE CHANGES PROPOSED.		
7	**ROAD PROFILES (if public/private road proposed)**	NO		NONE PROPOSED.		
A	Existing surface; dashed and screened					
B	Proposed surface; continuous and bold					
C	Road design speed must be clearly identified					
D	Corresponding centerline stationing and curve data annotation					
E	All vertical curves must identify the proposed 'K' values and confirm they meet the minimum design speed thresholds listed in AASHTO's Green Book Tables 3-35 & 3-37					
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)	YES	C-200			
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	YES	C-200/C-300			
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	YES	C-300			
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)	YES	C-200/C-300			
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)	YES	C-200/C-300			
F	Proposed storm culverts, outfalls, and riprap locations and sizes	NO		NONE PROPOSED.		
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	YES	C-300			
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	YES	C-300			
I	Flow directional arrows for storm & sewer pipes	YES	C-300			
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	YES	C-200/C-300			
K	All storm drains must be sized to convey the 25-year storm	YES	C-300			
L	Sewer force main sizes and invert elevations	NO		NONE PROPOSED		

M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W); additional details and hydraulic calculations required for any Public pump station proposed.	NO		NONE PROPOSED		
N	Locations, sizes, and elevations of any: grease traps, oil-water separators, septic systems, drinking wells	NO		NONE PROPOSED		
O	Proposed water sizes labelled	YES	C-200			
9	**UTILITY PROFILES**	NO		NONE PROPOSED.		
A	Utility profiles required for **all** gravity storm drain and sewer pipes proposed: within the right-of-way, within private or public roads, for non-driveway culverts, and for any public infrastructure tie-ins					
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					
10	**DETAILS**					
A	Road section detail, including pavement/gravel depths & cross slopes	YES	C-401			
B	Sidewalk, paver, crosswalk, and any other pavement section details	YES	C-401			
C	Pavement sawcut & shiplap details	YES	C-401			
D	Utility trench/backfill detail	YES	C-401			
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	YES	C-401			
F	Signage, striping, and ADA details	NO		NONE PROPOSED.		
G	E&S notes and details	YES	C-400			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	YES	C-401			
I	Storm outfall & riprap details	NO		NONE PROPOSED		
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	YES	C-401			
K	Pump station, grease trap, oil-water separator, septic, drinking well details	NOE		NONE PROPOSED		
L	Conduit section details	YES	ELECTRICAL PLANS			
11	**LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS**					
A	As required by ordinance; at a minimum: locations, counts, lighting models, and landscaping species must be identified	YES	L-100			
B	Landscaping & lighting details	NO		NONE PROPOSED		
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	Stormwater Management Report, including: 1. Predevelopment & Post-development Drainage Area Maps, including: a. Subdrainage areas delineated and labeled b. Points of Interest/Analysis shown and labeled c. Hatching for different land cover areas (impervious, pervious, gravel) within each applicable USDA soil boundary d. Time of concentration (Tc) paths & durations e. Four City-standardized stormwater summary tables 2. 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 3. Sizing calculations for any SWM water quality BMP or detention facility 4. A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: a. Annual maintenance requirements b. 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 c. 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	NO		Waiver requested. See cover letter.		
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)	NO		Existing sewer to private treatment plant.		
D	A Performance Guarantee Cost Estimate utilizing Planning's template	NO		Request a condition of approval; will provide when site contractor is on board		
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); starting tailwater conditions/documentation must be clearly identified					
K	Public sewer pump station sizing calculations and 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					

David C.M. Galbraith, City Planner / Deputy Director Planning and Development

David.Galbraith@biddefordmaine.org

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City of Biddeford Government

@CityofBiddeford

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Preliminary and Final Approval
5-10 Lot Private Way Application for Jason Martel
10 Wood Island Acres (Tax Map 8, Lot 5) located within the SR1 & SP zones.
Planning Board Case# 2025.12
March 4, 2026

RE: Case# 2025.12: Preliminary and Final Private Way Application for Jason Martel to build a private way to provide access to two new single-family residential lots. The property is at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR1 & SP zones.

Pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Part III – Land Development Regulations, Article VI (Performance Standards), Section 51 – Private ways and roads. The Biddeford Planning Board has considered the application of Based on its review, including supportive data, public hearing testimony and related materials contained in the record, the Planning Board makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT:

1.	Applicant:	James Martel 10 Wood Island Acres Biddeford, ME 04005
2.	Owner of Property:	Same as Applicant
3.	Agent:	Paul Gadbois PO Box 327 Saco, ME 04072
4.	Surveyor:	Same as above
5.	Project Location:	10 Wood Island Acres
6.	Project Tax Map #/Lot #:	Tax Map 8, Lot 5
7.	Lot Size:	24 Acres
8.	Base Zoning:	SR1
9.	Overlay Zoning:	SP
10.	Existing Use:	Single Family Home
11.	Proposed Use:	Building a private way to provide access to two new single-family residential lots

CONCLUSIONS OF LAW:

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

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

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

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

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

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

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

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

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

10. The proposed use would be in compliance with Biddeford's Comprehensive Plan;

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

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

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

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

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

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

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

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

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

APPROVAL GRANTED – CONDITIONS OF APPROVAL (COA):

Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the proposed project summarized within the attached Staff report and pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Part III – Land Development Regulations, Article VI (Performance Standards), Section 51 – Private ways and roads, and hereby approves Case# 2025.12, a Preliminary and Final Private Way Application for Jason Martel to build a private way to provide access to two new single-family residential lots. The property is at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR1 & SP zones, with the following Conditions of Approval (COA):

1. Standard Conditions of Approval apply.

2. Construction may not commence until after the required preconstruction meeting with City Staff has been held.

3. In lieu of providing a Performance Guarantee for the required roadway construction the roadway shall be upgraded to a 5-10 lot private way standard. Following completion, the reviewing engineer (Paul Gadbois) will need to provide a stamped and signed letter certifying that the roadway has been constructed to City 5-10 lot roadway standards.

4. No occupancy permits may be issued until Wood Island Acres is constructed to meet the City's 5-10 lot roadway standards, and the City is in receipt of the stamped and signed by the project engineer certifying that the roadway was constructed to said standards.

5. Modifications to Approved Development Plans: The project shall be constructed in accordance with the approved development plans. No deviations to the approved development plans shall be made without prior written authorization by the City Planner. Should the Applicants desire a modification from approved plans, they shall be required to submit a formal letter requesting a "minor modification" to the approved development plans. The narrative shall be submitted outlining the request, the reasoning for the request (justification) and include plans illustrating the approved plans and proposed modifications. Changes beyond the authority of the City Planner shall be reviewed and approved by the Planning Board. It should be noted that review fees for any proposed changes may be assessed to the Applicant, for Staff or Peer Review time spent evaluating the request.

6. Stamped and signed "As-Built Drawings" and CAD Files shall be submitted to the Planning and Engineering Departments (clearly identifying what approved deviations and variances were installed based on the approved permit drawings). Occupancy Permits shall not be issued until the "as-built drawings" have been submitted to the City's Engineering Department including a

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stamped and signed letter from a licensed professional engineer certifying that the roadway was constructed to City's 5-10 lot private roadway standards.

7. Driveways to access the two proposed lots shall be constructed in the locations shown of the approved development plans. This restricts driveways from being placed at the ends of the hammer-head turn-arounds, to minimize driveways from being blocked during snow plowing.

8. The City of Biddeford will not assume responsibility for roadway construction, ongoing roadway maintenance, snow removal, or trash collection. Property owners will be responsible for transporting household waste to Wood Island Acres and Westwood Drive for curbside collection. The private roadway shall remain private in perpetuity.

9. Prior to the issuance of the first building permit, for the proposed private way extension, the Applicant shall contribute $XYZ towards the City's sidewalk fund in lieu construction of a sidewalk.

10. Required Inspections:

    i. Erosion & Sediment Control Inspections
        1. Needs to be completed by a City-approved 3rd Party Inspector and paid by the Applicant via the inspection fee escrow being held by the City.
        2. Initial, monthly, and final inspections
        3. The City's Engineering Department, at minimum, shall be notified for an initial E&S inspection prior to breaking ground.

    ii. Copies of all inspection reports need to be submitted to the Engineering Department upon the completion of each inspection.

11. York County Recorded Drawings: The above Conditions of Approval shall be included on the Planning Board signed plan set. The Applicant must record copies of Planning Board signed project plans at the York County Registry of Deeds and provide electronic copies of the recorded drawings to Planning & Engineering Department prior to the scheduling of a pre-construction meeting.

DRAFT FOF/COA

_____
John McCurry, Planning Board Chair

_____
Date

Adi Iriqat | Assistant Planner
Planning & Development Department

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City of Biddeford Government

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PLANNING BOARD STAFF REPORT

To: Chair McCurry and Members of the Biddeford Planning Board
From: Adi Iriqat, Assistant City Planner

Date: February 24, 2026

RE: Case# 2025.12: Preliminary and Final Private Way Application for Jason Martel to build a private way to provide access to two new single-family residential lots. The property is at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR1 & SP zones.

Meeting Date: March 4, 2026

1) Introduction

This project received Planning Board approval in 2003 to create a private way for Wood Island Acres. The applicant proposes creating a new private way to provide access to two newly proposed lots.

Since the current private way is built to the 3-4 lot standards, the addition of two new lots brings the total number of lots on the parcel to six. This aligns with the five-lot subdivision roadway standards, which require upgrading the private way.

2) Project Data / Information

1.	Applicant:	James Martel 10 Wood Island Acres Biddeford, ME 04005
2.	Owner of Property:	Same as Applicant
3.	Agent:	Paul Gadbois PO Box 327 Saco, ME 04072
4.	Surveyor:	Same as above
5.	Project Location:	10 Wood Island Acres
6.	Project Tax Map #/Lot #:	Tax Map 8, Lot 5
7.	Lot Size:	24 Acres
8.	Base Zoning:	SR1
9.	Overlay Zoning:	SP
10.	Existing Use:	Single Family Home
11.	Proposed Use:	Building a private way to provide access to two new single-family residential lots

2025.12_A Preliminary and Final Private Way Application for Jason Martel to build a private way to provide access to two new single-family residential lots. The property is at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR1 & SP zones.

Planning Board Hearing Date: March 4, 2026

12.	Approvals Required:	Private Way Review Application
13.	Uses in the Vicinity:	Residential
14.	Waivers Request:	Stormwater Permit-by-Rule
15.	Waivers Granted:	N/A
16.	Other Non-City Permits Required:	1. DEP 2. USACE
17.	LDR Attachment A: Fees Paid:	Application Fees Paid
18.	Planning Board Review History:	**Sketch Plan**: Nov 19, 2025. **Prelim & Final**: March 4, 2026

3) Existing Conditions

The subject property is approximately 24 acres with an existing house occupying 6.8 acres of the total acreage. Identified as Lot A on the site plan.

As proposed, all lots will be served by public water, with underground utilities extended from the existing overhead lines. A private septic system will also serve each lot.

4) Proposed Project

The applicant proposes to create two more lots serviced by a new private way. The proposed way will be 320 feet in length and will require widening of the base course pavement from 18 feet to 20 feet and adding the 1 ¼ ‘surface mix.

The new lots are identified as Lot B (7.9 acres) and Lot C (8.9 acres), as shown on the site plan in the submittal package.

The City of Biddeford will not assume responsibility for roadway construction, ongoing roadway maintenance, snow removal, or trash collection. Property owners will be responsible for transporting household waste to Wood Island Acres and Westwood Drive for curbside collection, as noted in **Note 11** on the subdivision plan.

The project proposes a 25-foot wood buffer as part of its stormwater management plan. The buffer will preserve rural natural resources and decrease construction costs. See image below.

2025.12_A Preliminary and Final Private Way Application for Jason Martel to build a private way to provide access to two new single-family residential lots. The property is at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR1 & SP zones.

Planning Board Hearing Date: March 4, 2026

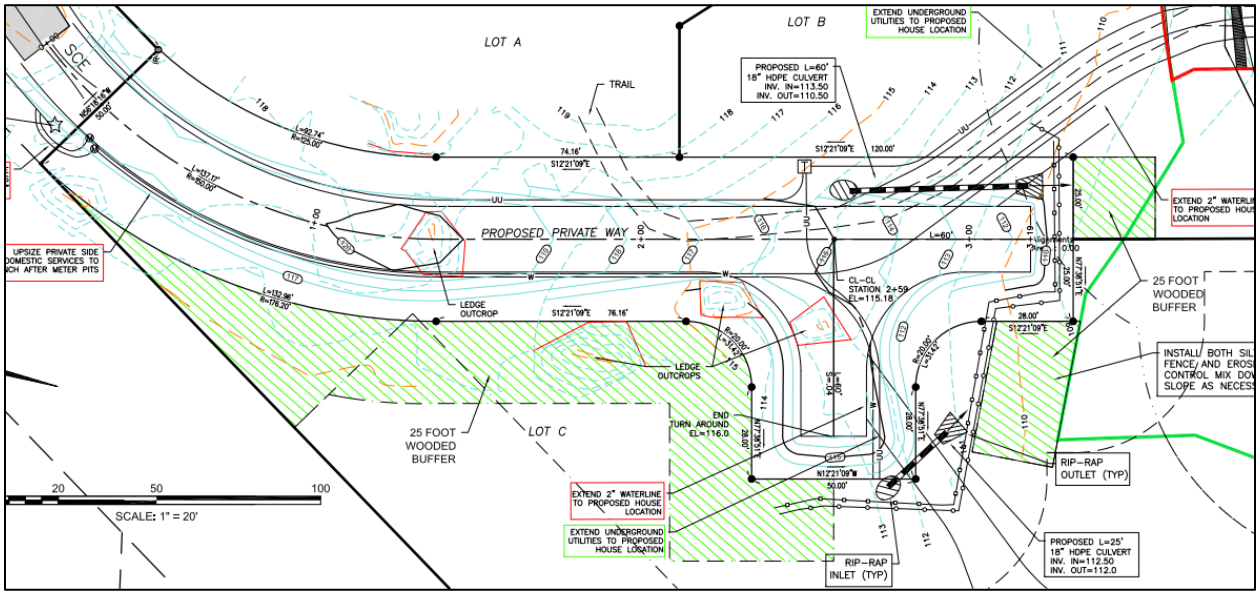


Figure 1 A snippet from the Private Way Plan and Profile showing the green buffer.

5) Review Process

Per City ordinance, this application is subject to review and approval by the Planning Board for Site Plan (Land Development Regulations, Article XI), and Sec. 51, Private Ways and Roads (Article VI, Performance Standards).

A. Fire Department (FD): The hammerhead will be 60 feet, 20 feet more than the required 40-foot requirement.

B. Maine Water: Ability to serve letter was issued on January 24, 2025.

C. Engineering Department: The applicant must submit a letter of certification and as-built plans demonstrating that the road was built to the city's standards. This will become relevant towards the end of the approval process.

D. Police Department: The applicant is waiting to hear from PD.

E. CMP: Power currently exists for this project.

F. Maine Department of Environmental Protection: the project received a Permit-by-Rule for the stream crossing and activities near a significant vernal pool habitat.

G. U.S. Army Corps of Engineers: The project received a stream crossing and a permit to fill 2,925 square feet of wetlands to provide for the construction of a driveway to access Lot C.

2025.12_A Preliminary and Final Private Way Application for Jason Martel to build a private way to provide access to two new single-family residential lots. The property is at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR1 & SP zones.

Planning Board Hearing Date: March 4, 2026

6) Staff Review

Waivers: The applicant is seeking a Performance Guarantee Review Waiver for stormwater because the project will create less than 20,000 square feet of impervious area (19,500 sq ft) and less than 5 acres of developed area (53,000 sq ft).

Wood Island Acres will be servicing 5-lots it needs to be upgraded to the 5-10 lot standard. This requires the roadway to be paved to meet the standard. Currently the road is paved with an average pavement width of 18 feet. The base pavement will be widened to 20 feet and a surface course of 1 1/4 “applied. The applicant is requesting that no building permits are issued until the proposed private way is built to the private roadway standards.

Typically, the City has allowed small private ways, such as being proposed, to not provide a Performance Guarantee with the adoption of Conditions of Approval (COA). In this case, the following have been included within the Findings of Fact (FOF) and Conditions of Approval (COA):

1. Construction may not commence until after the required preconstruction meeting with City Staff has been held.

2. In lieu of providing a Performance Guarantee for the required roadway construction the roadway shall be upgraded to a 5-10 lot private way standard. Following completion, the reviewing engineer (Paul Gadbois) will need to provide a stamped and signed letter certifying that the roadway has been constructed to City 5-10 lot roadway standards.

3. No occupancy permits may be issued until Wood Island Acres is constructed to meet the City’s 5-10 lot roadway standards, and the City is in receipt of the stamped and signed by the project engineer certifying that the roadway was constructed to said standards.

Zoning: The proposed use is for the construction of a new private way to service two new lots, which is a permitted use within the SR-1 Zoning District. As proposed, the private way would meet the required performance standards set forth in Section 51 Private Ways and Roads, Art VI.

7) Sample Motions

A. Motion to ***Approve*** Case # 2025.12 for preliminary and final private way application for Jason Martel at 10 Wood Island Acres (Tax Map 8, Lot 5), within the Suburban Residential & Stream Protection (SR 1 & SP) zones, with the adoption of the drafted Findings of Fact (FOF) and Conditions of Approval (COA).

B. Motion to ***Deny*** the preliminary and final private way application for Jason Martel at 10 Wood Island Acres (Tax Map 8, Lot 5), within the Suburban Residential & Stream Protection (SR 1 & SP) zones for the following reasons:

   1) _____.

2025.12_A Preliminary and Final Private Way Application for Jason Martel to build a private way to provide access to two new single-family residential lots. The property is at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR1 & SP zones.

Planning Board Hearing Date: March 4, 2026

2) _____.
3) _____.

C. Motion to ***Table*** the preliminary and final private way application for Jason Martel at 10 Wood Island Acres (Tax Map 8, Lot 5), within the Suburban Residential & Stream Protection (SR 1 & SP) zones for the following reasons:

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

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

Type of Application:

__ Shoreland Zoning Permit __ Site Plan Review (Please include checklist) __ Extraction
__ Conditional Use Permit __ Subdivision (Please include Checklist) _X_ Private Way
__ Other: _____

Applicant Information:

Name: __Jason Martel_____
Mailing Address: _10 Wood Island Acres Biddeford, Maine_____
Telephone: _(207) 205-5171_____
Email: _____marty97E@gmail.com_____
What is your legal interest in the property?
__ Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:

Name: _____Same as Applicant_____
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: _____Paul P. Gadbois_____
Mailing Address: ___P.O. Box 327___Saco, Maine 04072_____
Telephone: _____(207) 283-3980_____
Email: _____pgadbois53@gmail.com_____

Engineer/Surveyor's Information:

Name: _____Same as Agent_____
Mailing Address: _____
Telephone: _____
Email: _____

Project Location and Lot Information:

Street Address: _10 Wood Island Acres_____Drainage Watershed:_____
Tax Map: ____8_____ Lot: _____5_____
Current Zoning: _____SR-1_____ Shoreland Zoning: _____SP_____
Size of Lot: _____24_____ (X)acres ( )s.f. Lot Frontage: _____145'_____
Existing Use of Property: ___Currently contains one single family residence._____
_____

Property currently serviced by:

__ City Road __ Public Sewer _X_ Public Water _X_ Public Trash
_X_ Private Road X_ 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? _X_ (Yes)__(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: _Construct_ _private way to provide access to two new single family residential lots._____

_____

Property to be Serviced by:

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

Limits of Disturbance: _____53,000_____ ( )acres (X) s.f.
Net change in impervious cover: ____19,500_____ ( )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? _X_(Yes, Private) __(Yes, Public) __(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: _____
Total new square feet paving/parking: _____

Waiver Requests (attach details):

1. _Performance Guarantee_____
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval
__ Fire Department – Contact Chief or Deputy Chief – 282-9986
X_ Ability to Serve for Water Service – Maine Water – 282-1543
__ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
__ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
__ Ability to Serve for Electrical Service-CMP-1-866-225-4200
X_Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
B. Photographs of Site.
C. Architectural renderings/drawings of proposed buildings, as required.
D. Engineering Plans, as required.
E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Required Signatures:

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

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

Will the proposed project cause 1 acre or more of site disturbance? X (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~~ AGENT: Paul P. Gadbois **Date** 10/17/25

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

CITY OF BIDDEFORD - SITE PLAN & SUBDIVISION APPLICATION DRAWING CHECKLIST *LAST REVISED: 11/26/2024*

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant and included on all preliminary and final Site Plan & Subdivision submittals. No checklist is required for sketch submittals.
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have adequate reasoning to justify their absence.
3. City to review applicant's submittal and checklist responses. Projects missing substantial submittal information with non-acceptable reasoning will be rejected and required to resubmit.
4. Items in **BLACK** are required for 'Preliminary' approval & 'Final' approval.
5. Items in **BLUE** are only required for 'Final' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	
Planning Board # (if available):	
Applicant Name/Info:	
Submittal #/Type (Prelim/Final):	
Submittal Date:	

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE			CITY REVIEW RESPONSE	
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	LIST DRAWING SHEET NUMBER WHERE INFORMATION IS PROVIDED	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
1	**GENERAL PLAN REQUIREMENTS**					
A	Drawing specific legends (linetypes, hatches, etc.)	Yes	Sh #2			
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)	Yes				
C	North arrows, standard engineering scale viewports, scale bars, dated revision blocks	Yes	Sh #'s 1 thru 5			
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	Yes	Sh #'s 2 & 3			
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)	Yes	All sheets			
2	**COVER SHEET**					
A	Project Name & Property Address	Yes	Sh #2			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	Yes	Sh #2			
C	Site Location Map	Yes	Sh #1			
D	Sheet Set List of Drawings	Yes	Sh #1			
E	Tax Map and Lot ID	Yes	Sh #2			
F	Zoning & Shoreland Zone Information	Yes	Sh #2 & 3			
G	Existing Use Description	Yes	Project Narrative			
H	Proposed Use Description	Yes	Project Narrative			
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	Yes	Narrative & Sh #2			
J	Name of Drainage Watershed	Yes	Application form			
K	Within the MS4 Urbanized Area (Yes/No)	Yes	Application form			
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	Yes	Sh #2 & 3			
M	Within the 100-year Flood Zone (Yes/No)	Yes	Sh #2 & 3			
N	Public Road Proposed (Yes/No)	No				
O	Private Road Proposed (Yes/No)	Yes	Sh #2 & 4			
P	Public Sewer Connection (Yes/No)	No				
Q	Public Storm Drain Connection (Yes/No)	No				
R	Limits of Disturbance in square feet and acres	Yes	Narrarive and Sh# 2			
S	Pervious Land Cover square footage, existing and proposed	N/A				
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	Yes	Sh #2			
U	Building Roof square footage, existing and proposed	Yes	Sh #2			
V	Assigned Planning Board Number					
W	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A				
3	**EXISTING CONDITIONS PLAN**					
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	Yes	Sh #2			
B	Property & Right-of-Way Lines	Yes	Sh #2			
C	Boundary line information (bearings, distances, etc.)	Yes	Sh #2			
D	Property pin and monumentation locations	Yes	Sh #2, 3 & 4			
E	Existing easements with proper ownership identified	Yes	Sh #2 & 3			
F	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	Yes	Narrative and Sh #2 & 4			
G	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh #2 & 3			
H	100-year Flood Zone Limits & Elevation	Yes	Sh # 2 & 3			
I	Existing contours with adequate contour labelling; minimum 1' contour interval	Yes	Sh #3	Waiver request		
J	Existing building FFEs annotated	N/A				
K	Spot elevations for all tie-in locations (curb cuts, property line)	N/A				
L	Existing buildings & structures	Yes	Sh # 2 & 3			
M	Existing pavement areas & number of parking spaces	N/A				
N	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	N/A				
O	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	Yes	Sh #2 & 3			
P	Existing signage and striping	Yes	Sh #2 & 3	Existing stop and street sign		
Q	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	Yes	Sh #4			
R	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes	Sh #4			
S	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)	N/A				
T	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	Yes				
U	Location of any borings, drinking wells, and monitoring wells	N/A				
4	**SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN**					
A	Limits-of-disturbance outlined and acreage annotated	Yes	Sh #2 & 5			
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh #2 & 3			
C	100-year Flood Zone Limits	Yes	Sh #2 & 3			
D	Callout existing site features to be demolished/removed/replaced	N/A				
E	Callout existing utilities to be demolished/removed/abandoned-in-place	N/A				
F	Hatch existing buildings and pavement to be removed	N/A				
G	Construction Entrance location(s)	Yes	Sh #4 & 7			
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	Yes	Sh #4			
I	Stockpile and staging area(s) identified (with proper perimeter control)	N/A				
J	Inlet protection location(s)					
K	Note requiring contractor to implement dust control measures throughout construction	Yes	Sh #6			
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	N/A				
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	N/A				
N	If large development is proposed with an extensive underground stormwater conveyance network, identify how SWM infrastructure and BMPs will be protected during construction and if sediment traps/basins are needed	N/A				
5	**SITE PLAN/SUBDIVISION PLAN**					
A	Partial Site Plans needed for any viewport scale greater than 1"=20'	Yes	Sh #4	Waiver Request for Subdivision Plan		
B	Existing property and right-of-way lines	Yes	Sh #2			
C	Proposed subdivision lot lines and labels	Yes	Sh #2			
D	Required Zoning Setbacks shown with dimensions and annotation	Yes	Sh #2			

E	Bulk requirement summary table (zoning/parking calculations)	N/A				
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh #2 & 3			
G	100-year Flood Zone Limits	Yes	Sh #2 & 3			
H	Proposed building outlines, door entrances and loading docks	N/A				
I	Proposed building labels	N/A				
J	Proposed road & sidewalk extents; provide clear annotation if roads will be public or private	Yes	Sh #2 & 4			
K	Proposed parking and accessible parking locations; annotate parking space counts	N/A				
s	Proposed signage, parking striping, and traffic striping	Yes	Sh #4	Proposed Street and Stop sign		
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	N/A				
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	Yes	Sh #4			
O	Proposed landscaping; detailed landscaping design should be shown on separate plans	N/A				
P	Designated snow storage areas	N/A				
Q	Proposed dumpster locations and trash removal access	N/A		Trash to be brought to intersection of public road		
R	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	N/A				
S	Radial dimensions for all curbs, landscaped islands, sidewalks	N/A				
T	Public/private road centerline stationing shown, labelled every 0+50' with curve data	Yes	Sh #4			
U	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	Yes	Sh # 2 & 4	Note # 21 & 10		
V	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	Yes	Sh # 2 & 4	Notes # 14 & 1		
W	Planning Board signature block for final recording	Yes	Sh #2			
6	**GRADING PLAN**					
A	Partial Grading Plans needed for any viewport greater than 1"=20'	Yes	Sh #4			
B	Limits-of-disturbance outlined and acreage annotated	Yes	Sh #2			
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)	N/A				
D	Existing contours with adequate contour labelling, screened; minimum 1' contour interval	Yes	Sh #4			
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	Yes	Sh #4			
F	Detailed grading for all ditches, swales, outfalls, and riprap	Yes	Sh #4			
G	All proposed contours tie-into existing contours at limits-of-disturbance outline	Yes	Sh #4			
H	Existing spot elevations for all asphalt, curb, and SWM BMP tie-in locations	N/A				
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh # 2 & 3			
J	100-year Flood Zone Limits	Yes	Sh # 2 & 3			
K	Proposed spot elevations for all important roadway geometric points (including but not limited to: parking/drive aisles, building corners/entrances, retaining walls, loading docks, EOP/curblines)	N/A				
L	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	N/A				
M	Proposed % slope arrows for all ADA parking spaces and sidewalks	N/A				
N	Proposed longitudinal % slope arrows for drainage ditch centerlines	N/A				
O	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	Yes	Sh #4			
P	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A				
7	**ROAD PROFILES (if public/private road proposed)**					
A	Existing surface; dashed and screened	Yes	Sh #4			
B	Proposed surface; continuous and bold	Yes	Sh #4			
C	Road design speed must be clearly identified	No		Dead end private road		
D	Corresponding centerline stationing and curve data annotation	Yes	Sh #4			
E	All vertical curves must identify the proposed 'K' values and confirm they meet the minimum design speed thresholds listed in AASHTO's Green Book Tables 3-35 & 3-37	Yes	Sh #4			
F	Clear annotation if proposed road will be public or private	Yes	Sh #4			
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	Yes	Sh #2 & 4			
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	Yes	Sh #2 & 4			
8	**UTILITY PLAN**					
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)	Yes				
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	Yes				
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)					
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)	Yes	Sh #4			
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes	Sh #4			
F	Proposed storm culverts, outfalls, and riprap locations and sizes	Yes	Sh #4			
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	YES	Sh #4			
I	Flow directional arrows for storm & sewer pipes	YES	Sh #4			
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	None				
K	All storm drains must be sized to convey the 25-year storm	YES		HydroCad Report Culvert for 25 and 50 year events		
L	Sewer force main sizes and invert elevations	N/A				
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W); additional details and hydraulic calculations required for any Public pump station proposed.	N/A				
N	Locations, sizes, and elevations of any: grease traps, oil-water separators, septic systems, drinking wells	N/A				
O	Proposed water sizes labelled	Yes	Sh #4			
9	**UTILITY PROFILES**					
A	Utility profiles required for all gravity storm drain and sewer pipes proposed: within the right-of-way, within private or public roads, for non-driveway culverts, and for any public infrastructure tie-ins	N/A				
B	Existing surface; dashed and screened	N/A				
C	Proposed surface; continuous and bold	N/A				
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	N/A				
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	N/A				
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated	N/A				
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated	N/A				
10	**DETAILS**					
A	Road section detail, including pavement/gravel depths & cross slopes	Yes	Sh #4			
B	Sidewalk, paver, crosswalk, and any other pavement section details	N/A				
C	Pavement sawcut & shiplap details	Yes	Sh # 6			
D	Utility trench/backfill detail	Yes	Sh #6			

E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	N/A				
F	Signage, striping, and ADA details	N/A				
G	E&S notes and details	Yes	Sh #6 & 7			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	N/A				
I	Storm outfall & riprap details	Yes	Sh #7			
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	NO		The proposed roadway is elevated 20" above existing grade.		
K	Pump station, grease trap, oil-water separator, septic, drinking well details	N/A				
L	Conduit section details	Yes	Sh #6			
11	**LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS**					
A	As required by ordinance; at a minimum: locations, counts, lighting models, and landscaping species must be identified	N/A				
B	Landscaping & lighting details	N/A				
12	**DOCUMENTS/REPORTS/CALCULATIONS**					
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way inspections during construction v. Site Punchlist/As-Built inspections post-construction	YES				
B	Stormwater Management Report, including: 1. Predevelopment & Post-development Drainage Area Maps, including: a. Subdrainage areas delineated and labeled b. Points of Interest/Analysis shown and labeled c. Hatching for different land cover areas (impervious, pervious, gravel) within each applicable USDA soil boundary d. Time of concentration (Tc) paths & durations e. Four City-standardized stormwater summary tables 2. 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 3. Sizing calculations for any SWM water quality BMP or detention facility 4. A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: a. Annual maintenance requirements b. 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 c. 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	N/A		Vegetated buffers required for five or less lots.		
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)	N/A				
D	A Performance Guarantee Cost Estimate utilizing Planning's template	NO		Contractor will complete before final.		
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)	N/A				
F	25-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches); starting tailwater conditions/documentation must be clearly identified	Yes		See HydroCad Report. Culverts were sized for 25 & 50 year storm events.		
K	Public sewer pump station sizing calculations and maintenance plan	N/A				
M	Grease trap sizing calculations	N/A				
N	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more	Yes				
O	Summary list & copy of any required DOT/DEP/USACE permits & approvals	Yes				

PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

January 17, 2025

Paul P. Gadbois, P.E., P.L.S.
Paul P. Gadbois Engineering
P.O. Box 327
Saco, Maine 04072

RE: 10 Wood Island Acres, City Tax Map 8, Lot 5.

Dear Paul,

This letter will serve as authorization for Paul P. Gadbois Engineering to act as agent on the above referenced project with regards to various land use permitting requirements for the property (Tax Map 8, Lot 5) located off Wood Island Acres in Biddeford. This will include any submissions to the DEP, ACOE, and the City.

Very Truly Yours,

Jason Martel

PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

December 6, 2025

David Galbraith, Planner
City of Biddeford
205 Main Street
Biddeford, Maine

Re: Jason Martel, 10 Wood Island Aces, Tax Map 8, Lot 5.

Dear Mr. Galbraith,

The owner / applicant Jason Martel wishes to subdivide his 24-acre parcel of land into 3-Lots. Lot A his existing residence will be approximately 6.8 acres in size. Lot's B & C to be conveyed to blood relatives for construction of single-family residences and containing approximately 8 acres each.

Wood Island Acres is a private way and was approved by the city of Biddeford in 2003 and built to the 3-4 lot standard and received the base coat of pavement.

The project will now be serving 6 lots and will require widening the existing Wood Island Acres base course pavement to 20 feet and adding the 1 ¼" surface mix.

We are proposing to create a new private way approximately 320 feet in length to provide access to the proposed lots.

The property will be serviced by public water, underground utilities from existing overhead power to the proposed lots, and on-lot septic. The proposed lots are in the SR-1 Zone requiring 100 feet of street frontage and a minimum lot size of 20,000 square feet.

Wetlands were delineated by Coppi Environmental, LLC (See Report dated November 14, 2024. Suitable soil was found on the proposed lots. See preliminary soil evaluation by Mark Hampton dated December 23, 2024.

The proposed development according to the soil survey is located on Lyman (LyB) soil group. This soil is not considered prime agricultural soil according to the City of Biddeford Article 6, Performance Standards.

The proposed development is not located within a FEMA Flood Zone.

According to Maine Historic Preservation Officer there will be no historic properties affected by the proposed development. Also, according to the director of Maine Natural Areas Program there are no rare botanical features documented with the project area.

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Email: pgadbois53@gmail.com

The project drains in a northerly direction to an unnamed stream to West Brook. West Brook is not listed as an Urban Impaired Stream. The project is located within the MS4 watershed.

Fire Department

The private road constructions require that we provide a turnaround 40 feet to either side of the center line of the dead-end street.

The fire department has required larger turnaround legs for past projects and the proposed hammerhead will be 60 feet to either side of the proposed centerline.

Police Department

The chief of police approved Landlocked Drive for the naming of the private way.

Maine Water

Maine has stated that this project is within the water system's available capacity. See ability to serve determination dated January 24, 2025, for this project.

Maine Department of Environmental Protection

- The project received a Permit-by-Rule for the stream crossing and activities near a significant vernal pool habitat. PBR_ID-0100210

U.S. Army Corps of Engineers

- The project received a stream crossing and a permit to fill 2,925 square feet of wetlands to provide for construction of a driveway to access Lot C. NAE-2025-00513

Project Area Calculations:

The project is not located within an urban impaired stream watershed. The project is proposing to create 19,500 square feet of impervious area for the proposed private way, including the driveways to lots and structures. The developed area was calculated to be 53,000 square feet. Since the project is less than one acre of impervious and less than 5 acres of developed area it qualifies for a stormwater PBR.

Stormwater:

Article VI. Performance Standards, Section 51. Private Ways.

PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

E. Stormwater management. To preserve rural natural resources and keep construction costs down, roads servicing five or less lots, vegetated buffers and swales shall be utilized. The project is proposing 25-foot wood buffers.

Hydrocad Calculations verify that the proposed 18" culverts can handle the 50-year storm events.

Waiver Request:

Since Wood Island Acres will be servicing 5-lots it needs to be upgraded to the 5-10 lot standard. This requires the roadway to be paved to meet the standard. Currently the road is paved with an average pavement width of 18 feet. The base pavement will be widened to 20 feet and a surface course of 1 1/4 "applied.

We are requesting that no building permits are issued until the proposed private way is built to the private roadway standards.

No occupancy permits are issued until Wood Island Acres is paved to meet the 5-10 lot standards.

We are asking that this be a condition of approval.

Approval Process:

The preliminary application was submitted on October 23rd with no comments received by the planning department.

We met with the planning board on November 19th without any concerns by the board or the public for the proposed project.

We are requesting preliminary and final plan approval at the next scheduled meeting.

We look forward to discussing this preliminary and final plan submission with the staff and planning board.

Very truly yours,

Paul P. Gadbois

Paul P. Gadbois, P.E., P.L.S.

JoAnne,

Here is the list

1. Deer Ridge Drive
2. Landlocked Drive
3. Mariner Lane

Paul P. Gadbois, P.E., P.L.S.
P.O. Box 327
Saco, Maine 04072
(207) 283-3980
pgadbois53@gmail.com

[Quoted text hidden]

Fisk, JoAnne <joAnne.fisk@biddefordmaine.org> Mon, Oct 20, 2025 at 8:57 AM
To: Paul Gadbois <pgadbois53@gmail.com>

Good morning Paul,

Landlocked is fine the other two are conflicts. Can you give me information on exactly what this will be. Private way? Is it a subdivision?

Thanks,

JoAnne

JoAnne W. Fisk
Chief of Police
39 Alfred Street
Biddeford, Maine 04005
(207) 282-5127
biddefordmaine.org/police
joanne.fisk@biddefordmaine.org

[Quoted text hidden]

Paul Gadbois <pgadbois53@gmail.com> Mon, Oct 20, 2025 at 9:35 AM
To: "Fisk, JoAnne" <joAnne.fisk@biddefordmaine.org>

JoAnneThank You, Attached is the subdivision plan. The owner wants to create two lots for his children

It will be a private way off of Wood Island acres

Paul P. Gadbois, P.E., P.L.S.
P.O. Box 327

QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Aimee E. Martel

of 10 Wood Island Acres, Biddeford, ME 04005,

for consideration paid, grant to **Jason B. Martel**

of 10 Wood Island Acres, Biddeford, ME 04005

with **quitclaim covenants,** the land in Biddeford, County of York, and State of Maine, described on the attached **EXHIBIT A.**

BK 16622 PGS 877 - 879 06/13/2013 09:56:16 AM
INSTR # 2013027444 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS

No R.E. Transfer Tax Paid

WITNESS our/my hand(s) and seal(s) this 7th day of June, 2013.

Signed, Sealed and Delivered in presence of:

_____

X _____
Aimee E. Martel

STATE OF MAINE

June 07, 2013

COUNTY OF York

Then personally appeared the above named Aimee E. Martel and acknowledged the foregoing instrument to be her free act and deed.

Before me, SEAL

Michelle J Lavigne
Notary Public
Printed Name: Michelle J Lavigne
My Commission Expires:

MICHELLE J. LAVIGNE
Notary Public, Maine
My Commission Expires September 13, 2013

Exhibit A

A certain lot or parcel of land, together with the buildings thereon, situated northwesterly of, but not adjacent to, Westwood Drive, formerly described as being a lot of land situated on the southwesterly side of the Pool Road, in the City of Biddeford, County of York and State of Maine, more particularly bounded and described as follows:

Beginning at a pile of stones located on the "Garland Line," so-called, marking the northerly corner of the herein conveyed lot or parcel of land and the former location of a hemlock tree, said pile of stones also being on the southeasterly sideline of land conveyed by the Biddeford Church of Christ to Raymond DeRyck by deed dated September 1, 1987 and recorded in the York County Registry of Deeds in Book 4443, Page 288;

Thence S 47° 11' 40" E along land conveyed by Joseph Smith to James Andrews by deed dated January 1, 1866 and recorded in the York County Registry of Deeds in Book 294, Page 442, now of one Maurice Crosbie, heir of one Mark Gordon, or owner unknown, a distance of six hundred fourteen and ninety-four hundredths (614.94) feet to a #5 rebar on the northwesterly sideline of the "Moody Lot," so-called, and the northwesterly sideline of land conveyed by Joyce A. Lauzon to Conrad A. Belanger and Adeline M. Belanger by deed dated May 3, 1977 and recorded in the York County Registry of Deeds in Book 2186, Page 296;

Thence S 49° 57' 05" W along said land conveyed by Lauzon to Belanger and along a private right of way described in a deed from Conrad A. Belanger and Adeline M. Belanger to Kevin F. Labranche and Judy Ann M. Belanger by deed dated March 10, 1992 and recorded in the York County Registry of Deeds in Book 6007, Page 188, a distance of one thousand twenty-one and sixty-eight hundredths (1,021.68) feet to the remains of a stone wall;

Thence S 52° 50' 45" W along said land conveyed by Lauzon to Belanger and along said private right of way and along said remains of a stone wall, a distance of one hundred six and eighty-nine hundredths (106.89) feet to a point at the end of said remains of a stone wall;

Thence S 48° 26' 30" W along said land conveyed by Lauzon to Belanger and along said private right of way and along a private right of way described in deed from Conrad A. Belanger and Adeline M. Belanger to Timothy S. Frechette and Diane L. Frechette by deed dated January 6, 1996 and recorded in the York County Registry of Deeds in Book 7712, Page 125, and along a private right of way and easement as set forth in an Easement and Restrictive Covenants and Agreement between Paul D. Martel & Jonathan R. Gagne and Conrad A. Belanger & Adeline M. Belanger dated December 2, 2002 and recorded in the York County Registry of Deeds in Book 12356, Page 255, a distance of three hundred eighty-one and sixty-five hundredths (381.65) feet to a point on the northeasterly sideline of Lot #28 on a Plan of WestWoods III, Biddeford, Maine, for Conrad Belanger, dated June, 1982 and recorded in the York County Registry of Deeds in Plan Book 118, Page 24;

Thence N 31° 34' 20" W along said northeasterly sideline of Lot #28, a distance of six and twenty-seven hundredths (6.27) feet to a #6 rebar and the northerly corner of said Lot #28;

Thence southwesterly along said Lot #28 and along Lots #26, #24 and #22 on said Plan of WestWoods III, a distance of three hundred ninety-nine and ninety-one hundredths (399.91) feet to a #6 rebar marking the westerly corner of said Lot #22;

Thence S 31° 34' 20" E along the southwesterly sideline of said Lot #22, a distance of sixteen and forty-seven hundredths (16.47) feet to an old iron pipe on the northeasterly sideline of a private right of way known as Gelinas Drive, as shown on a Plan Showing a Standard Boundary Survey

Exhibit A

(continued)

of Land to be Divided by Gerry Gelinas and Andrew Gelinas on WestWood Drive, Biddeford, Maine, dated December 7, 1990 and recorded in the York County Registry of Deeds in Plan Book 199, Page 20;

Thence N 41° 19' 55" W along said private right of way known as Gelinas Drive and along Lot #1 as shown on said Plan of Land to be divided by Gerry Gelinas and Andrew Gelinas, a distance of six hundred ten and seventeen hundredths (610.17) feet to a solid iron bar and land conveyed by Roland L'Heureux to Roland M. L'Heureux by deed recorded in the York County Registry of Deeds in Book 3670, Page 172;

Thence N 49° 15' 55" E along said land conveyed by L'Heureux to L'Heureux, a distance of one thousand four hundred fifty-nine and eighteen hundredths (1,459.18) feet to a capped rebar marking the southerly corner of said land conveyed by the Biddeford Church of Christ to Raymond DeRyck;

Thence N 50° 15' 35" E along said land conveyed by the Biddeford Church of Christ to DeRyck, a distance of three hundred eighty-three and nine hundredths (383.09) feet to the point of beginning.

Said parcel contains 26.0 acres, more or less.

Said bearings arc based upon said Plan of WestWood III, Biddeford, Maine, for Conrad Belanger, dated June 1982 and recorded in the York County Registry of Deeds in Plan Book 118, Page 24.

Excepting those premises contained in deed of Jason B. Martel to Eastwoods Development Corporation dated September 5, 2003 and recorded in the York County Registry of Deeds in Book 13681, Page 100.

The above described premises are subject to a Road Construction and Maintenance Declaration dated August 21, 2003 and recorded in the York County Registry of Deeds in Book 13681, Page 97, and easement deed from Jason Martel to Central Maine Power Company and Verizon New England, Inc. dated August 21, 2003 and recorded in the York County Registry of Deeds in Book 13803, Page 328.

Reference is made to Warranty Deed from Jason B. Martel, dated September 25, 2010, and recorded October 1, 2010, in Book 15950, Page 721 in the York County Registry of Deeds.

3 pg

Atlantic Coast Title Co.
76 Atlantic Place
S. Portland, ME 04106

ROAD CONSTRUCTION AND MAINTENANCE DECLARATION 088921

THIS DECLARATION made this 21st day of August, 2003 by Jason B. Martel of Biddeford, York County, Maine (hereinafter called "Martel") , the owner of the premises hereinafter described.

WHEREAS, Martel is the owner of certain real estate situated generally westerly of West Wood Drive, so-called, Biddeford, and being more particularly shown on the Biddeford Assessor's Map as Tax Map 8, Lot 5; and

WHEREAS, access to the Martel property is over a certain 50 foot wide right of way (the "Roadway") as more particularly described in Easement and Restrictive Covenant Agreement dated December 2, 2002 (the "Agrement"), and recorded in York Registry of Deeds in Book 12356, page 255; and

WHEREAS, Martel is desirous of constructing one or more houses on his said property; and

WHEREAS, the private road standards of the City of Biddeford require that there exist a road maintenance agreement between the users of such property; and

WHEREAS, Martel desires to establish a method whereby construction, repair and maintenance of the Roadway and the payment of costs and expenses thereof are established.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein and other valuable considerations paid by each party to the other, the parties hereto agree as follows:

1. Martel shall comply with the standards and specifications for construction of the Roadway Lane as required by the provisions of all applicable Biddeford Ordinances. The Roadway shall be situated in the location which conforms to the location as set forth in the Agreement.

2. Martel shall pay for the initial cost of construction of the Roadway as so required.

3. Martel agrees that he shall create suitable easements and rights of way in, on, over and under the Roadway to service and to provide access to portions of his property as the same may be further divided. Martel specifically reserves the right to further subdivide his property and to grant rights- of- way and easements in the Roadway for the benefit of all of his said property in its entirety or as subdivided.

4. The owner or owners of each lot benefitted by this agreement and upon which there exists a foundation shall bear their proportionate share of the cost of maintenance and repair of the Roadway. The proportionate share shall be a fraction the numerator of which is one and the denominator of which is the

number of lots upon which a foundation has been erected and to which lot the owner thereof has signified his intent to be bound by the terms of this agreement. Martel agrees that all subsequent purchasers of his property in whole or in part shall be bound by the terms of this agreement.

5. For purposes of this Agreement, "construction costs" or the "costs of construction" shall be defined as the entire cost for clearing, grubbing, preparation, grading, paving and materials to create the Roadway. The terms "maintenance" and "repair" shall, for purposes of this Agreement, include, but not be limited to, the removal of any ice or snow on the Roadway so as to make it passable and any and all maintenance required to keep the Roadway in good repair for regular passage by automobiles and pedestrians and to insure proper drainage.

6. The owners of the lots benefitted by this Agreement shall meet annually or at such other time as any of the lot owners shall request for determining the necessary maintenance and repairs of the Roadway. Any and all decisions with respect to the nature and extent of the work to be done, the individual or entity to be employed, the total amount to money to be expended, or any and all other matters or questions relating to the Roadway shall be determined by unanimous decision of the lot owners. Each lot owner shall receive written notice of annual or special meetings at least Ten (10) days in advance of the meeting date. Each lot shall be entitled to one vote regardless of the number of owners or the form of ownership of said lot. A statement setting forth the amount of any expenses incurred in connection with the maintenance or repair of the Roadway, together with supporting invoices and/or other supporting documentation shall be mailed to each lot owner. Each lot owner shall pay his or her respective share of such expenses within 15 days after receipt of such statement.

7. The owners may, by unanimous vote, elect or appoint an agent or manager who shall be a lot owner and who shall act on behalf of the other lot owners in contracting to have the work done and collecting the contribution of each lot owner.

8. In the event the owners are unable to resolve amicably a dispute arising out of or in any way related to this agreement or the rights and remedies arising from it or are unable to agree upon the necessity or type of work to be done in such to maintain the road, any lot owner shall have the right to invoke the remedy of arbitration by noticing their determination to do so to the other lot owner affected by the dispute. The notice

shall be in writing, and shall fully set forth the contentions of the noticing party and shall appoint a non-interested alternative dispute resolution arbitrator whose services are utilized by the courts of the State of Maine. The costs and expenses of arbitration shall be borne entirely by the non-prevailing party.

9. In the event any lot owner shall be delinquent in the payment of assessments and charges, said lot owner shall be denied any voting rights as hereinbefore granted and described until all sums owed are paid in full.

10. Notwithstanding anything contained herein to the contrary, if any maintenance or repair of the Roadway is required because of damage caused by the negligent or abusive act of any lot owner or such lot owner's employees, guests, invitees, contractors or agents, or as a result of construction activities performed on a lot benefitted by this agreement, then the cost of such maintenance and repair shall be borne solely by the lot owner who caused the damage.

11. The provisions described herein shall be deemed covenants running with the land, burdening and benefitting each of the lots as shown on said plan, and lot owners, by their acceptance of a deed, agree for themselves, their heirs, personal representatives, successors and assigns to be bound by such provision during any period of ownership of the lot and shall be liable thereafter only for the obligations which have not been performed or paid during such lot owner's period of ownership.

12. The owners shall include a reference to this private road construction and maintenance agreement with all conveyances for lots now in existence or subsequently created, which agreement shall be binding on all current and future lot owners.

This Agreement or a Memorandum thereof shall be recorded in the York Registry of Deeds.

IN WITNESS WHEREOF, the undersigned have caused this Declaration to be executed on the day and year first above written.

WITNESS: Sharon B. Rivas

Jason B. Martel

STATE OF MAINE
COUNTY OF YORK, SS: August 21, 2003

Then personally appeared the above named Jason B. Martel acknowledged the foregoing instrument to be his free act and deed.

Before me, Sharon B. Rivas, Notary Public
Printed Name:

SHARON B. RIVAS
Notary Public, Maine
Commission Expires
March 26, 2005

SEAL

RECEIVED YORK S S.
2003 NOV 10 AM 8:49

zdr/0839-011/rdmaint

EASEMENT and RESTRICTIVE COVENANTS AGREEMENT

083651

AGREEMENT made this 2nd day of December, 2002, by and between PAUL D. MARTEL and JONATHAN R. GAGNE, both of Biddeford, Maine and CONRAD A. BELANGER and ADELINE M. BELANGER, both of Biddeford, Main, as follows;

1. EASEMENT:

CONRAD A. BELANGER and ADELINE M. BELANGER, both of Biddeford, in the County of York and State of Maine (hereafter collectively the "Grantors"), for consideration paid, grant to PAUL D. MARTEL and JONATHAN R. GAGNE, whose mailing address is 154 West St., Biddeford, Maine 04005 (hereafter collectively the "Grantees"), with Quitclaim Covenant, a right-of-way and easement, as hereinafter set forth, in and to a strip of land Fifty (50) feet in width, as said strip of land crosses the property of the grantor, and extending from the terminus of Westwood Drive along the northeasterly sideline of lot 28 as shown on a plan entitled "West Woods Phase III, Biddeford, Maine for Conrad A. Belanger" by Roger Gobeil, dated June 1982 and recorded in the York County Registry of Deeds in Plan Book 118 at Page 24, to land of the Grantees.

The usage of said right-of-way to be in common with the Grantors herein and their heirs and assigns and others having rights of usage and to be for the purpose of ingress and egress, by motor vehicle and on foot, to the Grantees' property, including the privilege of construction, maintenance, repair and replacement of a paved road and appropriate utility service facilities, both above and below the ground.

The hereinabove described right-of-way is hereby conveyed subject to the obligation and responsibility of improving and maintaining any roadway (including, but not limited to grading, snow removal and any other maintenance) constructed by the Grantees which lies within the easement area and of repairing any damages to the Grantors' property or to the driveway and utilities associated with the property of Judy Belanger described below which are caused by the Grantees, their agents, heirs or assigns in the course of constructing, improving and maintaining any roadway which lies within

the easement area and the obligation and responsibility to reasonably grade the driveway of Judy Belanger into any road to be constructed by Grantees, their heirs or assigns.

The real property of the Grantees benefited by this deed of easement is the property identified in the following deeds: a.) from Angela Boucher to Paul D. Martel and Jonathan R. Gagne dated June 23, 2001, b.) from Irene R. Brunelle to Paul D. Martel and Jonathan R. Gagne dated June 23, 2001, and c.) from Paul E. Brunelle to Paul D. Martel and Jonathan R. Gagne dated June 27, 2001, which deeds are recorded in the York County Registry of Deeds in Book 10753 at Pages 102, 99 and 100, respectively.

The real property of the Grantors burdened by this deed of easement is the property identified in the deed from Joyce A. Lauzon to Conrad A. Belanger and Adeline A. Belanger dated May 3, 1977 and recorded in the York County Registry of Deeds in Book 2186, Page 296.

2. RESTRICTIONS.

By acceptance of the aforesaid easement, and as consideration therefor, PAUL D. MARTEL and JONATHAN R. GAGNE, both of Biddeford, County of York and State of Maine, hereby restrict the use of their real property benefited by this deed of easement (the "Martel/Gagne property") by declaring the following protective covenants:

a) Only single family residential units, with any appurtenant structures, shall be constructed on the Martel/Gagne property;

b) No mobile home or house trailer shall be erected, used, maintained, or allowed to stand on the property, with the exception of any construction trailer standing on the property while actual development of the Martel/Gagne property is underway; this restriction does not affect the ability to locate a manufactured housing unit on the property, as allowed by the current zoning ordinance for the City of Biddeford (Art. 6 § 45, Table 6-45); and

c) Within the area of the fifty (50) foot wide buffer strip described below, no vegetation, with the exception of dead vegetation, may be removed, and that area must remain in its present, natural state. Said fifty (50) foot wide buffer strip is immediately adjacent to the southeasterly sideline of the

Martel/Gagne property, beginning at a point at the intersection of the said southeasterly sideline of the Martel/Gagne land and the extension of the northeasterly sideline of land of Judy Belanger, as described in a deed dated March 10, 1992 and recorded in the York County Registry of Deeds in Book 6007, Page 188, and continuing southwesterly along said Belanger land and private road 430 feet to a point, the intention of the parties being that the fifty (50) foot wide buffer strip will be parallel to, and run the length of, the northwesterly sideline of said Judy Belanger property.

The covenants and restrictions set forth in this Easement and Restrictive Covenant Agreement shall run with and bind the land for the benefit of the real property of Conrad A. Belanger and Adeline A. Belanger which is burdened by this deed of easement and shall inure to the benefit of and be enforceable by the Grantors, their respective legal representatives, heirs, successors and assigns, for a term of 20 years from the date this Agreement is recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by the then owners of those properties burdened by and benefiting from the easement referenced in Paragraph 1 above has been recorded agreeing to change said covenants and restrictions in whole or in part;

Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction. Such action may be either to restrain such violation or to recover damages. Failure to enforce any covenant or restriction herein contained in no event shall be deemed a waiver of the right to do so hereafter.

Invalidation of any one of these covenants or restrictions by judgment or court order in no way shall affect any other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have interchangeably set their hands the day and year first above written.

Witness

Witness

Witness

Witness

CONRAD A. BELANGER

ADELINE M. BELANGER

PAUL D. MARTEL

JONATHAN R. GAGNE

STATE OF MAINE
COUNTY OF YORK, SS. December 13, 2002

Then personally appeared the above named Conrad A. Belanger and acknowledged the foregoing instrument to be his free act and deed.

Before me,
Notary Public / Attorney at Law

Print Name: William S. Kany

STATE OF MAINE
COUNTY OF YORK, SS. December 13, 2002

Then personally appeared the above named Adeline A. Belanger and acknowledged the foregoing instrument to be her free act and deed.

Before me,
Notary Public / Attorney at Law

Print Name: William S. Kany

STATE OF MAINE
COUNTY OF YORK, SS. December 2, 2002

Then personally appeared the above named Paul D. Martel and acknowledged the foregoing instrument to be his free act and deed.

Before me,
~~Notary Public~~ / Attorney at Law
MICHAEL J. O'TOOLE

STATE OF MAINE
COUNTY OF YORK, SS. December 9, 2002

Then personally appeared the above named Jonathan R. Gagne and acknowledged the foregoing instrument to be his free act and deed.

Before me, Alison M. Gallos
Notary Public / Attorney at Law

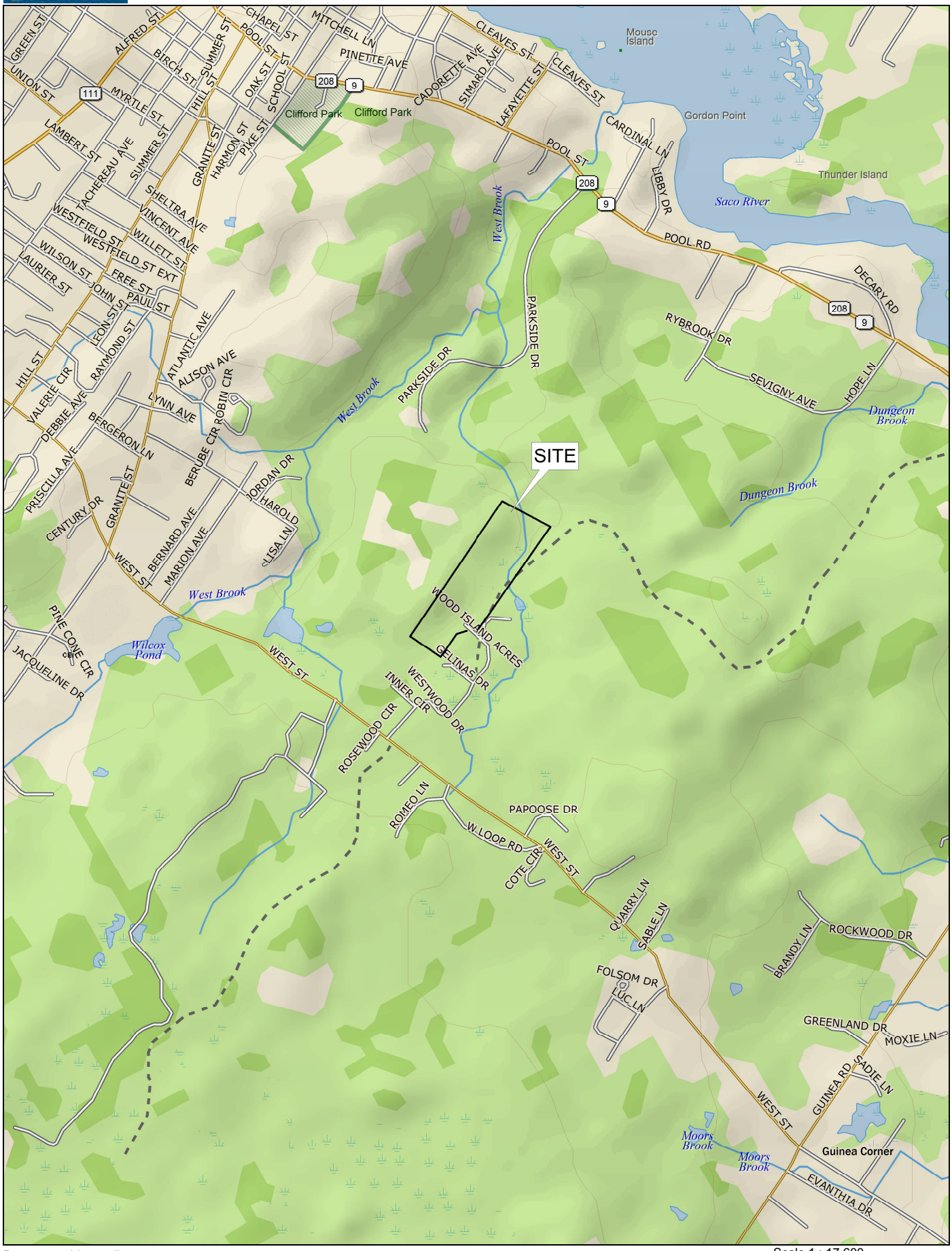
Print Name: Alison M. Gallos SEAL

WOODMAN EDMANDS DANYLIK & AUSTIN, P.A.
P.O. BOX 468
BIDDEFORD, ME 04005-0468
(207) 284-4581

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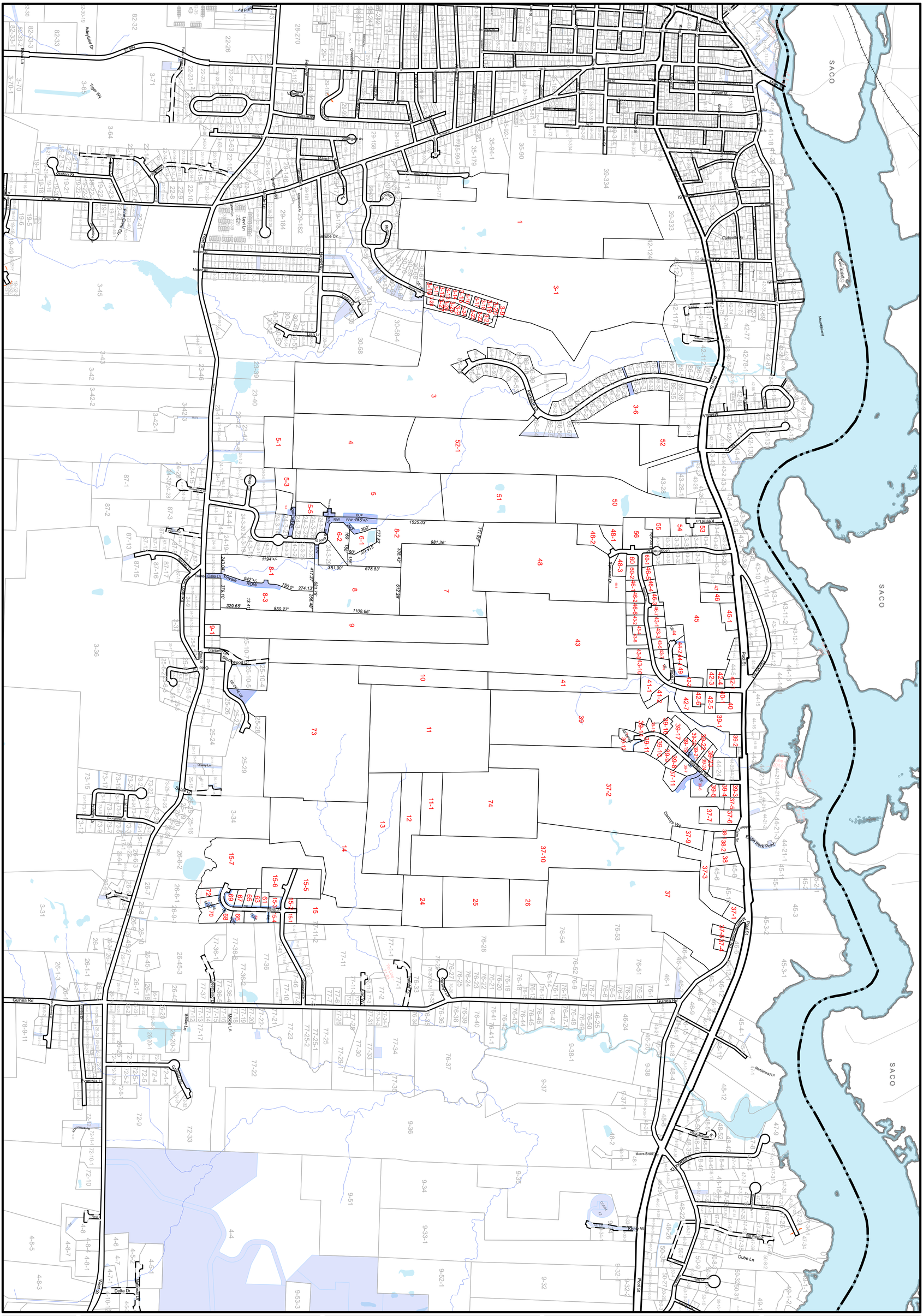
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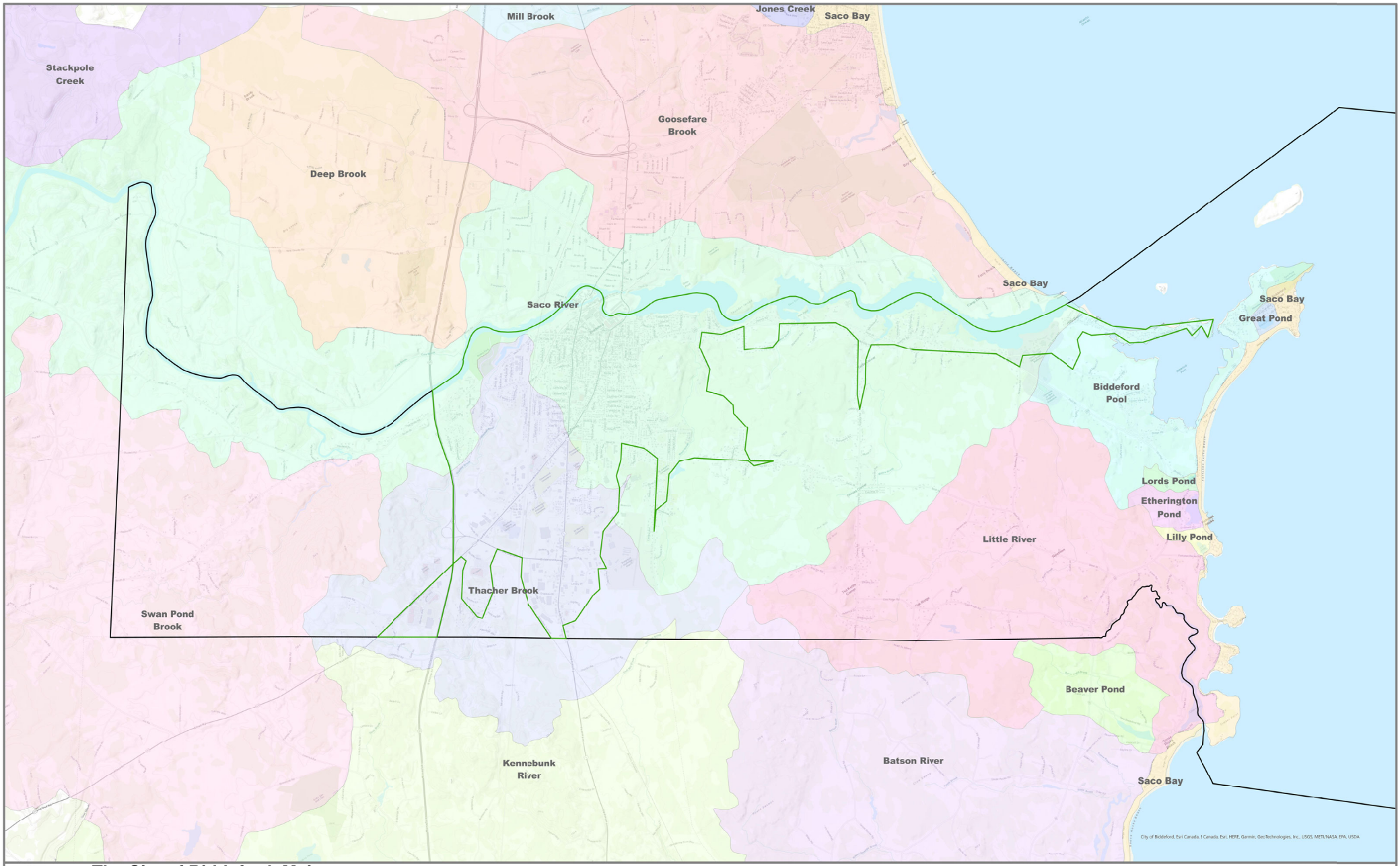
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Oakwood Ln
Quarry Ln
Stone Ct
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Meuse Ln
Dyerbrook Dr
Delta Dr
Wendy Dr
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Eagle Rock Point
Redeshaw Ln
Moors Bridge
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The City of Biddeford, Maine
Technologies Department - GIS Mapping
205 Main Street · P.O. Box 586 · Biddeford, Maine 04005-0586
Tel. 207-571-0660 · Email gis@biddefordmaine.org

This map was prepared by: BiddGIS

0 1,000 2,000 4,000 6,000 8,000 Feet

1:24,000

Biddeford Watersheds
MS4 Boundary

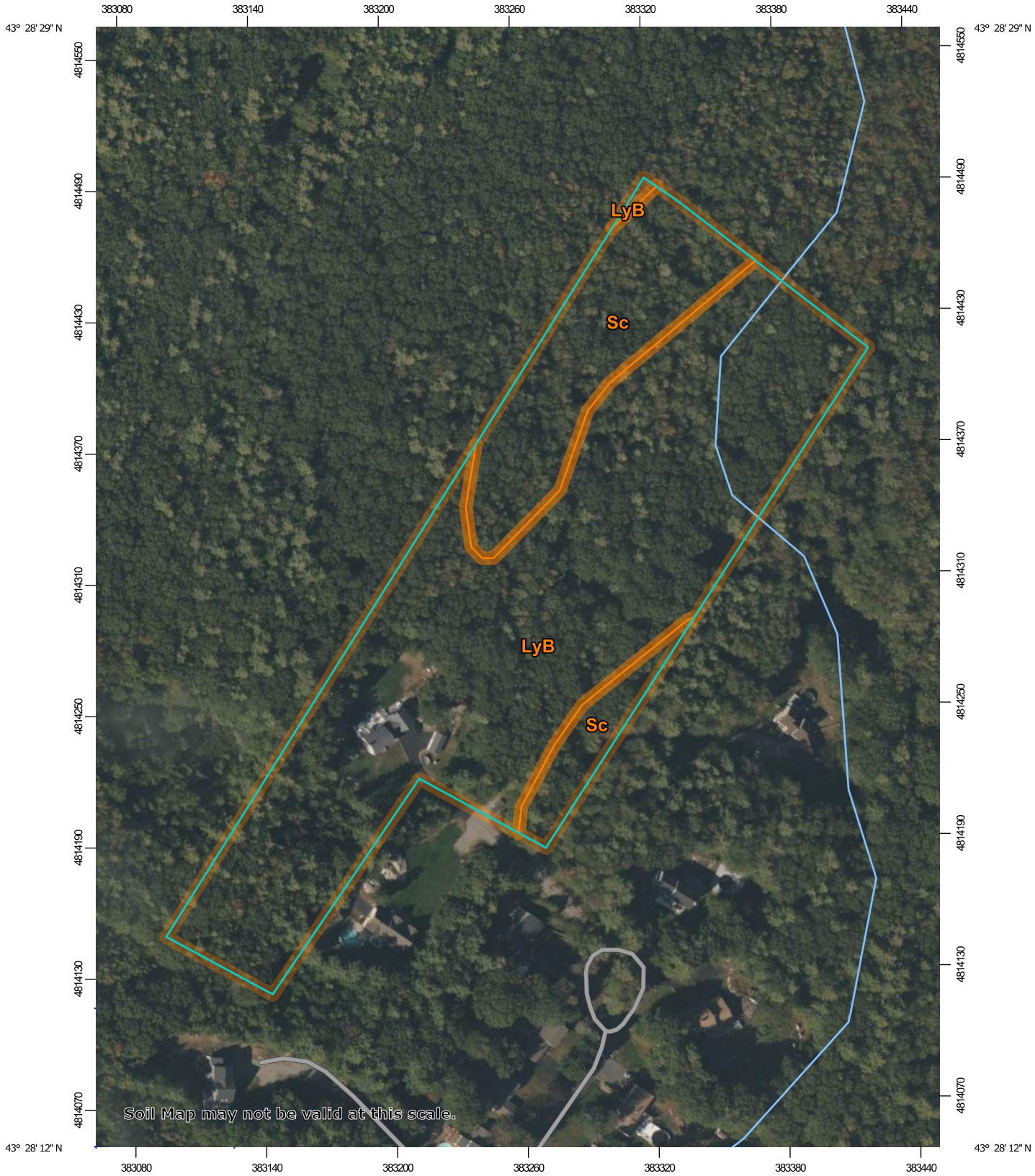
Legend

MS4 Area

Watersheds

Batson River
Beaver Pond
Biddeford Pool
Deep Brook
Etherington Pond
Goosefare Brook
Great Pond
Jones Creek
Kennebunk River
Lilly Pond
Little River
Lords Pond
Mill Brook
Saco Bay
Saco River
Stackpole Creek
Swan Pond Brook
Thacher Brook

Document Path: S:\Projects\2021 Comprehensive plan\2021_Comprehensive_Plan\2021_Comprehensive_Plan.aprx



Map Scale: 1:2,490 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

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.

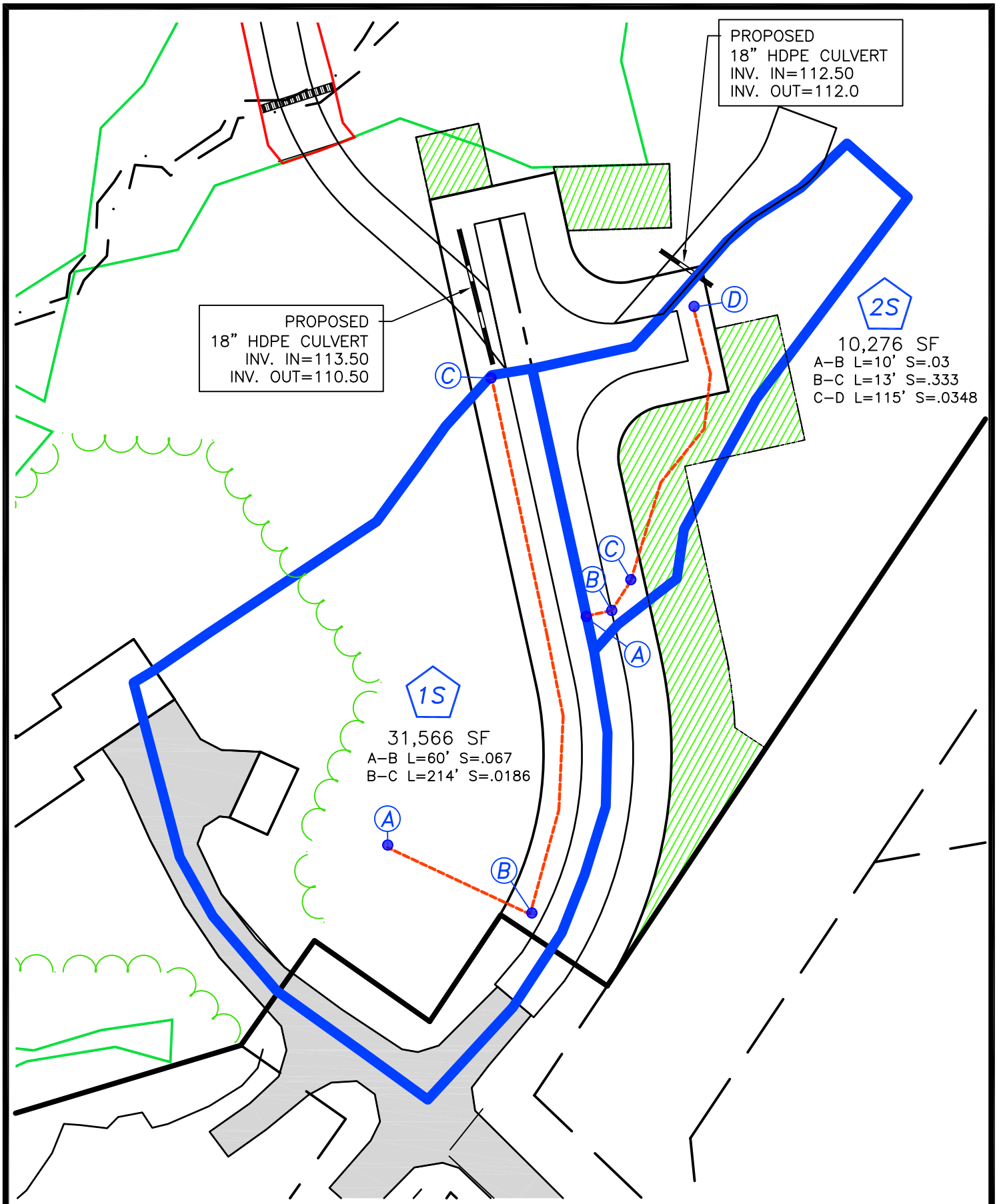
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
Survey Area Data: Version 23, Aug 26, 2024

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.



CLIENT/PROJECT: JASON MARTEL
MAP 8 LOT 5

LOCATION: 10 WOOD ISLAND ACRES

TOWN: BIDDEFORD COUNTY: YORK STATE: MAINE

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

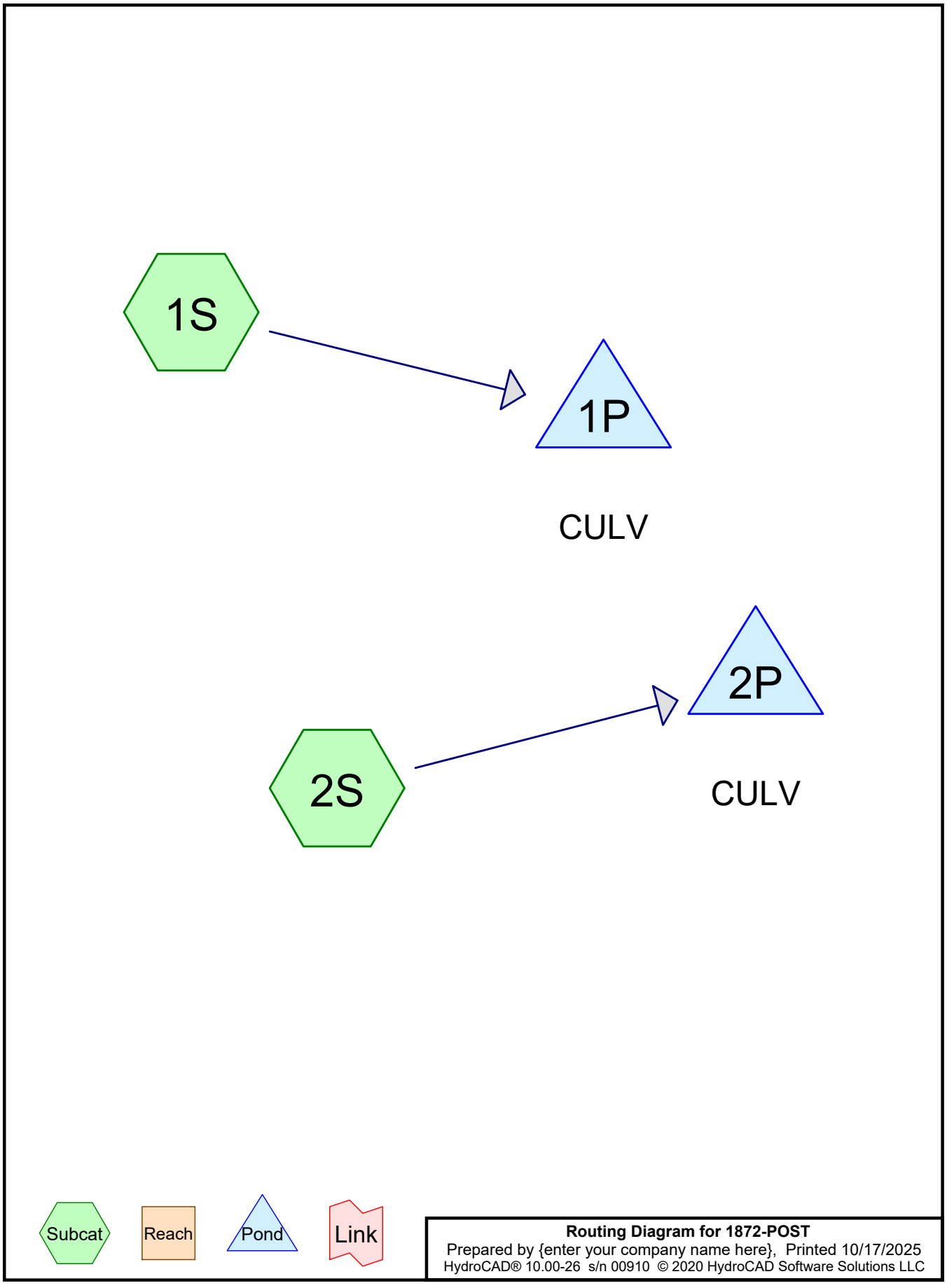
SHEET TITLE: CULVERT SUB AREAS

SCALE: 1"=50

DATE: 06-07-2024

PROJ. NO. 1872

SP2



Routing Diagram for 1872-POST
Prepared by {enter your company name here}, Printed 10/17/2025
HydroCAD® 10.00-26 s/n 00910 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S:

Runoff = 2.62 cfs @ 12.15 hrs, Volume= 0.210 af, Depth> 3.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=6.20"

	Area (sf)	CN	Description
*	3,188	98	Pavement
	14,259	70	Woods, Good, HSG C
*	2,530	98	Proposed Road
*	458	98	Buildings
	11,131	74	>75% Grass cover, Good, HSG C
	31,566	77	Weighted Average
	25,390		80.43% Pervious Area
	6,176		19.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	60	0.0670	0.11		**Sheet Flow, A-B** Woods: Light underbrush n= 0.400 P2= 3.00"
1.7	214	0.0186	2.05		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
10.8	274	Total			

Summary for Subcatchment 2S:

Runoff = 1.08 cfs @ 12.04 hrs, Volume= 0.067 af, Depth> 3.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=6.20"

	Area (sf)	CN	Description
*	1,883	98	Road
	5,617	70	Woods, Good, HSG C
	2,776	74	>75% Grass cover, Good, HSG C
	10,276	76	Weighted Average
	8,393		81.68% Pervious Area
	1,883		18.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	10	0.0300	0.99		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.00"
0.1	13	0.3330	4.04		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
2.1	115	0.0348	0.93		**Shallow Concentrated Flow, C-D** Woodland Kv= 5.0 fps
2.4	138	Total			

Summary for Pond 1P: CULV

Inflow Area = 0.725 ac, 19.57% Impervious, Inflow Depth > 3.48" for 25 YEAR event
Inflow = 2.62 cfs @ 12.15 hrs, Volume= 0.210 af
Outflow = 2.63 cfs @ 12.16 hrs, Volume= 0.210 af, Atten= 0%, Lag= 0.2 min
Primary = 2.63 cfs @ 12.16 hrs, Volume= 0.210 af

Routing by Stor-Ind method, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Peak Elev= 114.86' @ 12.16 hrs Surf.Area= 93 sf Storage= 65 cf

Plug-Flow detention time= 1.1 min calculated for 0.210 af (100% of inflow)
Center-of-Mass det. time= 0.8 min (798.9 - 798.2)

Volume	Invert	Avail.Storage	Storage Description
#1	114.00'	225 cf	**Custom Stage Data (Prismatic)**Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
114.00	50	0	0
115.00	100	75	75
116.00	200	150	225

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	**18.0" Round Culvert** L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 114.00' / 113.00' S= 0.0333 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=2.59 cfs @ 12.16 hrs HW=114.86' (Free Discharge)
1=Culvert (Inlet Controls 2.59 cfs @ 2.49 fps)

Summary for Pond 2P: CULV

Inflow Area = 0.236 ac, 18.32% Impervious, Inflow Depth > 3.39" for 25 YEAR event
Inflow = 1.08 cfs @ 12.04 hrs, Volume= 0.067 af
Outflow = 1.08 cfs @ 12.05 hrs, Volume= 0.067 af, Atten= 0%, Lag= 0.4 min
Primary = 1.08 cfs @ 12.05 hrs, Volume= 0.067 af

Routing by Stor-Ind method, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Peak Elev= 113.53' @ 12.05 hrs Surf.Area= 76 sf Storage= 39 cf

Plug-Flow detention time= 2.0 min calculated for 0.067 af (100% of inflow)
Center-of-Mass det. time= 1.3 min (794.9 - 793.6)

Volume	Invert	Avail.Storage	Storage Description
#1	113.00'	225 cf	**Custom Stage Data (Prismatic)**Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
113.00	50	0	0
114.00	100	75	75
115.00	200	150	225

Device	Routing	Invert	Outlet Devices
#1	Primary	113.00'	**18.0" Round Culvert** L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 113.00' / 112.00' S= 0.0333 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=1.07 cfs @ 12.05 hrs HW=113.53' (Free Discharge)
1=Culvert (Inlet Controls 1.07 cfs @ 1.95 fps)

Summary for Subcatchment 1S:

Runoff = 3.32 cfs @ 12.15 hrs, Volume= 0.267 af, Depth> 4.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YEAR Rainfall=7.30"

	Area (sf)	CN	Description
*	3,188	98	Pavement
	14,259	70	Woods, Good, HSG C
*	2,530	98	Proposed Road
*	458	98	Buildings
	11,131	74	>75% Grass cover, Good, HSG C
	31,566	77	Weighted Average
	25,390		80.43% Pervious Area
	6,176		19.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	60	0.0670	0.11		**Sheet Flow, A-B** Woods: Light underbrush n= 0.400 P2= 3.00"
1.7	214	0.0186	2.05		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
10.8	274	Total			

Summary for Subcatchment 2S:

Runoff = 1.37 cfs @ 12.04 hrs, Volume= 0.085 af, Depth> 4.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YEAR Rainfall=7.30"

	Area (sf)	CN	Description
*	1,883	98	Road
	5,617	70	Woods, Good, HSG C
	2,776	74	>75% Grass cover, Good, HSG C
	10,276	76	Weighted Average
	8,393		81.68% Pervious Area
	1,883		18.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	10	0.0300	0.99		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.00"
0.1	13	0.3330	4.04		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
2.1	115	0.0348	0.93		**Shallow Concentrated Flow, C-D** Woodland Kv= 5.0 fps
2.4	138	Total			

Summary for Pond 1P: CULV

Inflow Area = 0.725 ac, 19.57% Impervious, Inflow Depth > 4.42" for 50 YEAR event
Inflow = 3.32 cfs @ 12.15 hrs, Volume= 0.267 af
Outflow = 3.32 cfs @ 12.16 hrs, Volume= 0.267 af, Atten= 0%, Lag= 0.2 min
Primary = 3.32 cfs @ 12.16 hrs, Volume= 0.267 af

Routing by Stor-Ind method, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Peak Elev= 114.99' @ 12.16 hrs Surf.Area= 100 sf Storage= 74 cf

Plug-Flow detention time= 1.0 min calculated for 0.266 af (100% of inflow)
Center-of-Mass det. time= 0.7 min (792.9 - 792.3)

Volume	Invert	Avail.Storage	Storage Description
#1	114.00'	225 cf	**Custom Stage Data (Prismatic)**Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
114.00	50	0	0
115.00	100	75	75
116.00	200	150	225

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	**18.0" Round Culvert** L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 114.00' / 113.00' S= 0.0333 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=3.29 cfs @ 12.16 hrs HW=114.99' (Free Discharge)
1=Culvert (Inlet Controls 3.29 cfs @ 2.67 fps)

Summary for Pond 2P: CULV

Inflow Area = 0.236 ac, 18.32% Impervious, Inflow Depth > 4.32" for 50 YEAR event
Inflow = 1.37 cfs @ 12.04 hrs, Volume= 0.085 af
Outflow = 1.37 cfs @ 12.05 hrs, Volume= 0.085 af, Atten= 0%, Lag= 0.3 min
Primary = 1.37 cfs @ 12.05 hrs, Volume= 0.085 af

Routing by Stor-Ind method, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Peak Elev= 113.60' @ 12.05 hrs Surf.Area= 80 sf Storage= 45 cf

Plug-Flow detention time= 1.8 min calculated for 0.085 af (100% of inflow)
Center-of-Mass det. time= 1.2 min (788.7 - 787.6)

Volume	Invert	Avail.Storage	Storage Description
#1	113.00'	225 cf	**Custom Stage Data (Prismatic)**Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
113.00	50	0	0
114.00	100	75	75
115.00	200	150	225

Device	Routing	Invert	Outlet Devices
#1	Primary	113.00'	**18.0" Round Culvert** L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 113.00' / 112.00' S= 0.0333 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=1.36 cfs @ 12.05 hrs HW=113.60' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 1.36 cfs @ 2.07 fps)

January 24, 2025

Paul Gadbois, PE, PLS
PO Box 327
Saco, ME 04072

Re: Ability to Serve Determination – Woods Island Acres, Biddeford

Greetings,

The Maine Water Company (MWC) has received your request on the behalf of your client, Jason Martel, for an Ability to Serve Determination for a proposed residential development located at Woods Island Acres, Biddeford, Maine. The request specifies a plan to construct a private road, two residential house lots, and utility infrastructure improvements. The expected peak domestic service demand is 2.3 gallons per minute per lot. The expected fire service demand for the project is not available.

Based on the criteria provided by the developer's engineer, the expected increase in water usage is within the water system's available capacity. The static pressure in the area is approximately **40 psi**. The Biddeford Saco Division of MWC does have sufficient capacity from the existing 8-inch ductile iron water main in the Woods Island Acres Right-of-Way to serve this project. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- MWC has the understanding that fire service demand is unknown at this time, are not to be included in this request, or accounted for in this Ability to Serve Determination.
- If fire service is required, a hydrant flow test at the nearest available hydrant will need to be conducted and analyzed by the sprinkler designer to ensure that adequate flows can be met during a peak fire demand event.
- The developer is required to pay for the cost of any modification, renewal of impacted service lines, and retirement of unused or discontinued services to MWC standards of best practice.
- Additional plan approval, paperwork, and fees associated with this project will require proper coordination with MWC. MWC requires upfront payment for inspection and paperwork to be fully completed before any construction on waterworks materials.
- Service lines must comply with MWC Cross Connection Control Program.
- Allow up to 30 days for the MWC utility review process once final plans are ready to be completed before any construction on waterworks materials will be approved.

Should a request for service or completion of the project not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project. All work must be completed in accordance with MWC Terms and Conditions as well as material specifications. All appropriate paperwork must be completed, and deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays. Water service will be provided in accordance with Maine Public Utility Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at Patrick.Gere@mainewater.com. We look forward to working with you throughout design and construction.

Sincerely,
The Maine Water Company

Patrick Gere, PE
Project Engineer

The Maine Water Company
93 Industrial Park Road
Saco, ME 04072

T: 1.800.287.1643
www.mainewater.com

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

December 30, 2024

Paul Gadbois
PO Box 327
Saco, ME 04072

Via email: pgadbois53@gmail.com

Re: Rare and exemplary botanical features in proximity to: Residential Subdivision, Wood Island Acres, Map 8 Lot 5, Biddeford, Maine

Dear Paul Gadbois:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received December 30, 2024 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Biddeford, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING

PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

December 24, 2024

Kirt Mohney
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065

RECEIVED
By 2313-24

RE: Jason Martel
10 Wood Island Acres
Biddeford, Maine
Tax Map 8, Lot 5

Dear Staff:

Our client owns approximately 23 acres of property located off Wood Island Acres in Biddeford (See attached Delorme Map). The owner is planning to construct a private road off of Wood Island Acres to provide access to 2 new residential house lots.

As part of the planning process, we would like to identify any rare or unique botanical features on this property. We request that you kindly search your available resources and send us a written advisory as to the possible presence of rare, threatened, or endangered plant species and unique or exemplary natural communities on the site that might be a cause of concern.

Thank you for your assistance in conducting this site search. Please do not hesitate to contact me should you have any questions or require additional information. If there are fees for your review, please forward the invoice to me.

Very truly yours,

Paul P. Gadbois, P.E., P.L.S.

Encl: Locus Map

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirt F. Mohney
State Historic Preservation Officer
Maine Historic Preservation Commission

1/8/25
Date

Tribal Historic Preservation Office
Passamaquoddy Tribe
PO Box 159 Princeton, Me. 04668
207-214-4051

July 12, 2023

Paul Gadbois
Po 327
Saco, Me Me

Re: Saco – 32 Ferry Rd

Dear Paul;

The Passamaquoddy THPO has reviewed the following applications regarding the historic properties and significant religious and cultural properties in accordance with NHPA, NEPA, AIRFA, NAGPRA, ARPA, Executive Order 13007 Indian Sacred Sites, Executive Order 13175 Consultation and Coordination with Indian Tribal Governments, and Executive Order 12898 Environmental Justice.

The Projects listed above will not have any impact on cultural and historical concerns of the Passamaquoddy Tribe. Should buried artifacts, human remains, cultural sites or ground features be unexpectedly unearthed during ground disturbing activities, all construction should immediately cease and the resources be examined by a professional archaeologist. Additionally, all appropriate authorities-including all pertinent tribal entities should be notified.

Sincerely;

Donald Soctomah

Donald Soctomah
Soctomah@gmail.com
THPO
Passamaquoddy Tribe

PENOBSCOT NATION
CULTURAL & HISTORIC PRESERVATION
12 WABANAKI WAY, INDIAN ISLAND, ME 04468

CHRIS SOCKALEXIS – TRIBAL HISTORIC PRESERVATION OFFICER
E-MAIL: chris.sockalexis@penobscotnation.org

NAME	Paul Gadbois
ADDRESS	Paul Gadbois PE PLS Engineering PO Box 327 Saco, ME 04072
OWNER'S NAME	Conlon Development LLC
TELEPHONE	207-283-3980
EMAIL	pgadbois53@gmail.com
PROJECT NAME	Multi-Unit Family Development – 32 Ferry Road
PROJECT SITE	Saco, ME
DATE OF REQUEST	June 3, 2023
DATE REVIEWED	January 5, 2024

Thank you for the opportunity to comment on the above referenced project. This project appears to have no impact on a structure or site of historic, architectural or archaeological significance to the Penobscot Nation as defined by the National Historic Preservation Act of 1966, as amended.

If there is an inadvertent discovery of Native American cultural materials during the course of the project, please contact my office at (207) 817-7471. Thank you for consulting with the Penobscot Nation Tribal Historic Preservation Office with this project.

Chris Sockalexis, THPO
Penobscot Nation

Coppi Environmental, LLC
Wetland & Soil Services, Consulting & Permitting
PO BOX 226 Hollis Center, ME 04042
207.756.3245 cjc1829@gmail.com

November 14, 2024

Jason Martel
10 Wood Island Acres
Biddeford, ME 04005

RE: *Wetland Delineation;* 10 Wood Island Acres, Biddeford, MAINE.

Dear Jason:

As requested, I completed a wetland delineation on June 27th and October 29th, 2024, at the above-mentioned property. During the review, I delineated a portion of a large Forested Wetland that traverses the property to the west where it narrows. At the narrow point, a DEP stream is contained within the wetland. The wetland then continues in two directions, to the northwest property line and south east property line. Two (2) areas on the property contain the potential for a vernal pool (PVP), both of which are located near the southeast property line. Wetland areas were flagged in blue using alphanumerical labels and were field located by Paul Gadbois. The attached Wetland Delineation Plan by Gadbois illustrates the wetlands, DEP stream and the two PVP areas which are approximate at this time. Wetlands were delineated in accordance with the Army Corps, Regional Supplement, 2012 manual for the Northeast Region.

Two (PVP's) were identified during the delineation and are approximated on the Gadbois plan. It is advised that a spring vernal pool survey be completed in spring 25' to determine pool jurisdiction (Maine DEP and/or Army Corps of Engineers) at both PVP locations. At that time, the accurate vernal pool boundary, if applicable, may be determined for regulatory purposes. Vernal pools determined to be significant vernal pools, as defined by DEP's Significant Wildlife Habitat Rules, is protected and regulated with a 250' buffer around the depression. The Army Corps regulate any vernal pool, regardless of DEP significance. PVP's are assumed to be significant, unless a spring time survey reveals that the pool does not meet the significance criteria per the SWH rules. Hence, in the interim, regulated activities performed within 250' of either PVP requires DEP review and approval.

Review of the property on Biddeford's zoning map reveals a stream protection zone inside the property but to the north which may be outside of a proposed project. My opinion is that the property does not contain any Wetlands of Special Significance, other than wetland occurring within 25' of either stream, or within 250' of either PVP. As such, my opinion is that a DEP wetland setback is not required. However, if wetlands are proposed for impact, in order to be eligible for the normal wetland tier review permit process by DEP, the impact may not be located within 25' of a stream or contained within significant vernal pool habitat, which is any wetland within 250' of either PVP depression. Stream crossings, that meet PBR standards, are exempt from wetlands permitting. However, the Army Corps of Engineers will be need to

review the project for wetland impacts. Either stream mentioned above requires a 75' setback for DEP purposes while the stream to the north on the zoning map requires a 100' setback for Town of Biddeford stream protection zoning requirements. Permits from those authorities are required if a project intrudes into their respective setbacks.

If you have any questions or matters for further discussion, please don't hesitate to contact me. I can be reached by phone at 756-3245 or by email at cjc1829@gmail.com.

Sincerely,

Christopher J. Coppi

Christopher J. Coppi LSS, LSE, CWS
Consulting Wetland and Soil Scientist

Enclosures included in report; Gadbois Wetland Delineation Plan, Biddeford Zoning Map

MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

8181

December 23, 2024

Mr. Jason Martell
10 Wood Island Acres
Biddeford, ME 04005

Re: Preliminary Soil Evaluation, 10 Wood Island Acres Biddeford, ME

Dear Jason,

I have completed a preliminary soil evaluation on a parcel of land located at 10 Wood Island Acres Biddeford ME. The 23+ acre parcel is proposed to be split into three family parcels. There is a house currently on the parcel. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated September 23, 2023. I evaluated two hand excavated soil test pits in each additional proposed lot. The soils found on the parcel are glacial till shallow to ledge with a limiting factor at approximately 18 inches. I was able to find suitable soil in each proposed lot for a septic system. I have attached soil log descriptions.

The soils as evaluated meet the minimum requirements of the state rules. In my opinion, there is suitable soil and enough area for each proposed lot. Subsurface wastewater disposal designs can be prepared at a future date.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton C.S.S., L.S.E.
Certified Soil Scientist #216
Licensed Site Evaluator #263

P.O. BOX 1931 • PORTLAND, ME 04104-1931 • 207-756-2900 • mhampto1@maine.rr.com

Quality services that meet your deadline

E161

FORM F Rev. 07/11

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
10 Wood Island Acres	Jason Martel	Biddeford

Exploration Symbol # TP-1 ☒ Test Pit ☐ Boring ☐ Probe

_____" Organic horizon thickness Ground surface elev. _____

_____" Depth of exploration or to refusal

Depth below mineral soil surface (inches)

Texture	Consistency	Color	Redox Features
0 Sandy Loam	Friable	Dark Brown	
			None Noted
10 Sandy Loam	Friable	Brown	
20	LEDGE		
30			
40			
50			
60			

Soil Details by S.E. ▸▸ S.S. ▸▸

Soil Classification	Slope	Limiting Factor	
2 Profile / AIII Condition	2 Percent	18 " Depth	☐ Groundwater ☐ Restrictive Layer ☒ Bedrock

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol # TP-2 ☒ Test Pit ☐ Boring ☐ Probe

_____" Organic horizon thickness Ground surface elev. _____

_____" Depth of exploration or to refusal

Depth below mineral soil surface (inches)

Texture	Consistency	Color	Redox Features
0 Sandy Loam	Friable	Dark Brown	
			None Noted
10 Sandy Loam	Friable	Brown	
20			
30	LEDGE		
40			
50			
60			

Soil Details by S.E. ▸▸ S.S. ▸▸

Soil Classification	Slope	Limiting Factor	
2 Profile / AIII Condition	2 Percent	18 " Depth	☐ Groundwater ☐ Restrictive Layer ☒ Bedrock

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol # TP-3 ☒ Test Pit ☐ Boring ☐ Probe

_____" Organic horizon thickness Ground surface elev. _____

_____" Depth of exploration or to refusal

Depth below mineral soil surface (inches)

Texture	Consistency	Color	Redox Features
0 Sandy Loam	Friable	Dark Brown	
10 Sandy Loam	Friable	Brown	None Noted
20	LEDGE		
30			
40			
50			
60			

Soil Details by S.E. ▸▸ S.S. ▸▸

Soil Classification	Slope	Limiting Factor	
2 Profile / AIII Condition	4 Percent	22 " Depth	☐ Groundwater ☐ Restrictive Layer ☒ Bedrock

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol # TP-4 ☒ Test Pit ☐ Boring ☐ Probe

_____" Organic horizon thickness Ground surface elev. _____

_____" Depth of exploration or to refusal

Depth below mineral soil surface (inches)

Texture	Consistency	Color	Redox Features
0 Sandy Loam	Friable	Dark Brown	
10 Sandy Loam	Friable	Brown	None Noted
20	LEDGE		
30			
40			
50			
60			

Soil Details by S.E. ▸▸ S.S. ▸▸

Soil Classification	Slope	Limiting Factor	
2 Profile / AIII Condition	4 Percent	20 " Depth	☐ Groundwater ☐ Restrictive Layer ☒ Bedrock

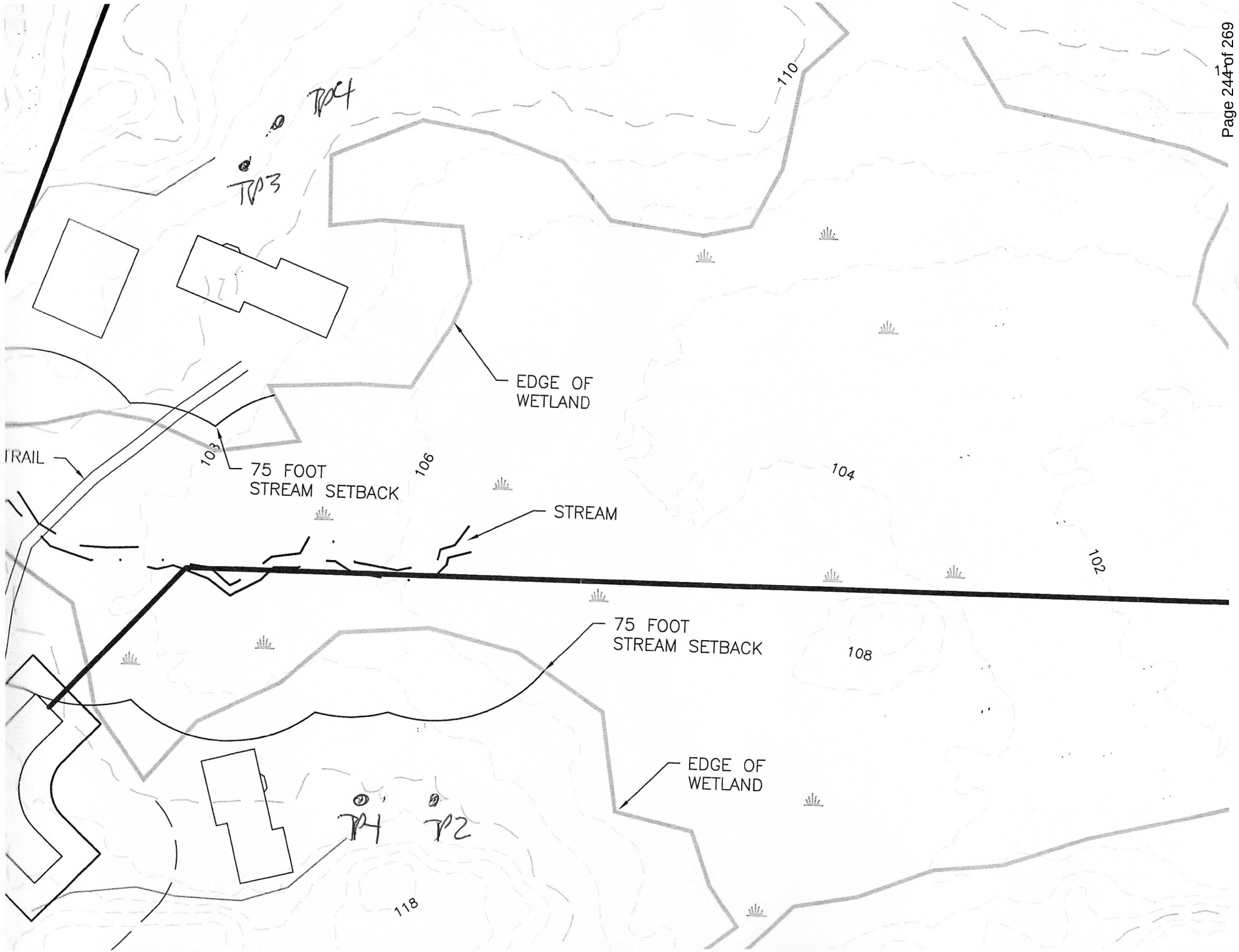
Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature	Date
	12/23/2024
Name Printed: Mark J. Hampton	Cert/Lic/Reg. #: 263/216

Title: ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

affix professional seal


TP4
TP3
110
EDGE OF
WETLAND
TRAIL
103
75 FOOT
STREAM SETBACK
106
104
STREAM
102
75 FOOT
STREAM SETBACK
108
EDGE OF
WETLAND
TP1
TP2
118

Permit-by-Rule & Notice of Intent Acceptance Notice

Applicant: JASON MARTEL **Town: Biddeford**

Project Address: 10 Wood Island Acres **Tax Map/Lot #: 8/5**

Permit Number: PBR_ID-0100210 **Accepted Date: 3/20/2025**

NRPA ☒ **Stormwater** ☐ **MCGP** ☐

NRPA PBR Sections – Ch. 305

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

Project Description:

Construct a private way with a stream crossing and development within vernal pool buffer.

Photographs showing the completed project and the affected area must be submitted within 20 days of the activity's completion. The photographs must be sent with a copy of the notification form or labeled with the applicant's name and the town in which the activity took place.

Sincerely,

Martha Harris
Environmental Specialist II
Bureau of Land Resources

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ENGLAND DISTRICT
NEW ENGLAND DISTRICT OFFICE
696 VIRGINIA ROAD
CONCORD MASSACHUSETTS 01742-2751

September 23, 2025

Regulatory Division
Maine Section

Jason Martel
10 Wood Island Acres
Biddeford, ME 04005
Via Email: marty97E@gmail.com

Dear Jason Martel:

This letter is in response to the application you submitted to the U.S. Army Corps of Engineers (USACE), New England District on February 20, 2025 for a Department of the Army general permit verification. We have assigned this project file number NAE-2025-00513, which you should reference in all correspondence with this office.

A review of the information provided indicates the proposed work includes the installation of a 6-foot diameter by 30-foot culvert for the purpose of a stream crossing which will involve a permanent discharge of fill material within approximate 175 square feet below the ordinary high water mark (OHWM) of an intermittent stream that flows into West Brook, and installation of a residential driveway which will result in the permanent discharge of fill material within approximately 2,925 square feet of inland wetland. The project is located in an inland unnamed stream; at 10 Wood Island Acres, at Latitude 43.472000º and Longitude -70.444030º; in Biddeford, York County, Maine. The work is shown on the enclosed plans titled JASON MARTEL; 10 WOOD ISLAND ACRES; BIDDEFORD, MAINE, on 5 sheets, dated 02/20/2025 and revised 7/16/2025 and 8/25/2025.

Based on the information you have provided, we verify that the activity is authorized under General Permit 10. Linear Transportation Projects and 22. Stream and Wetland Work and Crossings of the October 14, 2020, federal permit known as the Maine General Permits (GPs). If the extent of the project area and/or nature of the authorized impacts to waters are modified, a revised application must be submitted to this office for written approval before work is initiated. You can find a copy of these permits at: https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/

Any deviation from the terms and conditions of the permit, or your submitted plans, may subject the permittee to the enforcement provisions of our regulations. Therefore, in the event changes to this project are contemplated, it is recommended you coordinate with this office prior to proceeding with the work. This office must approve any changes before you undertake them. You must perform this work in compliance

with the terms and conditions of the GPs listed above, and also in compliance with the following special conditions:

Project Specific Special Conditions:

1. The permittee shall complete and return the enclosed Work-Start Notification Form to this office at least two weeks prior to the anticipated construction start date.

2. The permittee shall complete and return the enclosed Completion Certification Form to this office at least one month following the completion of the authorized work.

3. You must maintain the activity herein in good condition and in conformance with the terms and conditions of this authorization. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with a general condition of these GPs. Should you wish to cease to maintain the authorized activities, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this authorization from this office, which may require restoration of the area.

4. All construction shall be completed in accordance with the limits of construction and construction sequences detailed on the enclosed plan drawings, titled “JASON MARTEL; 10 WOOD ISLAND ACRES; BIDDEFORD, MAINE,” on a total of 5 sheets, dated “02/20/2025” and revised “7/16/2025” and “8/25/2025”. If you change the plans or construction methods for work within or adjacent to the inland unnamed stream, please contact us immediately to discuss modification of this authorization. USACE must approve any changes before you undertake them.

5. There shall be no tree clearing between Apr 15 – Sept 30 of any year to avoid the Northern Long Eared Bat (Myotis septentrionalis) Summer Occupancy Season and minimize impacts to the federally listed species.

This verification is valid until October 14, 2025. You must commence or be under contract to commence the work authorized herein by October 14, 2025 and complete the work by October 14, 2026 (ONE YEAR AFTER VERIFICATION EXPIRATION). If not, you must contact this office to determine the need for further authorization before beginning or continuing the activity. It is recommended that you contact this office before this authorization expires to discuss if permit reissuance is a possibility.

This GP verification and any associated authorizations does not preclude the necessity to obtain any other federal, state, or local permits, licenses, and/or certifications, which may be required.

If you have any questions related to this verification or have issues accessing documents referenced in this letter, please contact Charlotte Skolnick, Project Manager

at 978-318-8145, or by email at Charlotte.R.Skolnick@usace.army.mil. This agency continually strives to improve our customer service. To better serve you, please complete the Customer Service Survey located at: https://regulatory.ops.usace.army.mil/customer-service-survey/.

Sincerely,



Jon T. Coleman
Team Lead
Technical Regional Execution Center
North Atlantic Division

Enclosures

Cc (w/enclosures):
Paul Gadbois, Paul Gadbois Engineering (via pgadbois53@gmail.com)
Kaitlyn Shaw, Marine Resource Management Specialist; NOAA Greater Atlantic Regional Fisheries Office; kaitlyn.shaw@noaa.gov

Work-Start Notification Form

File Number: NAE-2025-00513 **State: Maine** **County: York**

Permittee: Jason Martel
Date Verification Issued: 9/23/2025
Project Manager: Charlotte Skolnick

At least two weeks prior to commencing the activity authorized by this permit, sign this certification and return it to the following address:

US ARMY CORPS OF ENGINEERS
New England District
Attn: Charlotte Skolnick
696 Virginia Road
Concord, MA 01742
Or
cenae-r-me@usace.army.mil
and
Charlotte.R.Skolnick@usace.army.mil
978-318-8145

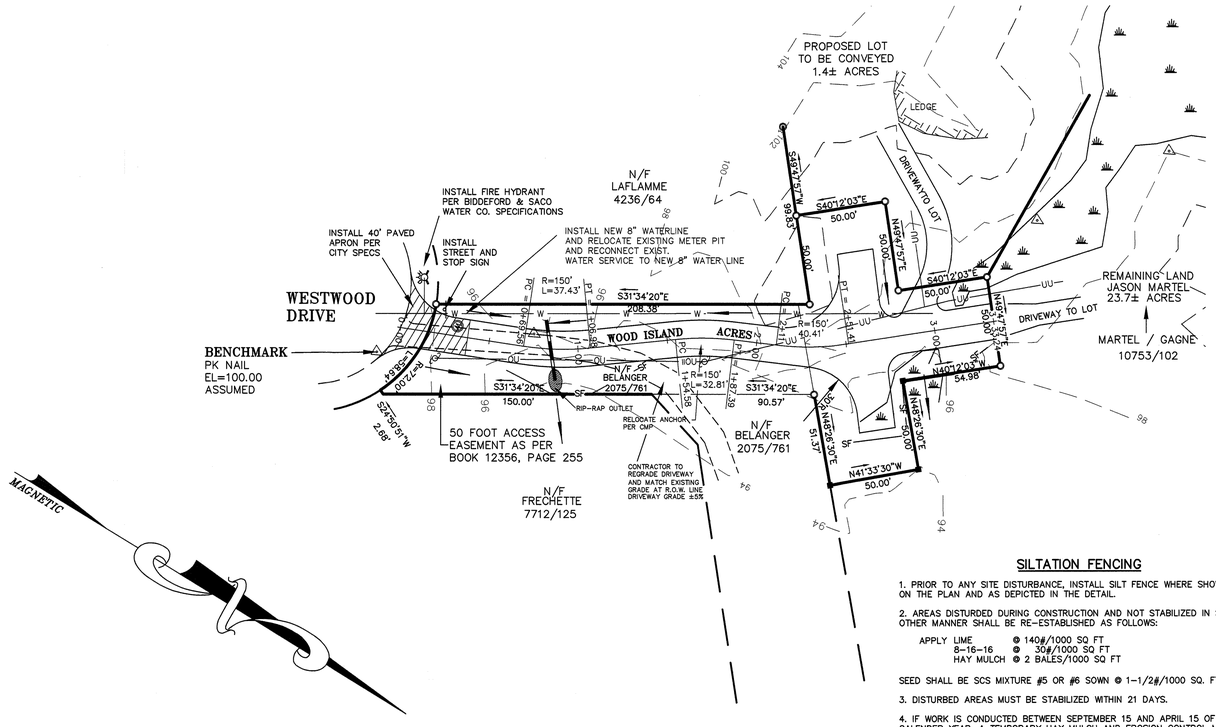
Please note that your permitted activity is subject to a compliance inspection by a U. S. Army Corps of Engineers (USACE) representative. Failure to comply with any terms or conditions of this authorization may result in the USACE suspending, modifying or revoking the authorization and/or issuing a Class I administrative penalty, or initiating other appropriate legal action.

The people (e.g. contractor) listed below will do the work, and they understand the permit's conditions and limitations.

Contractor Name/Contractor Firm: _____
Business Address: _____
_____
Contractor Phone and Email: _____

Proposed Construction Dates: Start: _____ Finish: _____

_____ **_____**
Signature of Permittee **Date**



SILTATION FENCING

1. PRIOR TO ANY SITE DISTURBANCE, INSTALL SILT FENCE WHERE SHOWN ON THE PLAN AND AS DEPICTED IN THE DETAIL.

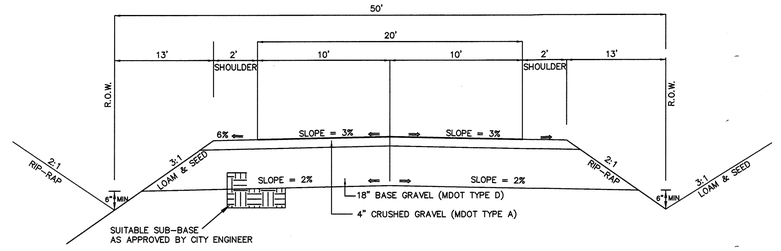
2. AREAS DISTURDED DURING CONSTRUCTION AND NOT STABILIZED IN SOME OTHER MANNER SHALL BE RE-ESTABLISHED AS FOLLOWS:

APPLY LIME @ 140#/1000 SQ FT
8-16-16 @ 30#/1000 SQ FT
HAY MULCH @ 2 BALES/1000 SQ FT

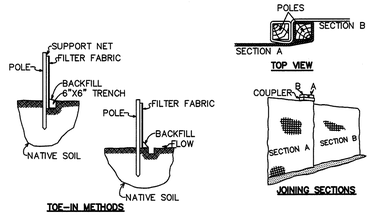
SEED SHALL BE SCS MIXTURE #5 OR #6 SOWN @ 1-1/2#/1000 SQ. FT..

3. DISTURBED AREAS MUST BE STABILIZED WITHIN 21 DAYS.

4. IF WORK IS CONDUCTED BETWEEN SEPTEMBER 15 AND APRIL 15 OF ANY CALENDER YEAR, A TEMPORARY HAY MULCH AND EROSION CONTROL MESH SHALL BE INSTALLED OVER DENUDED AREAS TO PROTECT THEM FROM EROSION UNTIL PERMANENT REVEGETATIVE MEASURES CAN BE UNDERTAKEN.



TYPICAL ROADWAY CROSS SECTION
N.T.S.



TOE-IN METHODS

SILTATION FENCING

1. INSTALL SILT FENCE DOWNSLOPE OF ALL CONSTRUCTION ACTIVITIES.

2. INSPECTION SHOULD BE FREQUENT AND REPAIR OR REPLACEMENT MADE PROMPTLY AS NEEDED. CHECK AFTER EACH RAINFALL.

3. BARRIERS SHOULD BE REMOVED WHEN THAY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

NOTES:

1. RECORD OWNER: JASON MARTEL
2 WILLETT STREET APT. 202
BIDDEFORD, MAINE

2. PROPERTY IS SHOWN AS 5 ON THE CITY OF BIDDEFORD TAX MAP # 8.

3. DEED REFERENCE: DEED FROM PAUL MARTEL & JONATHAN GAGNE, 10753/102, TO JASON MARTEL TO BE RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS.

4. PROPERTY IS LOCATED IN THE SR-1 ZONE.

5. PROPERTY TO BE SERVICED BY ON LOT SEPTIC, PUBLIC WATER AND UNDERGROUND UTILITIES.

6. PROPOSED USE: SINGLE FAMILY RESIDENCES.

7. THE CITY OF BIDDEFORD WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR PLOWING OF THE PRIVATE WAY AND THAT FURTHER LOT DIVISION UTILIZING THE PRIVATE WAY ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THE BOARD.

8. THIS ROADWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 51 OF THE ZONING ORDINANCE FOR PRIVATE WAYS AND ROADS.

9. A MAINTENANCE AGREEMENT SHALL BE ON FILE IN THE CITY (AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS) WHICH OUTLINES THE RESPONSIBILITY OF THE OWNERS OF THE LOTS ON THE PRIVATE WAY.

10. NO NEW STREET LIGHTS ARE PROPOSED FOR THIS PROJECT.

11. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS AS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION "BEST MANAGEMENT PRACTICES, 1991".

12. A PRE-CONSTRUCTION MEETING WITH THE CITY OF BIDDEFORD'S ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ANY SOIL DISTURBANCE.

13. DRIVEWAY APRONS MUST COMPLY WITH CHAPTER 62 SECTION 62-111 OF THE BIDDEFORD ORDINANCE.

14. IN LIEU OF A PERFORMANCE GUARANTEE, THE APPLICANT SHALL NOT RECEIVE A BUILDING PERMIT UNTIL THE PRIVATE WAY IS CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND ACCEPTED BY THE CITY ENGINEER'S OFFICE, OR A LETTER OF CREDIT IS SUBMITTED TO THE CITY FOR 150% OF THE RIGHT OF WAY IMPROVEMENT COSTS.

15. TOTAL WETLAND IMPACT 1,347 SQUARE FEET.

16. NOTIFY THE CITY ENGINEERING DEPARTMENT TO SCHEDULE INSPECTION OF WORK AS REQUIRED BY BIDDEFORD CITY ORDINANCES.

17. "THE CITY OF BIDDEFORD SHALL NOT BE RESPONSIBLE FOR THE COST OF MATERIALS, INSTALLATION, MAINTENANCE OR POWER FOR THE STREET LIGHTING. THE PROPERTY OWNER OF THE TAX MAP 8, LOT 5 SHALL ASSUME ALL COSTS ASSOCIATED WITH THE LIGHTING SYSTEM."

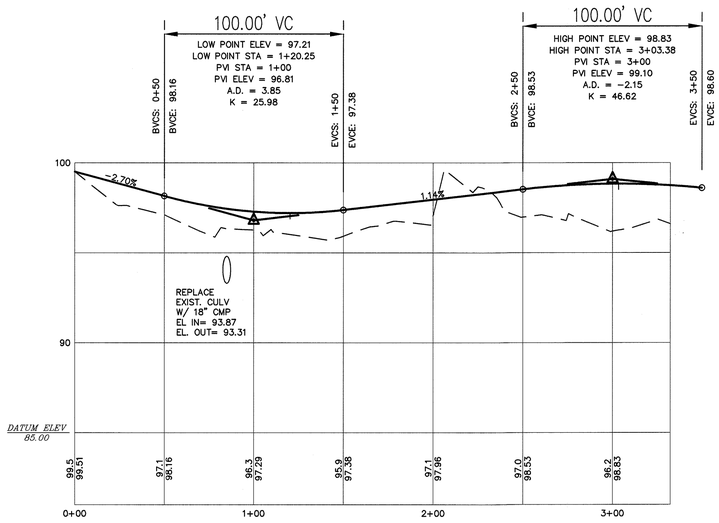
18. WETLANDS LOCATED AND DELINEATED BY PAUL P. GADBOIS.

19. LOT SIZE AND DIMENSION REQUIREMENTS:
FRONT SETBACK 40 FT
SIDE & REAR SETBACK 10 FT
MIN FRONTAGE 100 FT
MIN LOT SIZE 20,000 SF

20. THE PROPOSED RIGHT OF WAY IS TO BE A PRIVATE ROAD. NO CITY SERVICES, SUCH AS SNOW PLOWING, TRASH PICKUP, OR STREET BUILDING AND MAINTENANCE OF ANY KIND, SHALL BE PROVIDED TO LOTS ON THE PRIVATE ROAD SHOWN ON THIS PLAN.

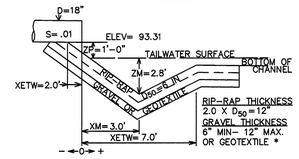
PLAN VIEW
HORIZ. 1"= 40'
GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

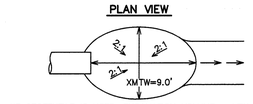


PROFILE VIEW
HORIZ. 1"= 40'
VERT. 1"= 4'

STONE LINED PLUNGE POOL
CENTERLINE PROFILE



PLAN VIEW



*IF GEOTEXTILE IS USED, EXCAVATION VOLUME = VEX-VFL

RIP-RAP OUTLET

LEGEND

△	SURVEYORS TRAVERSE POINT
o	FOUND IRON ROD OR PIPE
▫	FOUND MONUMENT
●	IRON ROD TO BE SET
— — —	PROPERTY LINE
— — —	ABUTTERS PROPERTY LINE
- - - - -	SETBACK LINE
N/F	NOW OR FORMERLY
	UTILITY POLE
—OU— —OU—	OVERHEAD UTILITIES
	EXISTING FIRE HYDRANT
■	MONUMENT TO BE SET
—SF—	SILTATION FENCE
——→	DRAINAGE ARROW

000349

YORK,ss REGISTRY OF DEEDS
Received AUG 27 2003
at 10 h 50 m A M.,and
Filed in Plan Book 284 Page 25
ATTEST: Debra L. Anderson
Register

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE
PAUL P. GADBOIS 4521
REGISTERED PROFESSIONAL ENGINEER

Paul P. Gadbois
PAUL P. GADBOIS, P.E. # 4521

APPROVAL
CITY OF BIDDEFORD
PLANNING BOARD

08-20-03
DATE

CHAIRPERSON
Janice A. DeRocke
Norman Hemgin
Guy Parnell
Albert L. Linn

DRAWN: P.P.G.	
CHECKED: P.P.G.	
SCALE:	
FIELD BOOK: 104	
DATE: 7-15-03	
JOB NO. 1053	
SHEET 1 OF 1	

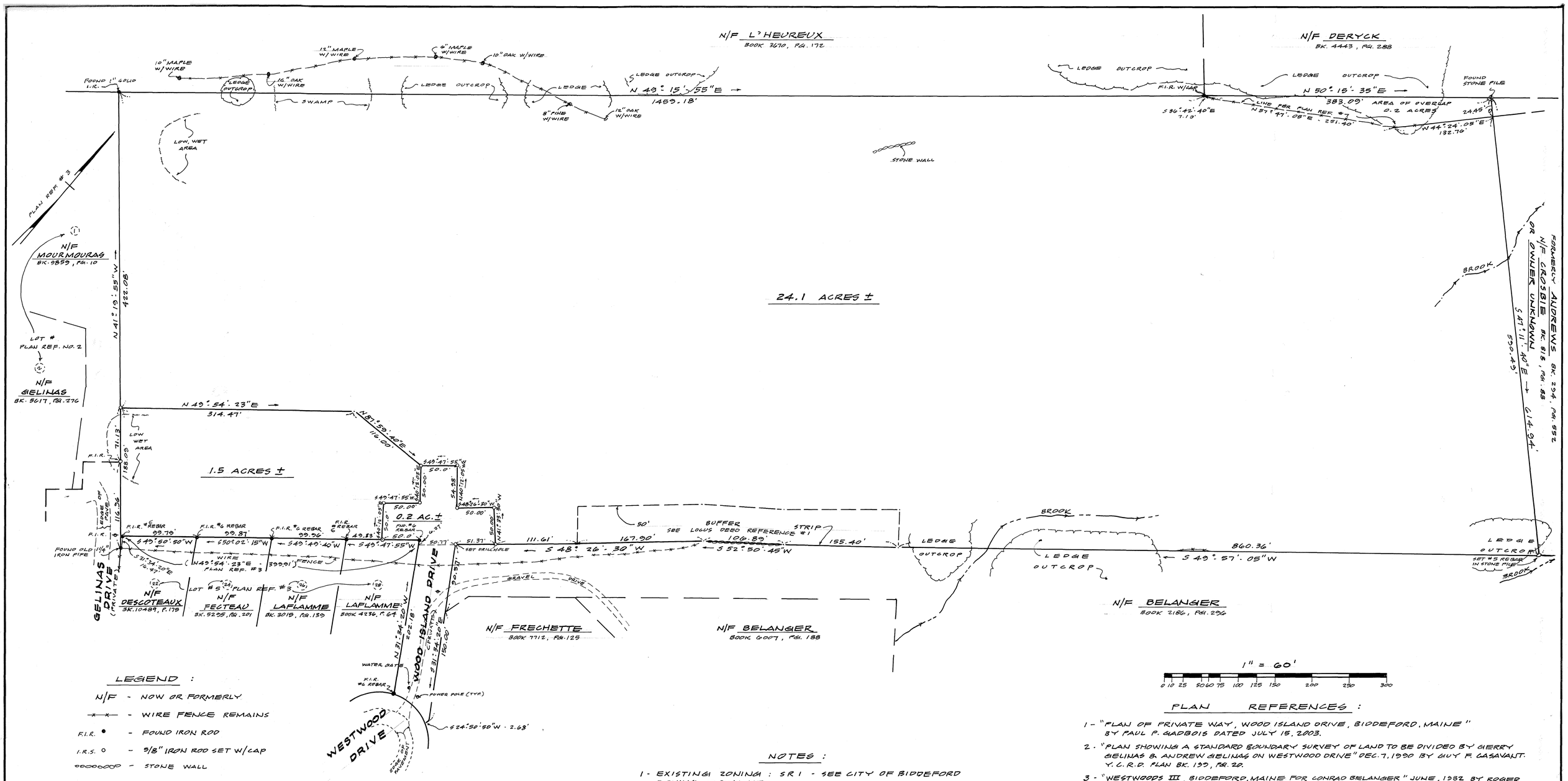
REVISIONS:

5.	8-20-03	ADDED NOTE 20
4.	8-15-03	ADDED DRIVEWAY NOTE AND ABUTTERS NAME
3.	8-13-03	ADDED CENTERLINE DATA
2.	8-11-03	REMOVED CULVERT @ STA 3+00
1.	8-01-03	PER CITY ENGINEERS' COMMENTS:

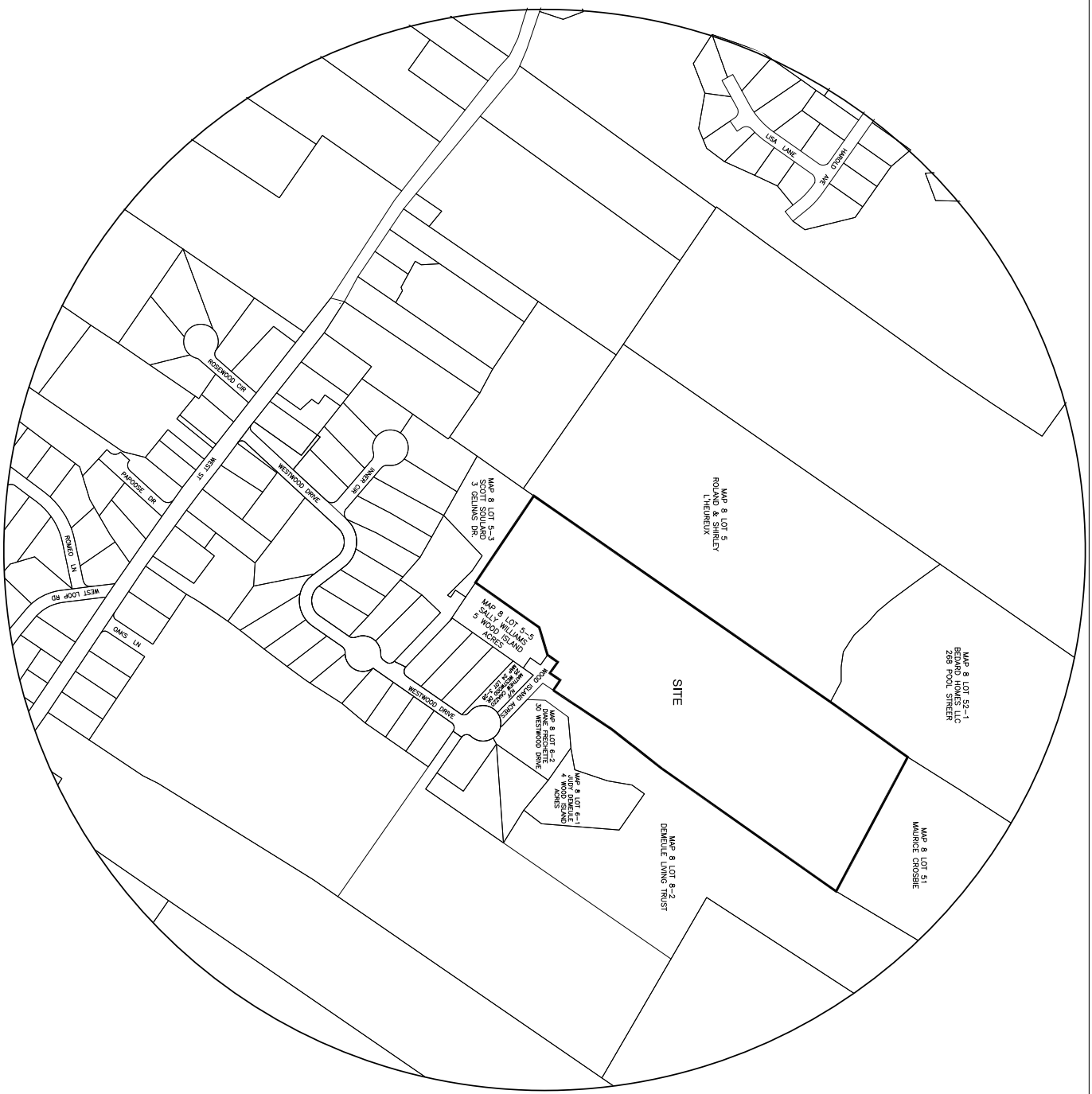
RECORD OWNERS
PAUL MARTEL & JONATHAN GAGNE
154 WEST STREET
BIDDEFORD, MAINE 04005

PLAN OF PRIVATE WAY
WOOD ISLAND ACRES
BIDDEFORD, MAINE

PAUL P. GADBOIS
SURVEYING
ENGINEERING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980


N/F L'HEUREUX
BOOK 3670, PG. 172
N/F DERYCK
BK. 4443, PG. 288
FORMERLY ANDREWS BK. 234, PG. 552
N/F CROSBIE BK. 815, PG. 58
OR OWNER UNKNOWN
N/F MOURMOURAS
BK. 9859, PG. 10
N/F GELINAS
BK. 5617, PG. 276
24.1 ACRES ±
1.5 ACRES ±
0.2 AC. ±
N/F DESCOTEAUX
BK. 10489, P. 179
N/F FECTEAU
BK. 5295, PG. 201
N/F LAFLAMME
BK. 3019, PG. 139
N/F LAFLAMME
BOOK 4236, P. 64
N/F FRECHETTE
BOOK 7712, PG. 125
N/F BELANGER
BOOK 6007, PG. 188
N/F BELANGER
BOOK 2186, PG. 296
GELINAS DRIVE (PRIVATE)
WOOD ISLAND DRIVE
WESTWOOD DRIVE
BUFFER STRIP
SEE LOCUS DEED REFERENCE #1
STONE WALL
BROOK
LEDGE OUTCROP
SWAMP
LOW, WET AREA
FENCE
GRAVEL DRIVE
WATER GATE
POWER POLE (TYP.)
FOUND 1" SOLID I.R.
FOUND STONE PILE
SET #5 REBAR IN STONE PILE
FOUND OLD IRON PIPE
PLAN REF. #3
LOT # PLAN REF. NO. 2
N 41° 13' 55" W 422.08'
N 43° 54' 23" E 314.47'
N 87° 59' 40" E 116.00'
N 49° 15' 55" E 1459.18'
N 50° 15' 35" E 383.09'
AREA OF OVERLAP
N 44° 24' 05" E 132.76'
S 36° 42' 40" E 7.10'
LINE PER PLAN REF. #1
N 51° 17' 08" E 291.40'
S 47° 11' 40" E 614.94'
530.45'
S 48° 26' 30" W 111.61'
167.90'
106.89'
155.40'
S 52° 50' 45" W
S 49° 57' 05" W 860.36'
S 24° 50' 50" W 2.68'
N 31° 34' 20" W 202.18'
S 31° 34' 20" E 150.00'
S 49° 50' 50" W 99.79'
S 50° 02' 15" W 99.87'
S 49° 40' 40" W 99.96'
S 49° 47' 55" W 49.83'
N 49° 54' 23" E 399.91'
S 49° 47' 55" W 50.0'
N 40° 12' 05" W 50.00'
S 40° 12' 05" E 50.00'
S 49° 47' 55" E 50.00'
S 48° 26' 30" W 54.38'
S 41° 33' 30" W 50.00'
N 48° 26' 30" E 50.00'
S 41° 33' 30" E 50.00'
S 48° 26' 30" W 50.00'
N 41° 33' 30" W 50.00'
S 48° 26' 30" W 50.00'
S 41° 33' 30" E

MAINE STATE PLANE



LOCATION MAP

1"= 200'

PLAN INDEX

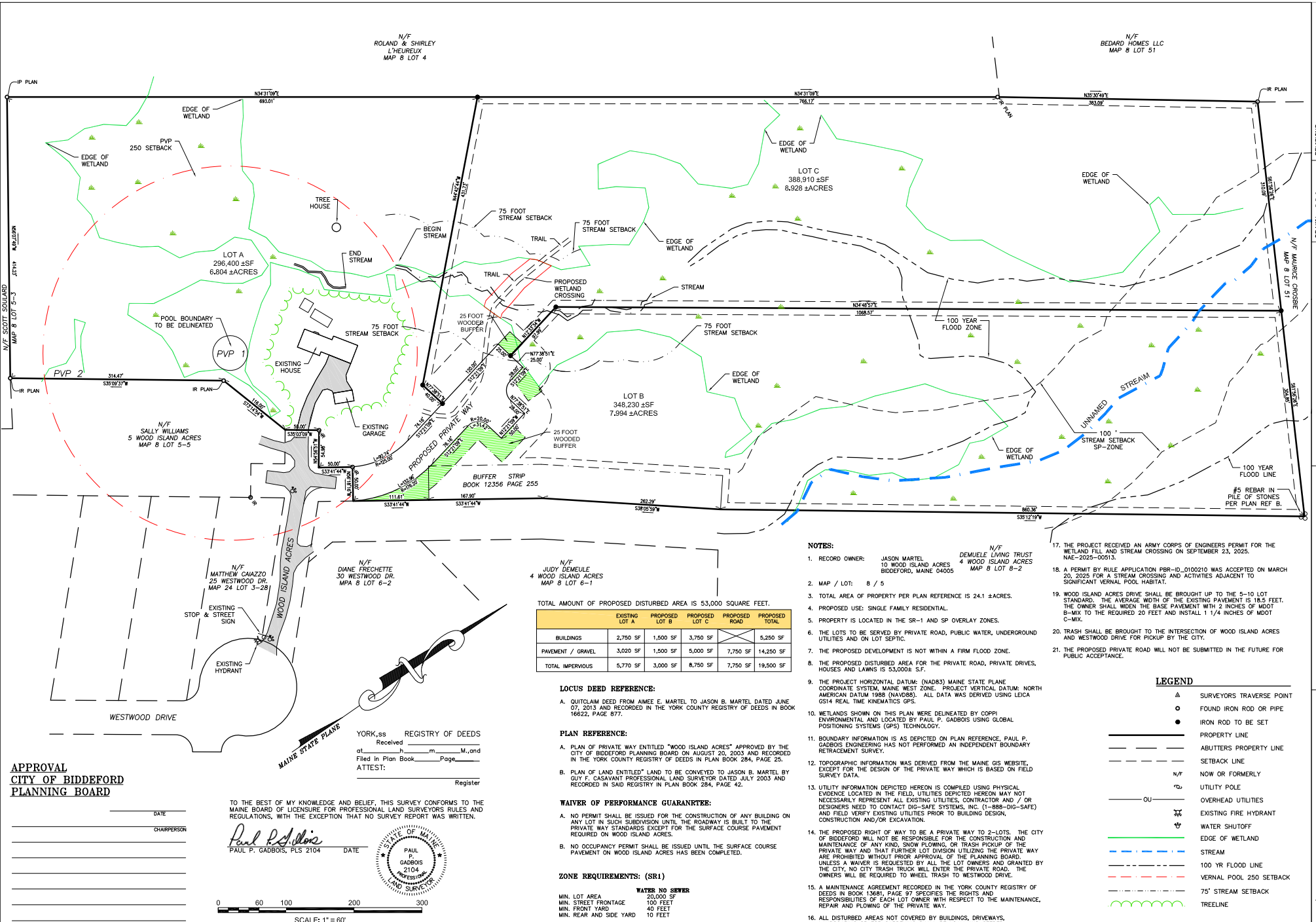
1. COVER SHEET
2. SUBDIVISION PLAN
3. EXISTING CONDITIONS PLAN
4. PLAN & PROFILE
5. WETLAND CROSSING
6. EROSION CONTROL & DETAILS
7. EROSION CONTROL & DETAILS II

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

COVER SHEET
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

DRAWN: P.P.G.	REVISIONS:
CHECKED: P.P.G.	
SCALE: 1"= 200'	
FIELD BOOK:	
DATE: 07-16-2025	
JOB NO. 1872	
SHEET 1 OF 7	1. 10-17-25 PRELIMINARY PLAN SUBMISSION



TOTAL AMOUNT OF PROPOSED DISTURBED AREA IS 53,000 SQUARE FEET.

	EXISTING LOT A	PROPOSED LOT B	PROPOSED LOT C	PROPOSED ROAD	PROPOSED TOTAL
BUILDINGS	2,750 SF	1,500 SF	3,750 SF		5,250 SF
PAVEMENT / GRAVEL	3,020 SF	1,500 SF	5,000 SF	7,750 SF	14,250 SF
TOTAL IMPERVIOUS	5,770 SF	3,000 SF	8,750 SF	7,750 SF	19,500 SF

LOCUS DEED REFERENCE:

A. QUITCLAIM DEED FROM AIMEE E. MARTEL TO JASON B. MARTEL DATED JUNE 07, 2013 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 16622, PAGE 877.

PLAN REFERENCE:

A. PLAN OF PRIVATE WAY ENTITLED "WOOD ISLAND ACRES" APPROVED BY THE CITY OF BIDDEFORD PLANNING BOARD ON AUGUST 20, 2003 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 284, PAGE 25.

B. PLAN OF LAND ENTITLED" LAND TO BE CONVEYED TO JASON B. MARTEL BY GUY F. CASAVANT PROFESSIONAL LAND SURVEYOR DATED JULY 2003 AND RECORDED IN SAID REGISTRY IN PLAN BOOK 284, PAGE 42.

WAIVER OF PERFORMANCE GUARANRTEE:

A. NO PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF ANY BUILDING ON ANY LOT IN SUCH SUBDIVISON UNTIL THE ROADWAY IS BUILT TO THE PRIVATE WAY STANDARDS EXCEPT FOR THE SURFACE COURSE PAVEMENT REQUIRED ON WOOD ISLAND ACRES.

B. NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL THE SURFACE COURSE PAVEMENT ON WOOD ISLAND ACRES HAS BEEN COMPLETED.

ZONE REQUIREMENTS: (SR1)

	WATER NO SEWER
MIN. LOT AREA	20,000 SF
MIN. STREET FRONTAGE	100 FEET
MIN. FRONT YARD	40 FEET
MIN. REAR AND SIDE YARD	10 FEET

NOTES:

1. RECORD OWNER: JASON MARTEL, 10 WOOD ISLAND ACRES, BIDDEFORD, MAINE 04005
2. MAP / LOT: 8 / 5
3. TOTAL AREA OF PROPERTY PER PLAN REFERENCE IS 24.1 ±ACRES.
4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
5. PROPERTY IS LOCATED IN THE SR-1 AND SP OVERLAY ZONES.
6. THE LOTS TO BE SERVED BY PRIVATE ROAD, PUBLIC WATER, UNDERGROUND UTILITIES AND ON LOT SEPTIC.
7. THE PROPOSED DEVELOPMENT IS NOT WITHIN A FIRM FLOOD ZONE.
8. THE PROPOSED DISTURBED AREA FOR THE PRIVATE ROAD, PRIVATE DRIVES, HOUSES AND LAWNS IS 53,000± S.F.
9. THE PROJECT HORIZONTAL DATUM: (NAD83) MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE. PROJECT VERTICAL DATUM: NORTH AMERICAN DATUM 1988 (NAVD88). ALL DATA WAS DERIVED USING LEICA GS14 REAL TIME KINEMATICS GPS.
10. WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY COPPI ENVIRONMENTAL AND LOCATED BY PAUL P. GADBOIS USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY.
11. BOUNDARY INFORMATION IS AS DEPICTED ON PLAN REFERENCE, PAUL P. GADBOIS ENGINEERING HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY.
12. TOPOGRAPHIC INFORMATION WAS DERIVED FROM THE MAINE GIS WEBSITE, EXCEPT FOR THE DESIGN OF THE PRIVATE WAY WHICH IS BASED ON FIELD SURVEY DATA.
13. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD, UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES, CONTRACTOR AND / OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO BUILDING DESIGN, CONSTRUCTION AND/OR EXCAVATION.
14. THE PROPOSED RIGHT OF WAY TO BE A PRIVATE WAY TO 2-LOTS. THE CITY OF BIDDEFORD WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ANY KIND, SNOW PLOWING, OR TRASH PICKUP OF THE PRIVATE WAY AND THAT FURTHER LOT DIVISION UTILIZING THE PRIVATE WAY ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. UNLESS A WAIVER IS REQUESTED BY ALL THE LOT OWNERS AND GRANTED BY THE CITY, NO CITY TRASH TRUCK WILL ENTER THE PRIVATE ROAD. THE OWNERS WILL BE REQUIRED TO WHEEL TRASH TO WESTWOOD DRIVE.
15. A MAINTENANCE AGREEMENT RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 13681, PAGE 97 SPECIFIES THE RIGHTS AND RESPONSIBILITIES OF EACH LOT OWNER WITH RESPECT TO THE MAINTENANCE, REPAIR AND PLOWING OF THE PRIVATE WAY.
16. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, DRIVEWAYS, LANDSCAPING OR FOR GARDENING SHALL BE LOAM AND SEEDED.
17. THE PROJECT RECEIVED AN ARMY CORPS OF ENGINEERS PERMIT FOR THE WETLAND FILL AND STREAM CROSSING ON SEPTEMBER 23, 2025. NAE-2025-00513.
18. A PERMIT BY RULE APPLICATION PBR-ID_0100210 WAS ACCEPTED ON MARCH 20, 2025 FOR A STREAM CROSSING AND ACTIVITIES ADJACENT TO SIGNIFICANT VERNAL POOL HABITAT.
19. WOOD ISLAND ACRES DRIVE SHALL BE BROUGHT UP TO THE 5-10 LOT STANDARD. THE AVERAGE WIDTH OF THE EXISTING PAVEMENT IS 18.5 FEET. THE OWNER SHALL WIDEN THE BASE PAVEMENT WITH 2 INCHES OF MDOT B-MIX TO THE REQUIRED 20 FEET AND INSTALL 1 1/4 INCHES OF MDOT C-MIX.
20. TRASH SHALL BE BROUGHT TO THE INTERSECTION OF WOOD ISLAND ACRES AND WESTWOOD DRIVE FOR PICKUP BY THE CITY.
21. THE PROPOSED PRIVATE ROAD WILL NOT BE SUBMITTED IN THE FUTURE FOR PUBLIC ACCEPTANCE.

LEGEND

- SURVEYORS TRAVERSE POINT
- FOUND IRON ROD OR PIPE
- IRON ROD TO BE SET
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- SETBACK LINE
- N/F NOW OR FORMERLY
- UTILITY POLE
- OU OVERHEAD UTILITIES
- EXISTING FIRE HYDRANT
- WATER SHUTOFF
- EDGE OF WETLAND
- STREAM
- 100 YR FLOOD LINE
- VERNAL POOL 250 SETBACK
- 75' STREAM SETBACK
- TREELINE

APPROVAL
CITY OF BIDDEFORD
PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

YORK,ss REGISTRY OF DEEDS
Received _____
at _____h _____m _____M.,and
Filed in Plan Book _____ Page _____
ATTEST:
_____
Register

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES AND REGULATIONS, WITH THE EXCEPTION THAT NO SURVEY REPORT WAS WRITTEN.

Paul P. Gadbois
PAUL P. GADBOIS, PLS 2104 DATE

STATE OF MAINE — PAUL P. GADBOIS 2104 — PROFESSIONAL LAND SURVEYOR

0 60 100 200 300
SCALE: 1" = 60'

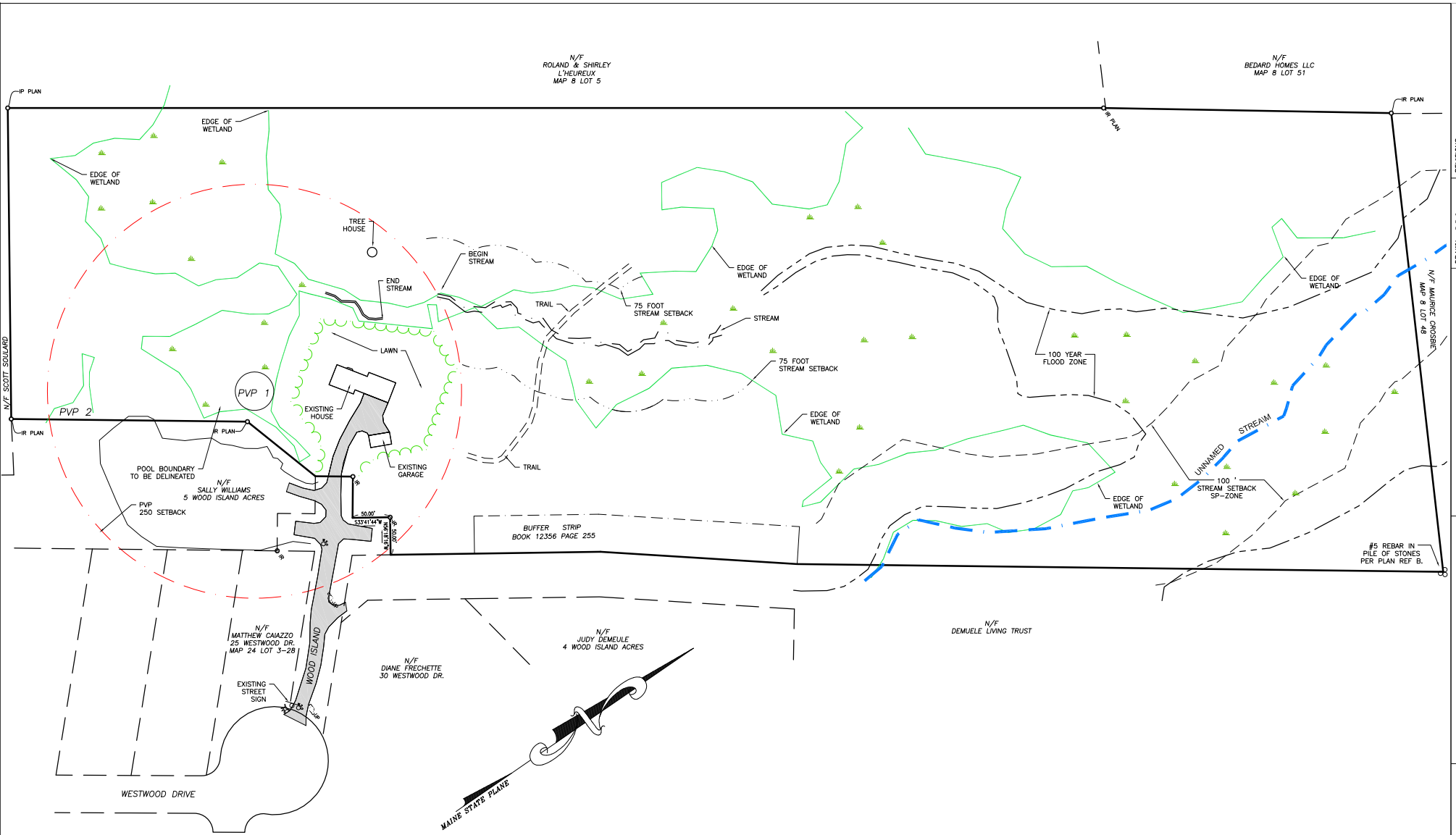
PAUL P. GADBOIS
ENGINEERING
SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3960

PRELIMINARY SUBDIVISION PLAN
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

DRAWN: P.P.G.
CHECKED: P.P.G.
SCALE: 1" = 60'
FIELD BOOK:
DATE: 07-16-25
JOB NO. 1872
SHEET 2 OF 7

REVISIONS:
1. 10-17-25 PRELIMINARY PLAN SUBMISSION



0 60 100 200 300

SCALE: 1" = 60'

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE
PAUL P. GADBOIS 4521
LICENSED PROFESSIONAL ENGINEER

PAUL P. GADBOIS, P.E. # 4521 DATE

LEGEND

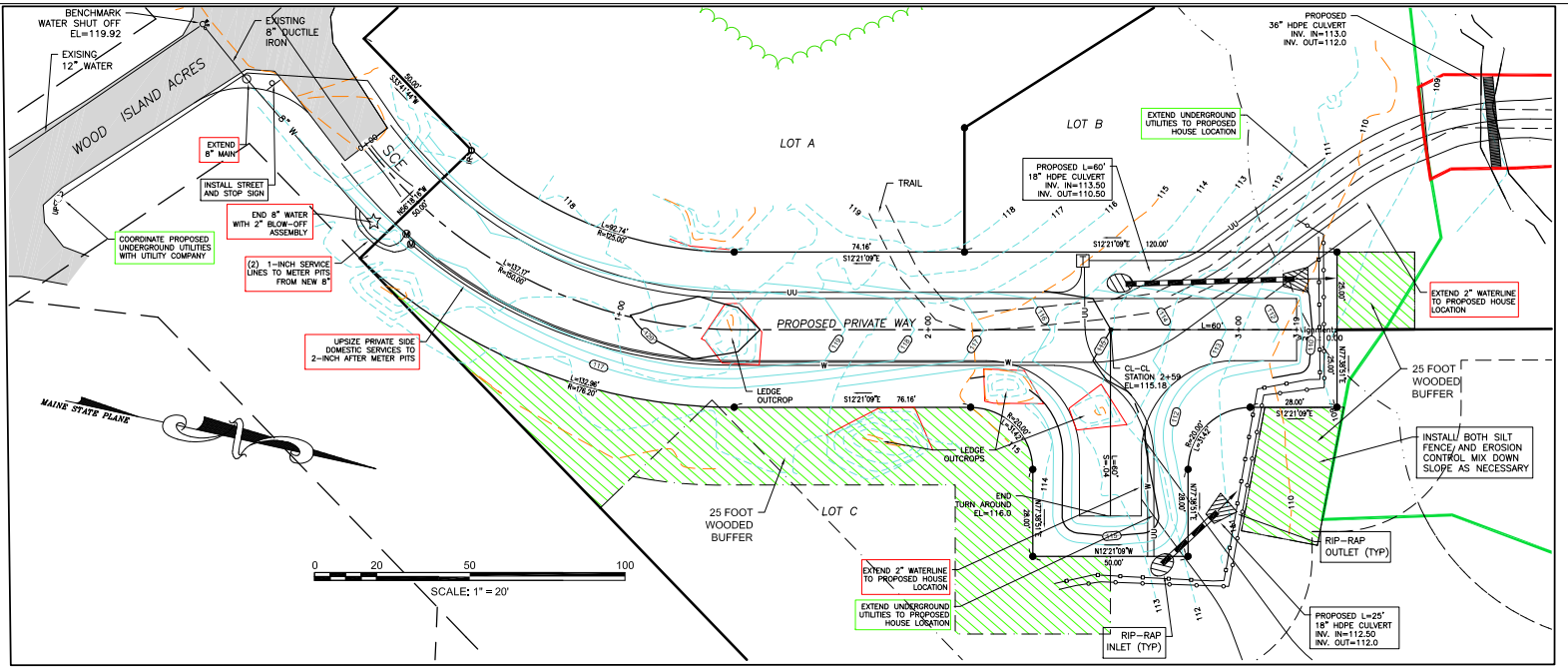
- SURVEYORS TRAVERSE POINT
- FOUND IRON ROD OR PIPE
- IRON ROD TO BE SET
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- SETBACK LINE
- N/F NOW OR FORMERLY
- UTILITY POLE
- OU OVERHEAD UTILITIES
- EXISTING FIRE HYDRANT
- WATER SHUTOFF

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3960

EXISTING CONDITIONS PLAN
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

DRAWN: P.P.G.	REVISIONS:
CHECKED: P.P.G.	
SCALE: 1"= 60'	
FIELD BOOK:	
DATE: 07-16-25	
JOB NO. 1872	1. 10-17-25 PRELIMINARY PLAN SUBMISSION
SHEET 3 OF 7	



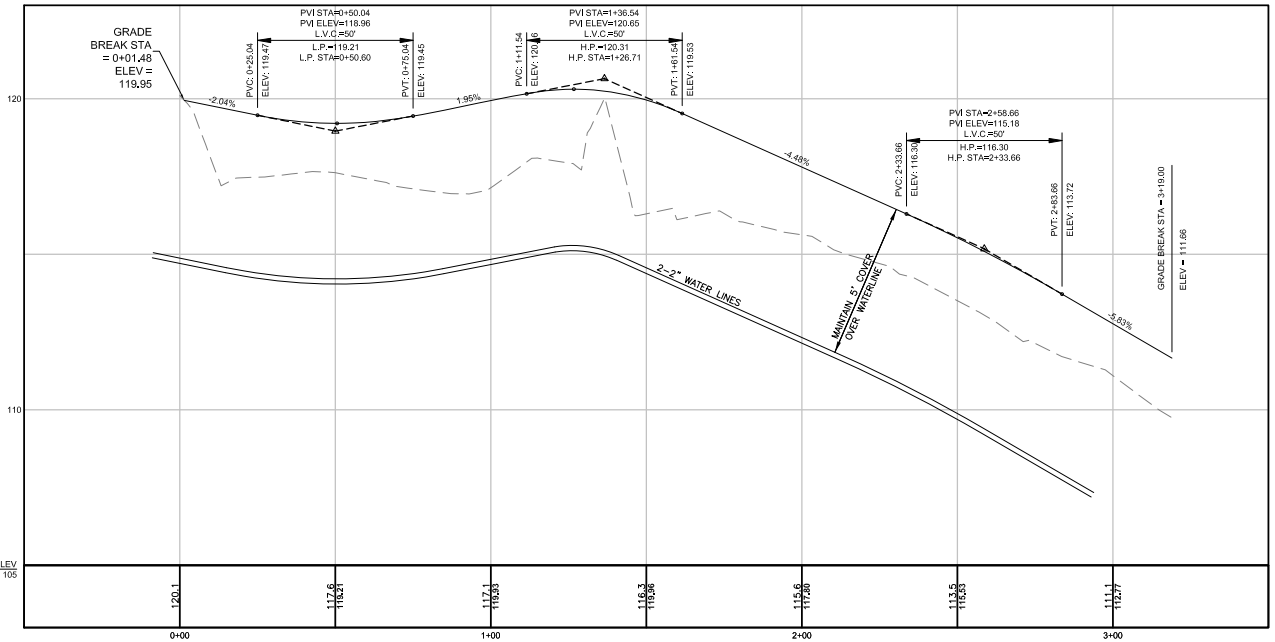
PRIVATE WAY NOTES:

1. THE PROPOSED RIGHT OF WAY IS TO BE A PRIVATE ROAD. THE CITY OF BIDDEFORD WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ANY KIND, SNOW PLOWING, OR TRASH PICKUP OF THE PRIVATE WAY AND THAT FURTHER LOT DIVISION UTILIZING THE PRIVATE WAY ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THE BOARD.
2. NO NEW STREET LIGHTS ARE PROPOSED FOR THIS PROJECT.
3. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS AS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION "BEST MANAGEMENT PRACTICES, "LATEST REVISION".
4. DRIVEWAY APRONS MUST COMPLY WITH CHAPTER 62 SECTION 62-111 OF THE BIDDEFORD ORDINANCE.
5. IN LIEU OF A FULL PERFORMANCE GUARANTEE, THE APPLICANT SHALL NOT RECEIVE A BUILDING PERMIT UNTIL THE PRIVATE WAY IS CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND ACCEPTED BY THE CITY ENGINEER'S OFFICE, OR A LETTER OF CREDIT IS SUBMITTED TO THE CITY FOR 150% OF THE RIGHT OF WAY IMPROVEMENT COSTS. AT A MINIMUM AN EROSION CONTROL BOND WILL BE REQUIRED.
6. NOTIFY THE ENGINEERING DEPARTMENT TO SCHEDULE INSPECTION OF WORK AS REQUIRED BY BIDDEFORD CITY ORDINANCES.
7. THE PRIVATE WAY PLAN SHALL BE RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS WITHIN 30 DAYS OF THE DATE OF THE PLANNING BOARD APPROVAL. IF THE PLAN IS NOT RECORDED WITHIN THIS TIME PERIOD, THE APPROVAL OF THE BOARD SHALL BE NULL AND VOID.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH MDOT STANDARDS FOR ROADWAY EXCAVATION AND THE PLACEMENT OF FILL.
9. NO LOT MAY BE ACCESSED FROM EITHER ENDS OF THE HAMMERHEAD.
10. THE PROPOSED PRIVATE WAY WILL NOT BE SUBMITTED IN THE FUTURE FOR PUBLIC ACCEPTANCE.
11. TRASH SHALL BE BROUGHT TO THE INTERSECTION OF WOOD ISLAND ACRES AND WESTWOOD DRIVE FOR PICKUP BY THE CITY.

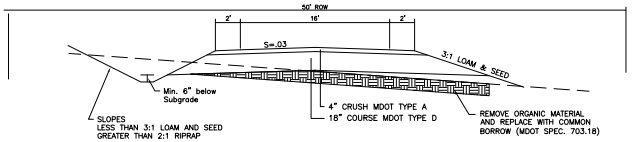
WAIVER OF PERFORMANCE GUARANTEE:

A. NO PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF ANY BUILDING ON ANY LOT IN SUCH SUBDIVISION UNTIL THE ROADWAY IS BUILT TO THE PRIVATE WAY STANDARDS EXCEPT FOR THE SURFACE COURSE PAVEMENT REQUIRED ON WOOD ISLAND ACRES.

B. NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL THE SURFACE COURSE PAVEMENT ON WOOD ISLAND ACRES HAS BEEN COMPLETED.



PROFILE: PCL
HOR. SCALE IN FEET
20 0 20 40
VER. SCALE IN FEET
2 0 2 4



PRIVATE ROAD
CROSS SECTION
NTS

PROGRESS PLAN
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE
PAUL P. GADBOIS 4521
LICENSED PROFESSIONAL ENGINEER

Paul P. Gadbois
PAUL P. GADBOIS, P.E. # 4521 DATE

LEGEND

- SURVEYORS TRAVERSE POINT
- FOUND IRON ROD OR PIPE
- IRON ROD TO BE SET
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- SETBACK LINE
- N/F NOW OR FORMERLY
- UTILITY POLE
- OU OVERHEAD UTILITIES
- EXISTING FIRE HYDRANT
- WATER SHUTOFF
- DRAINAGE DIRECTION
- x43.9 PROPOSED SPOT GRADES
- 100 PROPOSED CONTOUR ELEV

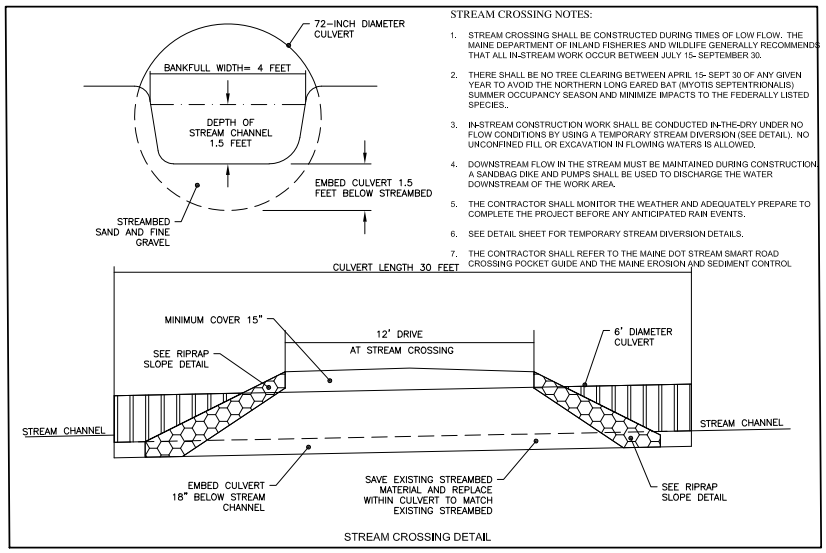
REVISIONS:	
1.	10-17-25 PRELIMINARY PLAN SUBMISSION

DRAWN: P.P.G.
CHECKED: P.P.G.
SCALE:
FIELD BOOK:
DATE: 07-16-2025
JOB NO. 1872
SHEET 4 OF 7

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

PRIVATE ROAD PLAN AND PROFILE
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

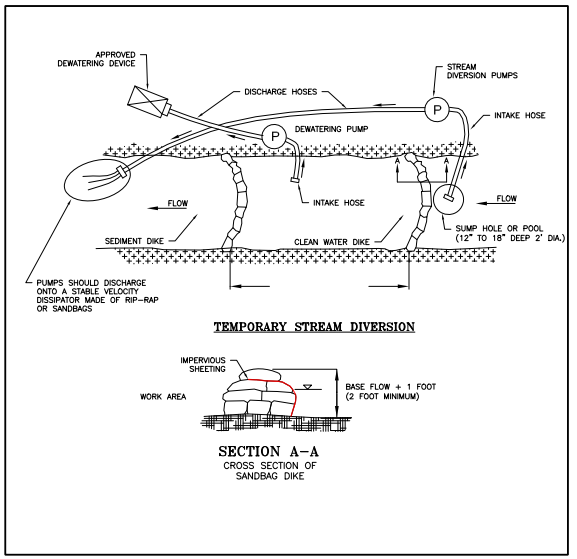
PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3960



STREAM CROSSING DETAIL

STREAM CROSSING NOTES:

1. STREAM CROSSING SHALL BE CONSTRUCTED DURING TIMES OF LOW FLOW. THE MAINE DEPARTMENT OF INLAND FISHERIES AND WILDLIFE GENERALLY RECOMMENDS THAT ALL IN-STREAM WORK OCCUR BETWEEN JULY 15- SEPTEMBER 30.
2. THERE SHALL BE NO TREE CLEARING BETWEEN APRIL 15- SEPT 30 OF ANY GIVEN YEAR TO AVOID THE NORTHERN LONG EARED BAT (MYOTIS SEPTENTRIONALIS) SUMMER OCCUPANCY SEASON AND MINIMIZE IMPACTS TO THE FEDERALLY LISTED SPECIES..
3. IN-STREAM CONSTRUCTION WORK SHALL BE CONDUCTED IN-THE-DRY UNDER NO FLOW CONDITIONS BY USING A TEMPORARY STREAM DIVERSION (SEE DETAIL). NO UNCONFINED FILL OR EXCAVATION IN FLOWING WATERS IS ALLOWED.
4. DOWNSTREAM FLOW IN THE STREAM MUST BE MAINTAINED DURING CONSTRUCTION. A SANDBAG DIKE AND PUMPS SHALL BE USED TO DISCHARGE THE WATER DOWNSTREAM OF THE WORK AREA.
5. THE CONTRACTOR SHALL MONITOR THE WEATHER AND ADEQUATELY PREPARE TO COMPLETE THE PROJECT BEFORE ANY ANTICIPATED RAIN EVENTS.
6. SEE DETAIL SHEET FOR TEMPORARY STREAM DIVERSION DETAILS.
7. THE CONTRACTOR SHALL REFER TO THE MAINE DOT STREAM SMART ROAD CROSSING POCKET GUIDE AND THE MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS AVAILABLE ON THE MAINE DEP WEBSITE.
8. THE STREAM CROSSING SHALL BE CONSTRUCTED BETWEEN JULY 15 AND OCTOBER 1.
9. THE OWNER / CONTRACTOR MUST SUBMIT PHOTOGRAPHS OF THE COMPLETED PROJECT WITHIN 20 DAYS OF COMPLETION. THE PHOTOGRAPHS MUST BE SENT WITH A COPY OF THE NOTIFICATION FORM.
10. WITHIN 7 CALENDAR DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT, MULCH MUST BE SPREAD ON ANY EXPOSED SOILS.
11. SURFACE WATER ON OR ADJACENT TO CROSSING APPROACHES MUST BE DIVERTED THROUGH VEGETATED FILTER AREAS AT LEAST 25 FEET LONG TO PREVENT SEDIMENTATION OF THE WATERCOURSE. ROADSIDE DITCHES MAY NOT EXTEND TO THE RESOURCE BEING CROSSED.
12. THE SOIL SHALL BE COMPACTED AT LEAST HALFWAY UP THE SIDE OF THE CULVERT AND HAVE THE INLET AND OUTLET ENDS STABILIZED BY RIPRAP TO AVOID EROSION OF MATERIAL AROUND THE CULVERT.
13. ALL EXCAVATED MATERIAL MUST BE STOCKPILED OUTSIDE THE WETLAND AND EROSION CONTROL BARRIERS MUST BE USED TO TO PREVENT SEDIMENTATION INTO THE WETLANDS.

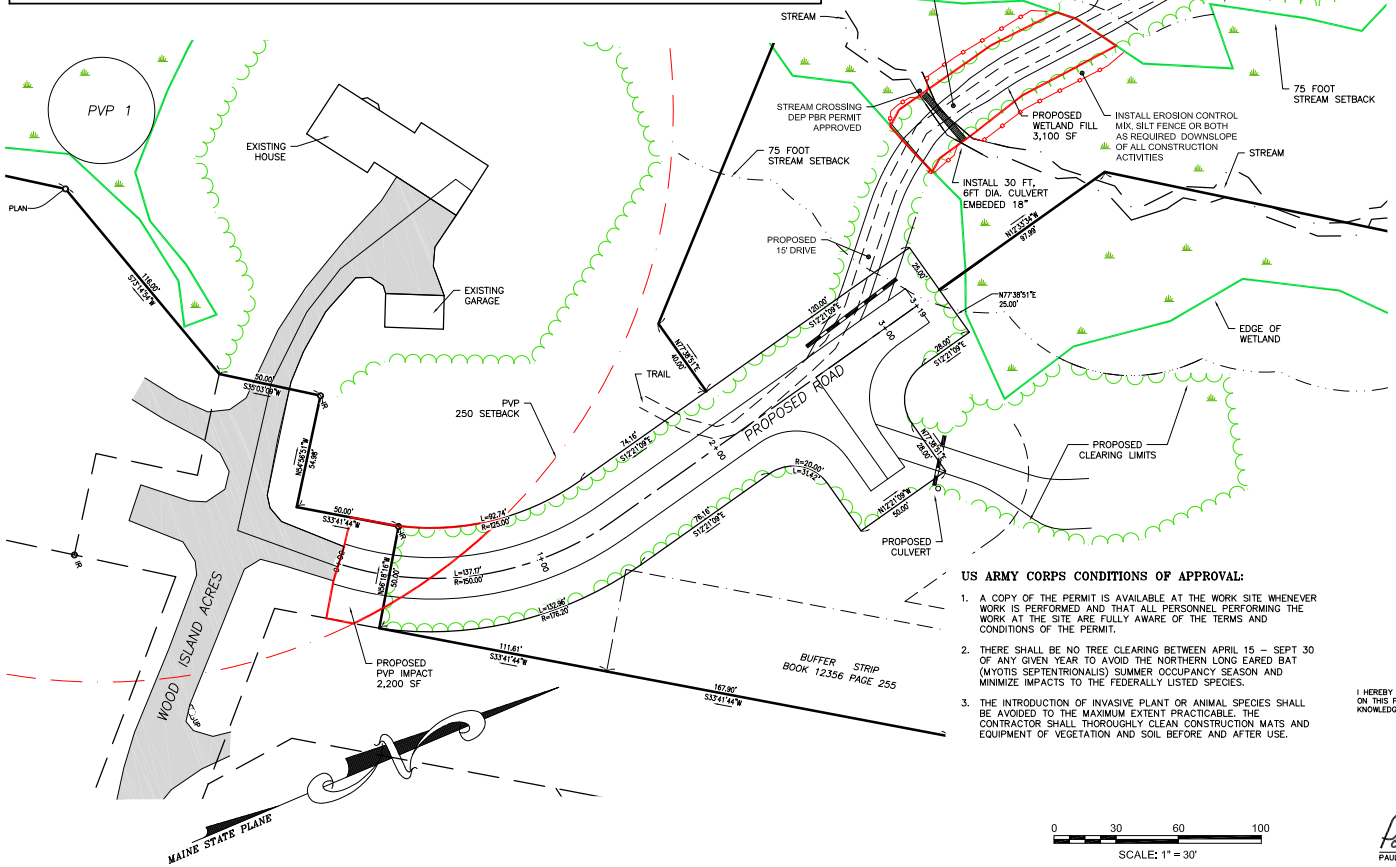


TEMPORARY STREAM DIVERSION

SECTION A-A
CROSS SECTION OF SANDBAG DIKE

STREAM DIVERSION NOTES:

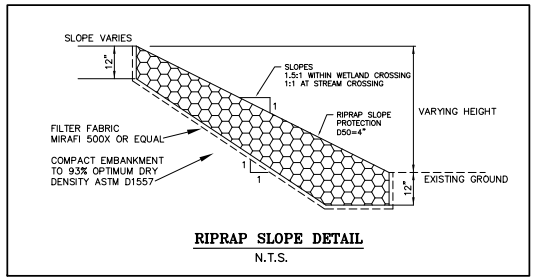
1. THE CONTRACTOR SHALL DETERMINE THE PUMP CAPACITY REQUIRED TO PUMP THE CLEAN WATER AROUND THE SITE. PLACE THE INTAKE HOSE IN A POOL, ON A ROCK, OR IN A 5 GALLON BUCKET TO PREVENT EROSION.
2. PLACE A BLOCK NET UPSTREAM OF THE INTAKE HOSE TO REDUCE THE RISK OF LETHAL ENTRAINMENT FOR FISH AND AMPHIBIANS.
3. THE DISCHARGE SHOULD BE PLACED ON A ROCK OR WITH GEOTEXTILE FABRIC UNDER IT TO PREVENT SCOUR WITHIN THE STREAM. SECURE THE DISCHARGE HOSE TO PREVENT MOVEMENT OF THE HOSE AND FABRIC.
4. IF MUDDY WATER ACCUMULATES WITHIN THE CONSTRUCTION DAMMED AREA AND IS REMOVED WITH A PUMP DESIGNED TO HANDLE DIRTY WATER. THE SEDIMENT-LADEN WATER MUST BE DISCHARGED WELL AWAY FROM THE STREAM AND FILTERED BY CREATING A SEDIMENT BASIN BY STACKING HAY BALES, FORMING A BOX WHICH IS DRAPED WITH GEOTEXTILE FABRIC TO FILTER THE WATER.



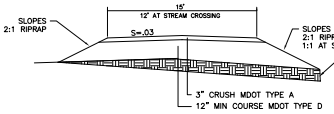
US ARMY CORPS CONDITIONS OF APPROVAL:

1. A COPY OF THE PERMIT IS AVAILABLE AT THE WORK SITE WHENEVER WORK IS PERFORMED AND THAT ALL PERSONNEL PERFORMING THE WORK AT THE SITE ARE FULLY AWARE OF THE TERMS AND CONDITIONS OF THE PERMIT.
2. THERE SHALL BE NO TREE CLEARING BETWEEN APRIL 15 – SEPT 30 OF ANY GIVEN YEAR TO AVOID THE NORTHERN LONG EARED BAT (MYOTIS SEPTENTRIONALIS) SUMMER OCCUPANCY SEASON AND MINIMIZE IMPACTS TO THE FEDERALLY LISTED SPECIES.
3. THE INTRODUCTION OF INVASIVE PLANT OR ANIMAL SPECIES SHALL BE AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE. THE CONTRACTOR SHALL THOROUGHLY CLEAN CONSTRUCTION MATS AND EQUIPMENT OF VEGETATION AND SOIL BEFORE AND AFTER USE.

0 30 60 100
SCALE: 1" = 30'



RIPRAP SLOPE DETAIL
N.T.S.



WETLAND CROSSING

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE
PAUL P GADBOIS 4521
LICENSED PROFESSIONAL ENGINEER

PAUL P. GADBOIS, P.E. # 4521 DATE

LEGEND

- FOUND IRON ROD OR PIPE
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- EDGE OF WETLAND
- STREAM
- 100 YR FLOOD LINE
- VERNAL POOL 250 SETBACK
- 75' STREAM SETBACK

REVISIONS:
2. 10-17-25 PRELIMINARY SUBMISSION
1. 08-25-25 PER ACE EMAIL DATED 08-11-25

DRAWN: P.P.G.
CHECKED: P.P.G.
SCALE: 1"= 20'
FIELD BOOK:
DATE: 07-16-2025
JOB NO. 1872
SHEET 5 OF 7

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

WETLAND & STREAM CROSSING
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3960

MAINE CONSTRUCTION GENERAL PERMIT

APPENDICES – BASIC PERFORMANCE STANDARDS

APPENDIX A. EROSION AND SEDIMENTATION CONTROL. 1
APPENDIX B. INSPECTION AND MAINTENANCE 4
APPENDIX C. HOUSEKEEPING 4

APPENDIX A. EROSION AND SEDIMENTATION CONTROL

A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 MRSA § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN.

NOTE: THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. SEE 38 M.R.S.A § 420-C (IN PART). A LICENSE IS REQUIRED FOR ANY STORMWATER DISCHARGE THAT THE DEPARTMENT "DETERMINES TO CONTRIBUTE TO A VIOLATION OF A WATER QUALITY STANDARD OR IS A SIGNIFICANT CONTRIBUTOR OF POLLUTANTS TO WATERS OF THE STATE". 06-096 CMR 521(9)(A)(1)(V)(IN PART).

(1) POLLUTION PREVENTION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, UPLAND, OR COASTAL OR FRESHWATER WETLANDS.

NOTE: BUFFERS IMPROVE WATER QUALITY BY HELPING TO FILTER POLLUTANTS IN RUN-OFF BOTH DURING AND AFTER CONSTRUCTION. MINIMIZING DISTURBED AREAS THROUGH PHASING LIMITS THE AMOUNT OF EXPOSED SOIL ON THE SITE THROUGH RETENTION OF NATURAL COVER AND BY RETIRING AREAS AS PERMANENTLY STABILIZED. LESS EXPOSED SOIL RESULTS IN FEWER EROSION CONTROLS TO INSTALL AND MAINTAIN. IF WORK WITHIN AN AREA IS NOT ANTICIPATED TO BEGIN WITHIN TWO WEEKS TIME, CONSIDER LEAVING THE AREA IN ITS NATURALLY EXISTING COVER.

(2) SEDIMENT BARRIERS. PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADIENT DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

(3) TEMPORARY STABILIZATION. STABILIZE WITH MULCH, OR OTHER NON-ERODABLE COVER ANY EXPOSED SOILS THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.

NOTE: FOR GUIDANCE ON EROSION AND SEDIMENTATION CONTROLS, CONSULT *THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION -- BEST MANAGEMENT PRACTICES* OR *THE MAINE EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES*.

(1) REMOVAL OF TEMPORARY MEASURES. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.
NOTE: IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

(1) PERMANENT STABILIZATION. IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

(a) SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

(b) SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

(c) PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

(d) RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

(e) AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

(f) PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

(g) DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL- GRADED RIPRAP LINING, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN- CUTTING OF THE CHANNEL.

(6) WINTER CONSTRUCTION. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.

(a) SITE STABILIZATION. FOR WINTER STABILIZATION, HAY MULCH IS APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, ALL AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.

(b) SEDIMENT BARRIERS. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.

(c) DITCH. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

(d) SLOPES. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

NOTE: FOR GUIDANCE ON WINTER CONSTRUCTION STANDARDS, SEE THE "MAINE EROSION AND SEDIMENT CONTROL BMPS", MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

(7) STORMWATER CHANNELS. DITCHES, SWALES, AND OTHER OPEN STORMWATER CHANNELS MUST BE DESIGNED, CONSTRUCTED, AND STABILIZED USING MEASURES THAT ACHIEVE LONG-TERM EROSION CONTROL. DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS MUST BE SIZED TO HANDLE, AT A MINIMUM, THE EXPECTED VOLUME RUN-OFF. EACH CHANNEL SHOULD BE CONSTRUCTED IN SECTIONS SO THAT THE SECTION'S GRADING, SHAPING, AND INSTALLATION OF THE PERMANENT LINING CAN BE COMPLETED THE SAME DAY. IF THE CHANNEL'S FINAL GRADING OR LINING INSTALLATION MUST BE DELAYED, THEN DIVERSION BERMS MUST BE USED TO DIVERT STORMWATER AWAY FROM THE CHANNEL, PROPERLY-SPACED CHECK DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL TO PREVENT SCOURING. PERMANENT STABILIZATION FOR CHANNELS IS ADDRESSED UNDER APPENDIX A(5)(G) ABOVE.

NOTE: (1) THE CHANNEL SHOULD RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNEL'S BOTTOM OR SIDE SLOPES. (2) WHEN THE WATERSHED DRAINING TO A DITCH OR SWALE IS LESS THAN 1 ACRE OF TOTAL DRAINAGE AND LESS THAN ¼ ACRE OF IMPERVIOUS AREA, DIVERSION OF RUNOFF TO ADJACENT WOODED OR OTHERWISE VEGETATED BUFFER AREAS IS ENCOURAGED WHERE THE OPPORTUNITY EXISTS.

(1) ROADS. GRAVEL AND PAVED ROADS MUST BE DESIGNED AND CONSTRUCTED WITH CROWNS OR OTHER MEASURES, SUCH AS WATER BARS, TO ENSURE THAT STORMWATER IS DELIVERED IMMEDIATELY TO ADJACENT STABLE DITCHES, VEGETATED BUFFER AREAS, CATCH BASIN INLETS, OR STREET GUTTERS.

NOTE: (1) GRAVEL AND PAVED ROADS SHOULD BE MAINTAINED SO THAT THEY CONTINUE TO CONFORM TO THIS STANDARD IN ORDER TO PREVENT EROSION PROBLEMS. (2) THE DEPARTMENT RECOMMENDS THAT IMPERVIOUS SURFACES, INCLUDING ROADS, BE DESIGNED AND CONSTRUCTED SO THAT STORMWATER IS DISTRIBUTED IN SHEET FLOW TO NATURAL VEGETATED BUFFER AREAS WHEREVER SUCH AREAS ARE AVAILABLE. ROAD DITCHES SHOULD BE DESIGNED SO THAT STORMWATER IS FREQUENTLY (AT LEAST EVERY 100 TO 200 FEET) DISCHARGED VIA DITCH TURNOUTS IN SHEET FLOW TO ADJACENT NATURAL BUFFER AREAS WHEREVER POSSIBLE.

(1) CULVERTS. CULVERTS MUST BE SIZED TO AVOID UNINTENDED FLOODING OF UPSTREAM AREAS OR FREQUENT OVERTOPPING OF ROADWAYS. CULVERT INLETS MUST BE PROTECTED WITH APPROPRIATE MATERIALS FOR THE EXPECTED ENTRANCE VELOCITY, AND PROTECTION MUST EXTEND AT LEAST AS HIGH AS THE EXPECTED MAXIMUM ELEVATION OF STORAGE BEHIND THE CULVERT. CULVERT OUTLET DESIGN MUST INCORPORATE MEASURES, SUCH AS APRONS OR PLUNGE POOLS, TO PREVENT SCOUR OF THE STREAM CHANNEL. OUTLET PROTECTION MEASURES MUST BE DESIGNED TO STAY WITHIN THE CHANNEL LIMITS. THE DESIGN MUST TAKE ACCOUNT OF TAILWATER DEPTH.

(2) PARKING AREAS. PARKING AREAS MUST BE CONSTRUCTED TO ENSURE RUNOFF IS DELIVERED TO ADJACENT SWALES, CATCH BASINS, CURB GUTTERS, OR BUFFER AREAS WITHOUT ERODING AREAS DOWNSLOPE. THE PARKING AREA'S SUBBASE COMPACTION AND GRADING MUST BE DONE TO ENSURE RUNOFF IS EVENLY DISTRIBUTED TO ADJACENT BUFFERS ON SIDE SLOPES. CATCH BASINS MUST BE LOCATED AND SET TO PROVIDE ENOUGH STORAGE DEPTH AT THE INLET SO TO ALLOW INFLOW OF PEAK RUNOFF RATES WITHOUT BY-PASS OF RUNOFF TO OTHER AREAS.

(3) ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

APPENDIX B. INSPECTION AND MAINTENANCE

(1) INSPECTION AND MAINTENANCE. INSPECT DISTURBED AND IMPERVIOUS AREAS, AND EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS AND BEFORE AND AFTER A STORM EVENT, AND PRIOR TO COMPLETION OF PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS IN THIS PERMIT AND ANY DEPARTMENTAL COMPANION DOCUMENT TO THIS PERMIT, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

(2) INSPECTION LOG (REPORT). A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE BMPS THAT NEED MAINTENANCE, BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPS, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

APPENDIX C. HOUSEKEEPING

THESE PERFORMANCE STANDARDS APPLY TO ALL SITES.

(1) SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.

(2) GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPS) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1). ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

(1) FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.

EXAMPLES OF BMPS – OPERATIONS DURING WET MONTHS, THAT EXPERIENCE TRACKING OF MUD OFF THE CONSTRUCTION SITE ONTO PUBLIC ROADS, SHOULD PROVIDE FOR SWEEPING OF ROAD AREAS AT LEAST ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS; WHERE CHRONIC MUD TRACKING OCCURS, A STABILIZED CONSTRUCTION ENTRANCE SHOULD BE PROVIDED. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN THE ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY IF NEEDED.

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

(1) DEBRIS AND OTHER MATERIALS. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

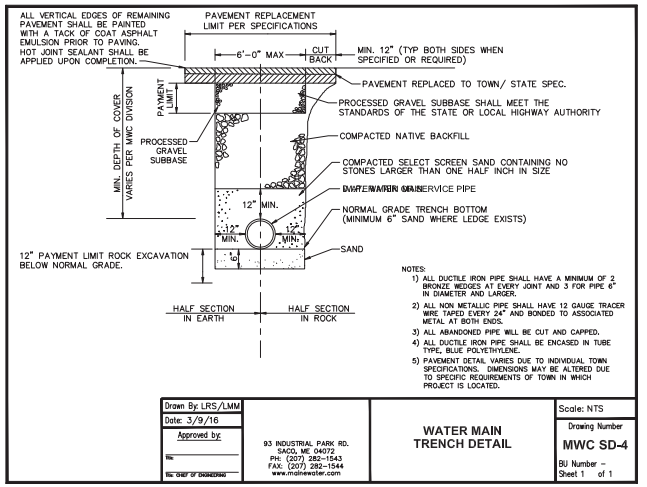
NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT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

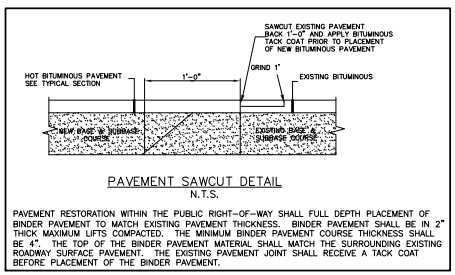
(1) TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.
NOTE: FOR GUIDANCE ON DE-WATERING CONTROLS, CONSULT THE MAINE EROSION AND SEDIMENT CONTROL BMPS", MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

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

(i) DISCHARGES FROM FIREFIGHTING ACTIVITY;
(ii) FIRE HYDRANT FLUSHINGS;[1]
(iii) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRAIGE AND TRANSMISSION WASHING IS PROHIBITED);
(iv) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
(v) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
(vi) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
(vii) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
(viii) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
(ix) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED; AND
(x) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5)).
(xi) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS.[2]

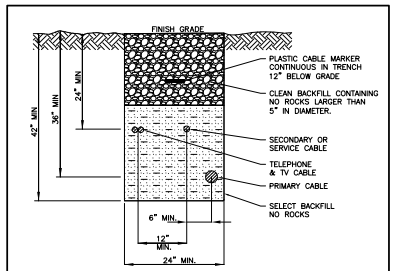
ALLOWABLE NON-STORMWATER DISCHARGES CANNOT BE AUTHORIZED UNDER THIS PERMIT UNLESS THEY ARE DIRECTLY RELATED TO AND ORIGINATE FROM A CONSTRUCTION SITE OR DEDICATED SUPPORT ACTIVITY (E.G., A PRESSURE WASHING COMPANY CANNOT BROADLY USE THIS GENERAL PERMIT FOR THEIR BUSINESS OPERATIONS, BECAUSE GENERAL VEHICLE WASHING IS NOT ASSOCIATED WITH A CONSTRUCTION SITE). IT IS NOT NECESSARY TO LIST THESE SOURCES OF NON-STORMWATER IN THE NOI.





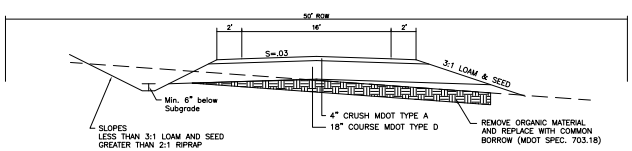
PAVEMENT SAWCUT DETAIL
N.T.S.

PAVEMENT RESTORATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL FULL DEPTH PLACEMENT OF BINDER PAVEMENT TO MATCH EXISTING PAVEMENT THICKNESS. BINDER PAVEMENT SHALL BE IN 2" THICK MAXIMUM LIFTS COMPACTED. THE MINIMUM BINDER PAVEMENT COURSE THICKNESS SHALL BE 4". THE TOP OF THE BINDER PAVEMENT MATERIAL SHALL MATCH THE SURROUNDING EXISTING ROADWAY SURFACE PAVEMENT. THE EXISTING PAVEMENT JOINT SHALL RECEIVE A TACK COAT BEFORE PLACEMENT OF THE BINDER PAVEMENT.

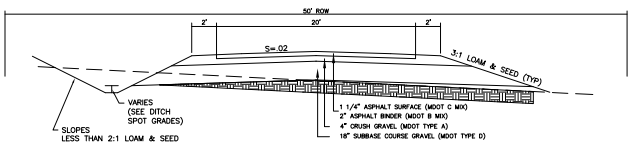


NOTES:
1. INSTALL CABLES IN SCHEDULE 40 CONDUIT UNDER ALL PAVED AREAS.
2. BEDDING AND BACKFILL SHALL BE FREE OF ROCKS, STUMPS AND OTHER DEBRIS.

TYPICAL ELECTICAL TRENCH



PRIVATE ROAD CROSS SECTION
2-LOT
GRAVEL SECTION



PRIVATE ROAD CROSS SECTION
WOOD ISLAND ACRES
PAVED SECTION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE · PAUL P. GADBOIS 4521 · LICENSED PROFESSIONAL ENGINEER

PAUL P. GADBOIS, P.E. # 4521 DATE

PROGRESS PLAN
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.

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(207) 283-3960

DRAWN: P.P.G.
CHECKED: P.P.G.
SCALE: 1"= 100'
FIELD BOOK: –
DATE: 07-16-25
JOB NO. 1872
SHEET 6 OF 7

REVISIONS:
1. 10-17-25 PRELIMINARY PLAN SUBMISSION

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

EROSION CONTROL & DETAILS
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

EROSION AND SEDIMENTATION NOTES:

1. The Site Contractor shall follow the "Maine Erosion and Sediment Control BMPs" published by the Maine DEP in 2003 and the "Maine Erosion and Sediment Control Practices Field Guide for Contractors published in 2015". The manuals can be found on the Maine DEP web site. A Link to the field guide is shown below:

http://www.maine.gov/dep/land/erosion/escbmps/index.html

THE CONTRACTOR SHALL ALSO FOLLOW THE GUIDELINES LISTED IN APPENDICES A, B, C IN MAINE DEP CHAPTER 500 RULES (2015 NOTES PROVIDED ON THIS SHEET).

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:

EROSION/SEDIMENT CONTROL DEVICES:
THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1 SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.

2. HAY BALES: HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.

3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.

4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

5. STRAW AND HAY MULCH: USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY. CURLEX II AND EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH OVER MULCH.

6. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

1. SILTATION FENCE ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED. REMOVE SILTATION FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENT AND STABILIZE.

2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.

3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
   A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
   B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
   C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
   D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.

4. ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS SHALL RECEIVE MULCH OR NON-ERODABLE COVER. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.

5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

PERMANENT EROSION CONTROL MEASURES:
THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

2. IF AN AREAS WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, SOIL, AND MOISTURE CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE SEEDED AND MULCHED AGAIN IF GERMINATION IS SPARCE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

(a) Seeded areas. For seeded areas, permanent stabilization means a 90% cover of healthy plants with no evidence of washing or rilling of the topsoil.

(b) Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

(c) Permanent Mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

(d) Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

(e) Agricultural use. For construction projects on land used for agricultural purposes (e.g., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

(f) Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

(g) Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with a 90% cover of healthy vegetation, with a well-graded riprap lining, or with another non-erosive lining such as concrete or asphalt pavement. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.

3. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

POST-CONSTRUCTION REVEGETATION:

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

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.

2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS	SWALES
KENTUCKY BLUEGRASS 0.46 LBS/1000 SF.	RED TOP 0.05 LBS/1000 SF.
CREEPING RED FESCUE 0.46 LBS/1000 SF.	TALL FESCUE 0.46 LBS/1000 SF.
PERENNIAL RYE GRASS 0.11 LB/1000 SF.	

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
   I. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
   I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
   II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
   III. SEE NOTE 6, GENERAL NOTES, AND NOTE B, WINTER CONSTRUCTION.
   B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.

4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
   A. ONLY UNFROZEN LOAM SHALL BE USED.
   B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
   C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
   D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
   F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE:

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. ON A WEEKLY BASIS OR AFTER EACH RAINFALL. A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.

2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.

3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

4. THE OWNER/ DEVELOPER / CONTRACTOR SHALL RETAIN A COPY OF THE EROSION CONTROL PLAN AT THE CONSTRUCTION SITE OR OTHER LOCATION ACCESSIBLE TO THE DEPARTMENT, LOCAL GOVERNMENT OFFICIALS, AND ANY OPERATOR OF A MUNICIPAL SEPARATE STORMWATER SEWER RECEIVING DISCHARGES FROM THE SITE, FROM PROJECT INITIATION TO PERMANENT STABILIZATION.

5. THE OWNER/ DEVELOPER / CONTRACTOR WILL MAINTAIN INSPECTION RECORDS (MAINTENANCE LOG SHEET) WITH RECORDINGS OF CONDITION OF BASINS, PIPES AND ANNOTATION OF SUBSTANTIAL PRECIPITATION EVENTS OR MITIGATING CIRCUMSTANCES IN THE INTERVENING TIME FOR TRENDING TO DEVELOP THE ANTICIPATED PREVENTIVE MAINTENANCE SCHEDULE.

6. THE CONTRACTOR'S SITE INSPECTION LOGS SHALL BE MAINTAINED ONSITE AND AVAILABLE FOR REVIEW UPON REQUEST FROM MDEP OR LOCAL GOVERNMENT OFFICIALS WHICH IDENTIFIES INSPECTIONS COMPLETED, EROSION PROBLEMS FOUND, WHEN CORRECTIVE ACTION WAS TAKEN, AND WHO COMPLETED THE WORK.

EROSION CONTROL DURING WINTER CONSTRUCTION:

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.

4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.

6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.

7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.

8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

9. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.

10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

CONSTRUCTION PHASE:

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWN GRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWN GRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED FROM RUNNING ONTO STOCKPILE. MAINTAIN THE SEDIMENT BARRIERS BY REMOVING ACCUMULATED SEDIMENT, OR REMOVING AND REPLACING THE BARRIER, UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. WHERE A DISCHARGE TO A STORM DRAIN INLET OCCURS, IF THE STORM DRAIN CARRIES WATER DIRECTLY TO A SURFACE WATER AND YOU HAVE THE AUTHORITY TO ACCESS THE STORM DRAIN INLET, YOU MUST INSTALL AND MAINTAIN PROTECTION MEASURES THAT REMOVE SEDIMENT FROM THE DISCHARGE.

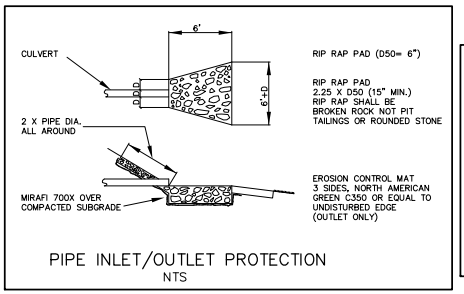
2. PRIOR TO CONSTRUCTION, PROPERLY INSTALL A STABILIZED CONSTRUCTION ENTRANCE (SCE) AT ALL POINTS OF EGRESS FROM THE SITE. THE SCE IS A STABILIZATION PAD OF AGGREGATE, UNDERLAIN BY A GEOTEXTILE FILTER FABRIC, USED TO PREVENT TRAFFIC FROM TRACKING MATERIAL AWAY FROM THE SITE ONTO PUBLIC ROW'S. MAINTAIN UNTIL ALL DISTURBED AREA ARE STABILIZED.

3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
   A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
   B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
   C. INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE. STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.

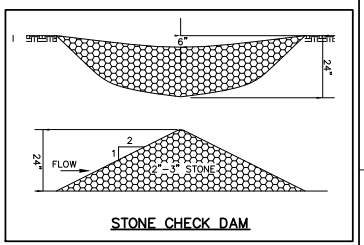
4. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS SHALL BE EITHER:
   A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
   B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.

5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)

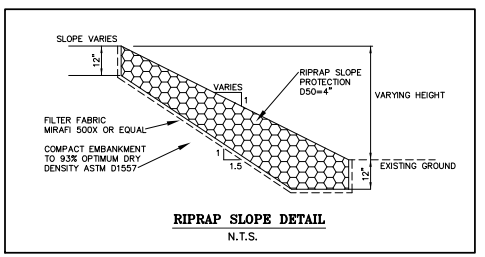
6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.



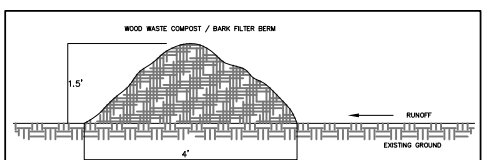
PIPE INLET/OUTLET PROTECTION
NTS



STONE CHECK DAM

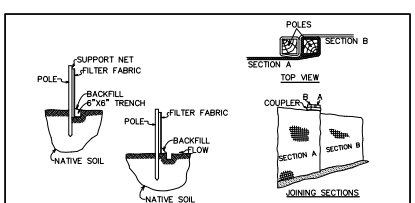


RIPRAP SLOPE DETAIL
N.T.S.



NOTE:
WOOD WASTE COMPOST / BARK FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAT AND PREVENT DOGGING OF THE WOOD WASTE COMPOST / BARK BERN BY LARGER SEDIMENT PARTICIES. (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST / BARK)

WOOD WASTE COMPOST / BARK FILTER BERM
N.T.S.



SILTATION FENCING

1. INSTALL DOWNSLOPE OF ALL CONSTRUCTION ACTIVITIES AS NECCESSARY.

2. INSPECTION SHOULD BE FREQUENT AND REPAIR OR REPLACEMENT MADE PROMPTLY AS NEEDED. CHECK AFTER EACH RAINFALL.

3. BARRIERS SHOULD BE REMOVED WHEN THAY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

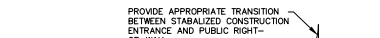
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT STABILIZED IN SOME OTHER MANNER SHALL BE RE-ESTABLISHED AS FOLLOWS:

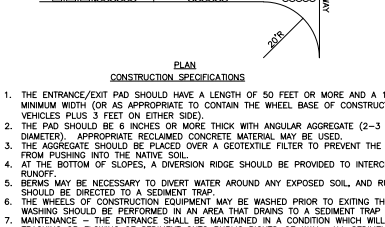
LIME	140# PER 1000 SF
FERTILIZER	30# PER 1000 SF
HAY MULCH	2 BALES PER 1000 SF

SEED SHALL BE SCS MIXTURE #5 OR #6 SOWN AT 1 1/2# PER 1000 SF

5. IF WORK IS COMPLETED BETWEEN SEPTEMBER 15 AND APRIL 15 OF ANY CALENDER YEAR, A TEMPORARY HAY MULCH AND EROSION CONTROL MESH SHALL BE INSTALLED OVER DENUDED AREAS TO PROTECT THEM FROM EROSION UNTIL PERMANENT REVEGETATION MEASURES CAN BE UNDERTAKEN.

STABALIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)





PLAN

CONSTRUCTION SPECIFICATIONS

1. THE ENTRANCE/EXIT PAD SHOULD HAVE A LENGTH OF 50 FEET OR MORE AND A 12 FOOT MINIMUM WIDTH (OR AS APPROPRIATE TO CONTAIN THE WHEEL BASE OF CONSTRUCTION VEHICLES PLUS 3 FEET ON EITHER SIDE).
2. THE PAD SHOULD BE 6 INCHES OR MORE THICK WITH ANGULAR AGGREGATE (2-3 INCH DIAMETER). APPROPRIATE RECLAIMED CONCRETE MATERIAL MAY BE USED.
3. THE AGGREGATE SHOULD BE PLACED OVER A GEOTEXTILE FILTER TO PREVENT THE STONES FROM PUSHING INTO THE NATIVE SOIL.
4. AT THE BOTTOM OF SLOPES, A DIVERSION RIDGE SHOULD BE PROVIDED TO INTERCEPT RUNOFF.
5. BERMS MAY BE NECESSARY TO DIVERT WATER AROUND ANY EXPOSED SOIL, AND RUNOFF SHOULD BE DIRECTED TO A SEDIMENT TRAP.
6. THE WHEELS OF CONSTRUCTION EQUIPMENT MAY BE WASHED PRIOR TO EXITING THE SITE. WASHING SHOULD BE PERFORMED IN AN AREA THAT DRAINS TO A SEDIMENT TRAP OR BASIN.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF WAY MUST BE REMOVED IMMEDIATELY.

STANDARD SYMBOL SCE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE
PAUL P. GADBOIS 4521
LICENSED PROFESSIONAL ENGINEER

PAUL P. GADBOIS, P.E. # 4521 DATE

DRAWN: P.P.G.
CHECKED: P.P.G.
SCALE: 1"= 100'
FIELD BOOK:
DATE: 07-16-25
JOB NO. 1872
SHEET 7 OF 7

REVISIONS:
1. 10-17-25 PRELIMINARY PLAN SUBMISSION

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

EROSION CONTROL NOTES
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3960

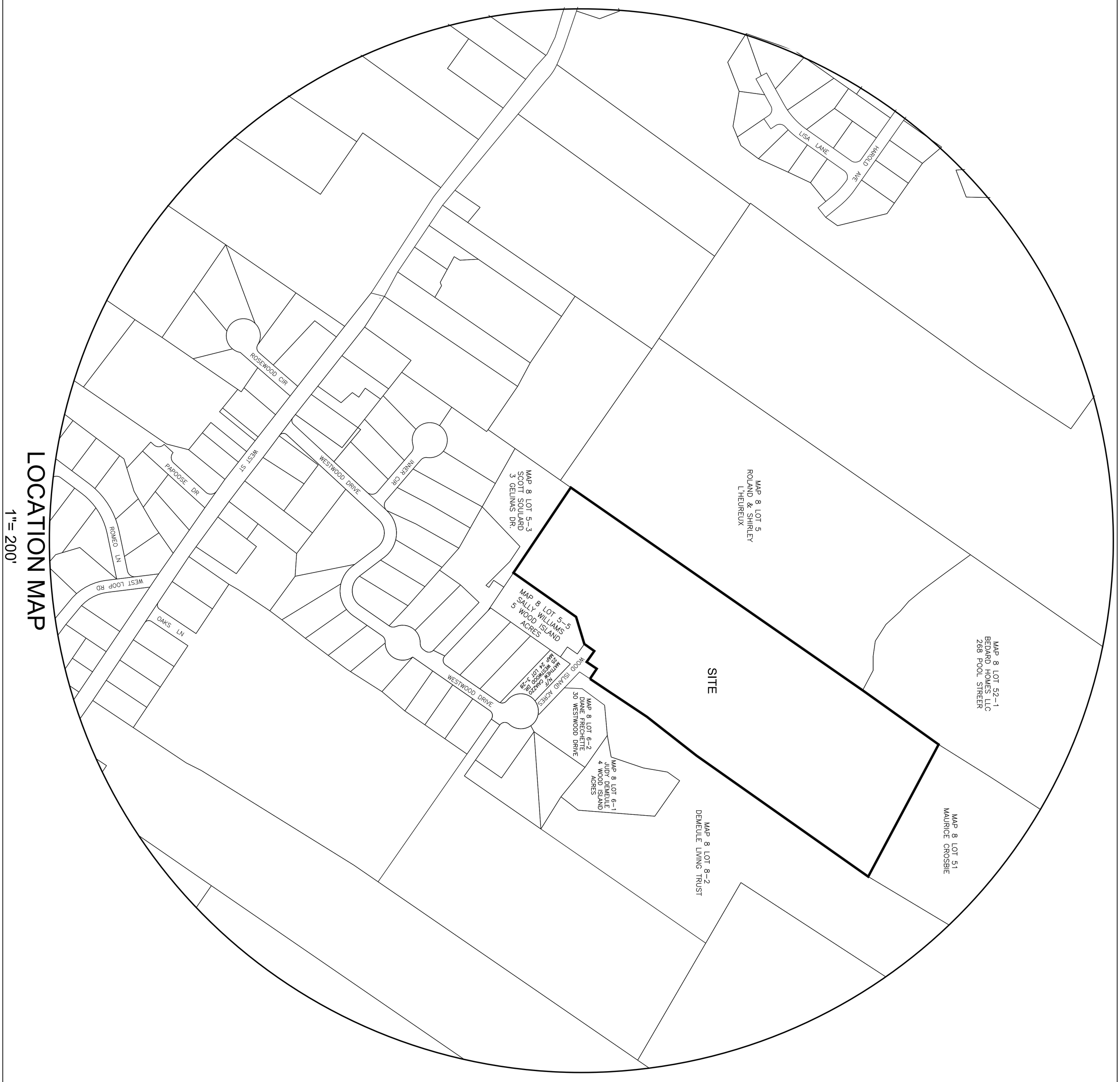
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MAINE STATE PLANE

LOCATION MAP

1"= 200'



PLAN INDEX

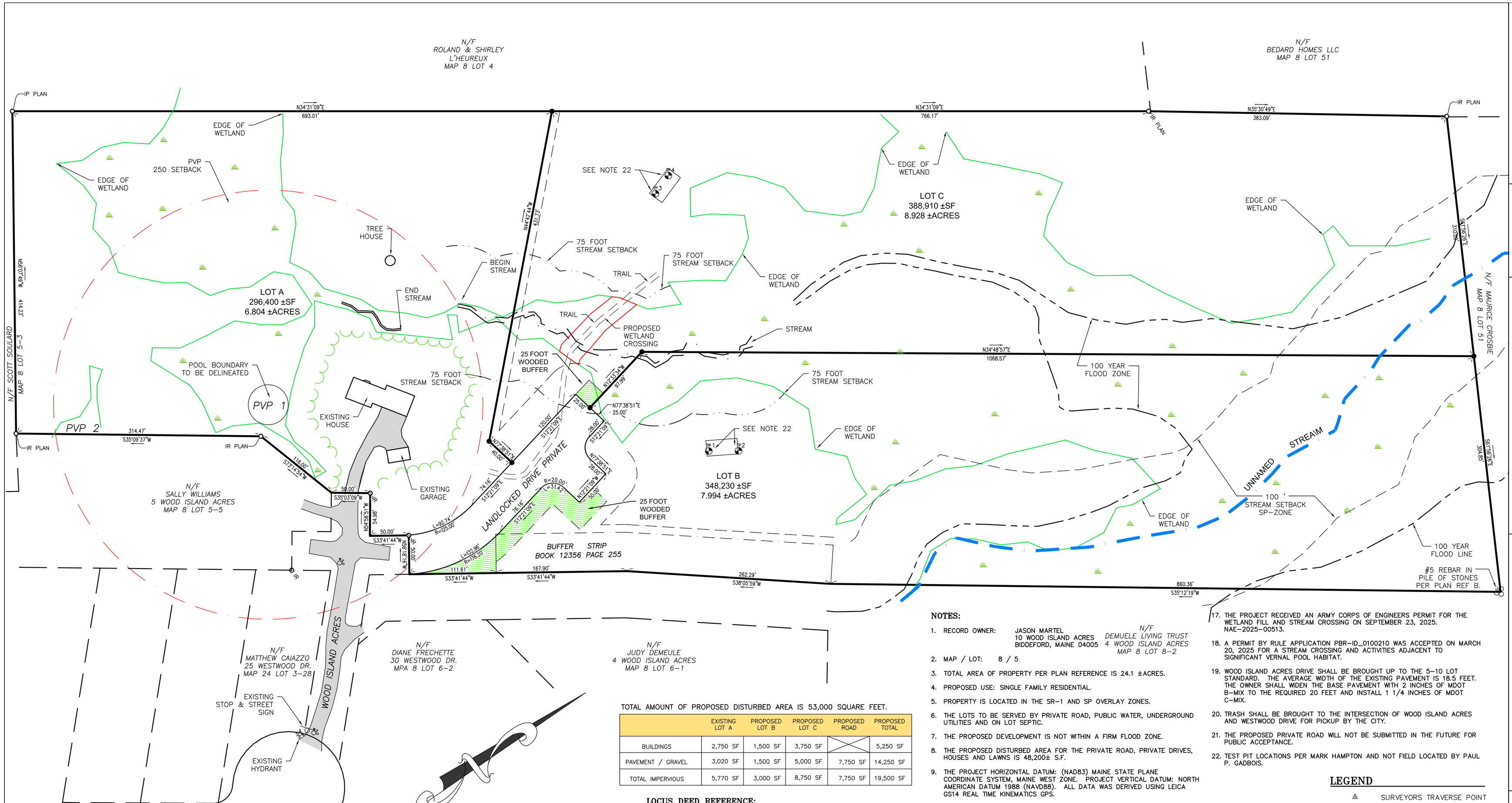
1. COVER SHEET
2. SUBDIVISION PLAN
3. EXISTING CONDITIONS PLAN
4. PLAN & PROFILE
5. WETLAND CROSSING
6. EROSION CONTROL & DETAILS
7. EROSION CONTROL & DETAILS II

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

COVER SHEET
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

DRAWN: P.P.G.	REVISIONS:		
CHECKED: P.P.G.			
SCALE: 1"= 200'			
FIELD BOOK:			
DATE: 07-16-2025	3	01-07-26	RE-SUBMIT TO CITY
JOB NO. 1872	2.	12-05-25	FINAL PLAN SUBMISSION
SHEET 1 OF 7	1.	10-14-25	PRELIMINARY PLAN SUBMISSION



TOTAL AMOUNT OF PROPOSED DISTURBED AREA IS 53,000 SQUARE FEET.

	EXISTING LOT A	PROPOSED LOT B	PROPOSED LOT C	PROPOSED ROAD	PROPOSED TOTAL
BUILDINGS	2,750 SF	1,500 SF	3,750 SF		5,250 SF
PAVEMENT / GRAVEL	3,020 SF	1,500 SF	5,000 SF	7,750 SF	14,250 SF
TOTAL IMPERVIOUS	5,770 SF	3,000 SF	8,750 SF	7,750 SF	19,500 SF

LOCUS DEED REFERENCE:

A. QUITCLAIM DEED FROM AIMEE E. MARTEL TO JASON B. MARTEL DATED JUNE 07, 2013 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 16622, PAGE 877.

PLAN REFERENCE:

A. PLAN OF PRIVATE WAY ENTITLED "WOOD ISLAND ACRES" APPROVED BY THE CITY OF BIDDEFORD PLANNING BOARD ON AUGUST 20, 2003 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 284, PAGE 25.

B. PLAN OF LAND ENTITLED" LAND TO BE CONVEYED TO JASON B. MARTEL BY GUY F. CASAVANT PROFESSIONAL LAND SURVEYOR DATED JULY 2003 AND RECORDED IN SAID REGISTRY IN PLAN BOOK 284, PAGE 42.

WAIVER OF PERFORMANCE GUARANRTEE:

A. NO PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF ANY BUILDING ON ANY LOT IN SUCH SUBDIVISION UNTIL THE ROADWAY IS BUILT TO THE PRIVATE WAY STANDARDS EXCEPT FOR THE SURFACE COURSE PAVEMENT.

B. NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL THE PAVEMENT SURFACE COURSE ON WOOD ISLAND ACRES HAS BEEN COMPLETED.

ZONE REQUIREMENTS: (SR1)

	WATER NO SEWER
MIN. LOT AREA	20,000 SF
MIN. STREET FRONTAGE	100 FEET
MIN. FRONT YARD	40 FEET
MIN. REAR AND SIDE YARD	10 FEET

NOTES:

1. RECORD OWNER: JASON MARTEL, 10 WOOD ISLAND ACRES, BIDDEFORD, MAINE 04005
2. MAP / LOT: 8 / 5
3. TOTAL AREA OF PROPERTY PER PLAN REFERENCE IS 24.1 ±ACRES.
4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
5. PROPERTY IS LOCATED IN THE SR-1 AND SP OVERLAY ZONES.
6. THE LOTS TO BE SERVED BY PRIVATE ROAD, PUBLIC WATER, UNDERGROUND UTILITIES AND ON LOT SEPTIC.
7. THE PROPOSED DEVELOPMENT IS NOT WITHIN A FIRM FLOOD ZONE.
8. THE PROPOSED DISTURBED AREA FOR THE PRIVATE ROAD, PRIVATE DRIVES, HOUSES AND LAWNS IS 48,200± S.F.
9. THE PROJECT HORIZONTAL DATUM: (NAD83) MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE. PROJECT VERTICAL DATUM: NORTH AMERICAN DATUM 1988 (NAVD88). ALL DATA WAS DERIVED USING LEICA GS14 REAL TIME KINEMATICS GPS.
10. WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY COPPI ENVIRONMENTAL AND LOCATED BY PAUL P. GADBOIS USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY.
11. BOUNDARY INFORMATION IS AS DEPICTED ON PLAN REFERENCE, PAUL P. GADBOIS ENGINEERING HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY.
12. TOPOGRAPHIC INFORMATION WAS DERIVED FROM THE MAINE GIS WEBSITE, EXCEPT FOR THE DESIGN OF THE PRIVATE WAY WHICH IS BASED ON FIELD SURVEY DATA.
13. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD, UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES, CONTRACTOR AND / OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO BUILDING DESIGN, CONSTRUCTION AND/OR EXCAVATION.
14. THE PROPOSED RIGHT OF WAY TO BE A PRIVATE WAY TO 2-LOTS. THE CITY OF BIDDEFORD WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ANY KIND, SNOW PLOWING, OR TRASH PICKUP OF THE PRIVATE WAY AND THAT FURTHER LOT DIVISION UTILIZING THE PRIVATE WAY ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. UNLESS A WAIVER IS REQUESTED BY ALL THE LOT OWNERS AND GRANTED BY THE CITY, NO CITY TRASH TRUCK WILL ENTER THE PRIVATE ROAD. THE OWNERS WILL BE REQUIRED TO WHEEL TRASH TO WESTWOOD DRIVE.
15. A MAINTENANCE AGREEMENT RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 13681, PAGE 97 SPECIFIES THE RIGHTS AND RESPONSIBILITIES OF EACH LOT OWNER WITH RESPECT TO THE MAINTENANCE, REPAIR AND PLOWING OF THE PRIVATE WAY.
16. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, DRIVEWAYS, LANDSCAPING OR FOR GARDENING SHALL BE LOAM AND SEEDED.
17. THE PROJECT RECEIVED AN ARMY CORPS OF ENGINEERS PERMIT FOR THE WETLAND FILL AND STREAM CROSSING ON SEPTEMBER 23, 2025. NAE-2025-00513.
18. A PERMIT BY RULE APPLICATION PBR-ID_0100210 WAS ACCEPTED ON MARCH 20, 2025 FOR A STREAM CROSSING AND ACTIVITIES ADJACENT TO SIGNIFICANT VERNAL POOL HABITAT.
19. WOOD ISLAND ACRES DRIVE SHALL BE BROUGHT UP TO THE 5-10 LOT STANDARD. THE AVERAGE WIDTH OF THE EXISTING PAVEMENT IS 18.5 FEET. THE OWNER SHALL WIDEN THE BASE PAVEMENT WITH 2 INCHES OF MDOT B-MIX TO THE REQUIRED 20 FEET AND INSTALL 1 1/4 INCHES OF MDOT C-MIX.
20. TRASH SHALL BE BROUGHT TO THE INTERSECTION OF WOOD ISLAND ACRES AND WESTWOOD DRIVE FOR PICKUP BY THE CITY.
21. THE PROPOSED PRIVATE ROAD WILL NOT BE SUBMITTED IN THE FUTURE FOR PUBLIC ACCEPTANCE.
22. TEST PIT LOCATIONS PER MARK HAMPTON AND NOT FIELD LOCATED BY PAUL P. GADBOIS.

LEGEND

- SURVEYORS TRAVERSE POINT
- FOUND IRON ROD OR PIPE
- IRON ROD TO BE SET
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- SETBACK LINE
- N/F NOW OR FORMERLY
- UTILITY POLE
- OU OVERHEAD UTILITIES
- EXISTING FIRE HYDRANT
- WATER SHUTOFF
- TP1 TEST PIT
- EDGE OF WETLAND
- STREAM
- 100 YR FLOOD LINE
- VERNAL POOL 250 SETBACK
- 75' STREAM SETBACK
- TREELINE

APPROVAL
CITY OF BIDDEFORD
PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES AND REGULATIONS, WITH THE EXCEPTION THAT NO SURVEY REPORT WAS WRITTEN.

Paul P. Gadbois
PAUL P. GADBOIS, PLS 2104 DATE

STATE OF MAINE · PAUL P. GADBOIS · 2104 · PROFESSIONAL LAND SURVEYOR

0 60 100 200 300
SCALE: 1" = 60'

YORK,ss REGISTRY OF DEEDS
Received _____
at_____h._____m._____M.,and
Filed in Plan Book_____Page_____
ATTEST:
_____
Register

REVISIONS:		
3.	01007-26	RE-SUBMIT TO CITY
2.	12-05-25	FINAL PLAN SUBMISSION
1.	10-14-25	PRELIMINARY PLAN SUBMISSION

DRAWN: P.P.G.
CHECKED: P.P.G.
SCALE: 1" = 60'
FIELD BOOK:
DATE: 07-16-25
JOB NO. 1872
SHEET 2 OF 7

RECORD OWNER:
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

FINAL SUBDIVISION PLAN
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

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N/F
ROLAND & SHIRLEY
L'HEUREUX
MAP 8 LOT 5

N/F
BEDARD HOMES LLC
MAP 8 LOT 51

IP PLAN

IR PLAN

EDGE OF WETLAND

EDGE OF WETLAND

TREE HOUSE

BEGIN STREAM

END STREAM

TRAIL

75 FOOT STREAM SETBACK

STREAM

EDGE OF WETLAND

EDGE OF WETLAND

100 YEAR FLOOD ZONE

N/F MAURICE CROSBIE
MAP 8 LOT 48

UNNAMED STREAIM

100 ' STREAM SETBACK SP-ZONE

EDGE OF WETLAND

LAWN

75 FOOT STREAM SETBACK

EDGE OF WETLAND

N/F SCOTT SOULARD

PVP 1

PVP 2

IR PLAN

IR PLAN

EXISTING HOUSE

EXISTING GARAGE

TRAIL

POOL BOUNDARY TO BE DELINEATED

N/F
SALLY WILLIAMS
5 WOOD ISLAND ACRES

PVP
250 SETBACK

IR

50.00'
S33°41'44"W

IR

N 61°51'50" W
100.00'

BUFFER STRIP
BOOK 12356 PAGE 255

#5 REBAR IN PILE OF STONES PER PLAN REF B.

IR

CMIR

N/F
MATTHEW CAIAZZO
25 WESTWOOD DR.
MAP 24 LOT 3-28

WOOD ISLAND

N/F
DIANE FRECHETTE
30 WESTWOOD DR.

N/F
JUDY DEMEULE
4 WOOD ISLAND ACRES

N/F
DEMUELE LIVING TRUST

EXISTING STREET SIGN

CMIR

WESTWOOD DRIVE

MAINE STATE PLANE

0 60 100 200 300

SCALE: 1" = 60'

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE
PAUL P. GADBOIS 4521
LICENSED PROFESSIONAL ENGINEER

PAUL P. GADBOIS, P.E. # 4521 DATE

LEGEND

- SURVEYORS TRAVERSE POINT
- FOUND IRON ROD OR PIPE
- IRON ROD TO BE SET
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- SETBACK LINE
- N/F NOW OR FORMERLY
- UTILITY POLE
- OU OVERHEAD UTILITIES
- EXISTING FIRE HYDRANT
- WATER SHUTOFF

REVISIONS:		
3	01-07-26	RE-SUBMIT TO CITY
2.	12-05-25	FINAL PLAN SUBMISSION
1.	10-14-25	PRELIMINARY PLAN SUBMISSION

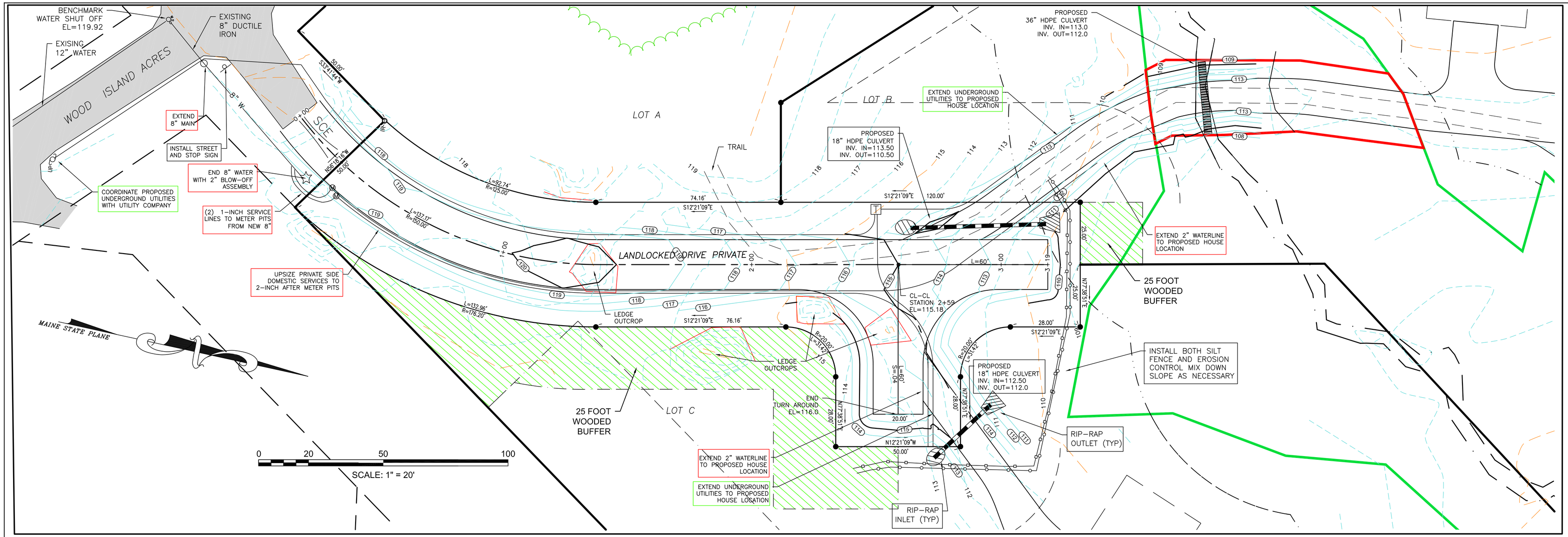
DRAWN: P.P.G.
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SCALE: 1"= 60'
FIELD BOOK:
DATE: 07-16-25
JOB NO. 1872
SHEET 3 OF 7

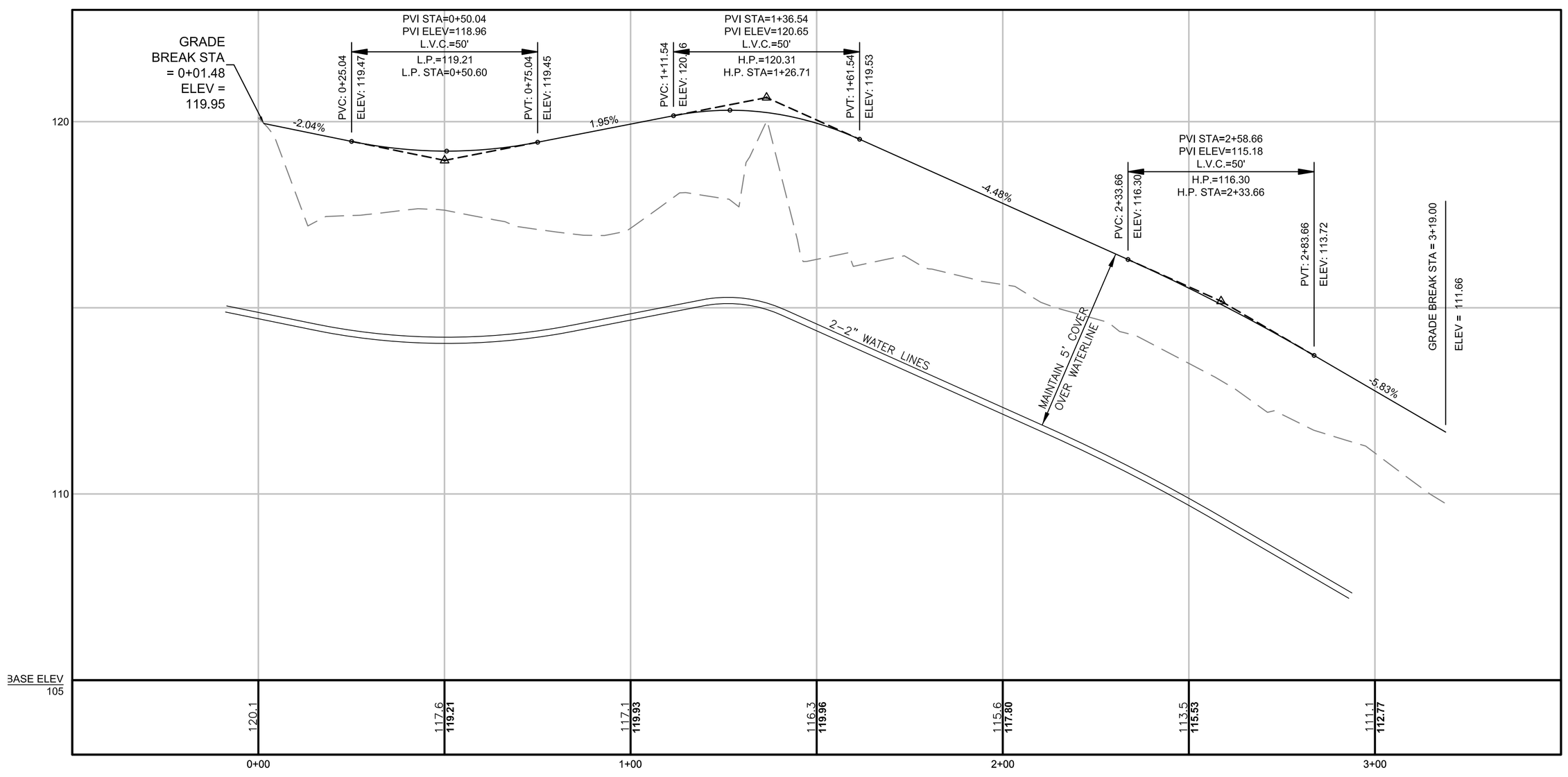
RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

EXISTING CONDITIONS PLAN
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

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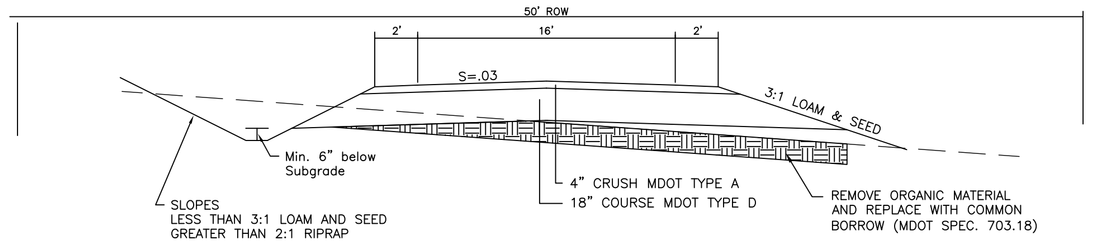
PROFILE: PCL
HOR. SCALE IN FEET
20 0 20 40
VER. SCALE IN FEET
2 0 2 4

LEGEND

- SURVEYORS TRAVERSE POINT
- FOUND IRON ROD OR PIPE
- IRON ROD TO BE SET
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- SETBACK LINE
- N/F NOW OR FORMERLY
- UTILITY POLE
- OU OVERHEAD UTILITIES
- EXISTING FIRE HYDRANT
- WATER SHUTOFF
- DRAINAGE DIRECTION
- x43.9 PROPOSED SPOT GRADES
- (45) PROPOSED CONTOUR ELEV

PRIVATE WAY NOTES:

1. THE PROPOSED RIGHT OF WAY IS TO BE A PRIVATE ROAD. THE CITY OF BIDDEFORD WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ANY KIND, SNOW PLOWING, OR TRASH PICKUP OF THE PRIVATE WAY AND THAT FURTHER LOT DIVISION UTILIZING THE PRIVATE WAY ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THE BOARD.
2. NO NEW STREET LIGHTS ARE PROPOSED FOR THIS PROJECT.
3. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACORDANCE WITH THE EROSION PREVENTION PROVISIONS AS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION "BEST MANAGEMENT PRACTICES, "LATEST REVISION".
4. DRIVEWAY APRONS MUST COMPLY WITH CHAPTER 62 SECTION 62-111 OF THE BIDDEFORD ORDINANCE.
5. IN LIEU OF A FULL PERFORMANCE GUARANTEE, THE APPLICANT SHALL NOT RECEIVE A BUILDING PERMIT UNTIL THE PRIVATE WAY IS CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND ACCEPTED BY THE CITY ENGINEER'S OFFICE, OR A LETTER OF CREDIT IS SUBMITTED TO THE CITY FOR 150% OF THE RIGHT OF WAY IMPROVEMENT COSTS. AT A MINIMUM AN EROSION CONTROL BOND WILL BE REQUIRED.
6. NOTIFY THE ENGINEERING DEPARTMENT TO SCHEDULE INSPECTION OF WORK AS REQUIRED BY BIDDEFORD CITY ORDINANCES.
7. THE PRIVATE WAY PLAN SHALL BE RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS WITHIN 30 DAYS OF THE DATE OF THE PLANNING BOARD APPROVAL. IF THE PLAN IS NOT RECORDED WITHIN THIS TIME PERIOD, THE APPROVAL OF THE BOARD SHALL BE NULL AND VOID.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH MDOT STANDARDS FOR ROADWAY EXCAVATION AND THE PLACEMENT OF FILL.
9. NO LOT MAY BE ACCESSED FROM EITHER ENDS OF THE HAMMERHEAD.
10. THE PROPOSED PRIVATE WAY WILL NOT BE SUBMITTED IN THE FUTURE FOR PUBLIC ACCEPTANCE.
11. TRASH SHALL BE BROUGHT TO THE INTERSECTION OF WOOD ISLAND ACRES AND WESTWOOD DRIVE FOR PICKUP BY THE CITY.



PRIVATE ROAD CROSS SECTION
NTS

PROGRESS PLAN
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE
PAUL P. GADBOIS 4521
LICENSED PROFESSIONAL ENGINEER

PAUL P. GADBOIS, P.E. # 4521 DATE

REVISIONS:		
3.	01-07-26	RE-SUBMIT TO CITY
2.	12-05-25	FINAL PLAN SUBMISSION
1.	10-14-25	PRELIMINARY PLAN SUBMISSION

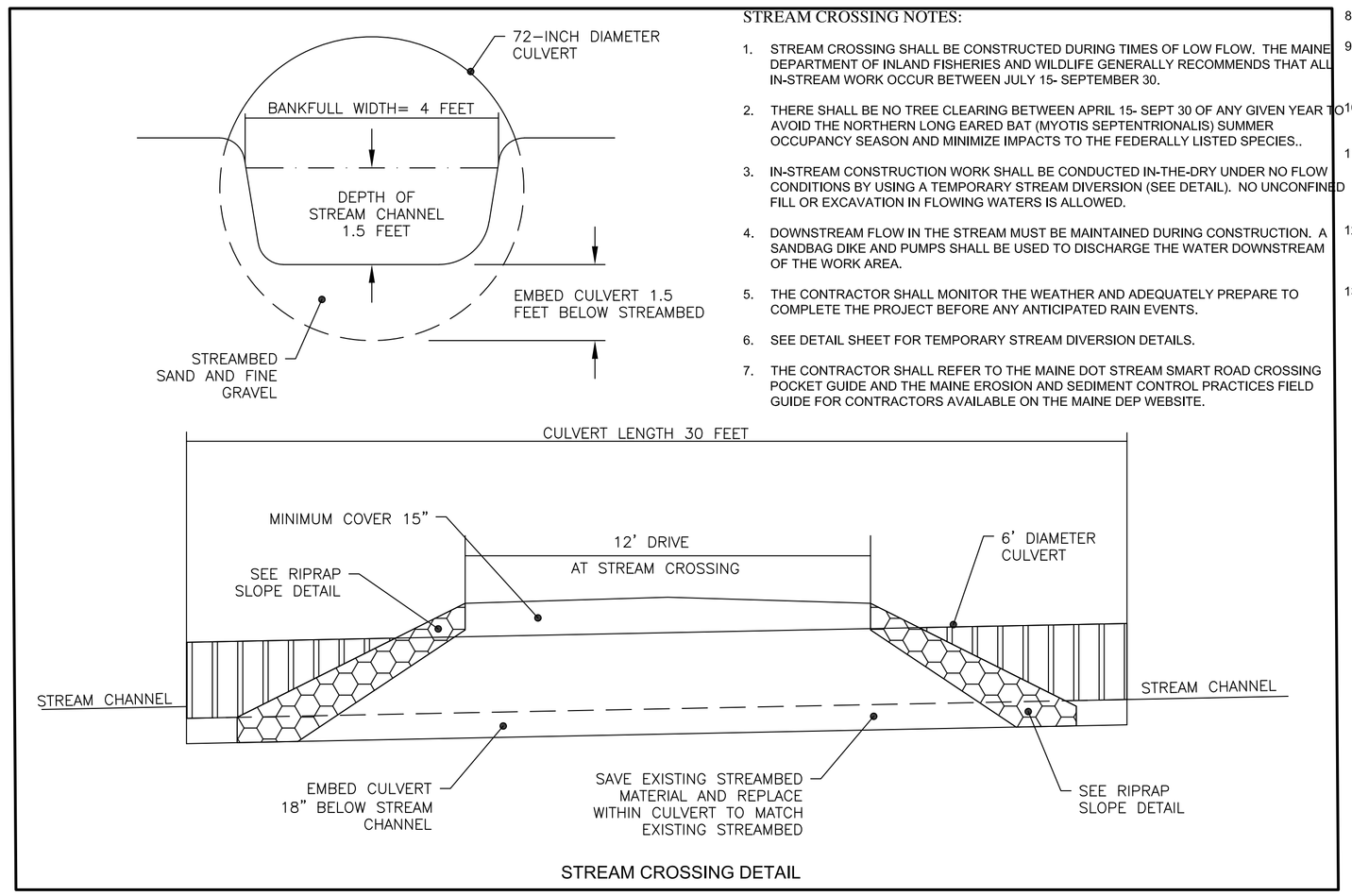
DRAWN: P.P.G.
CHECKED: P.P.G.
SCALE:
FIELD BOOK:
DATE: 07-16-2025
JOB NO. 1872
SHEET 4 OF 7

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

PRIVATE ROAD PLAN AND PROFILE
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

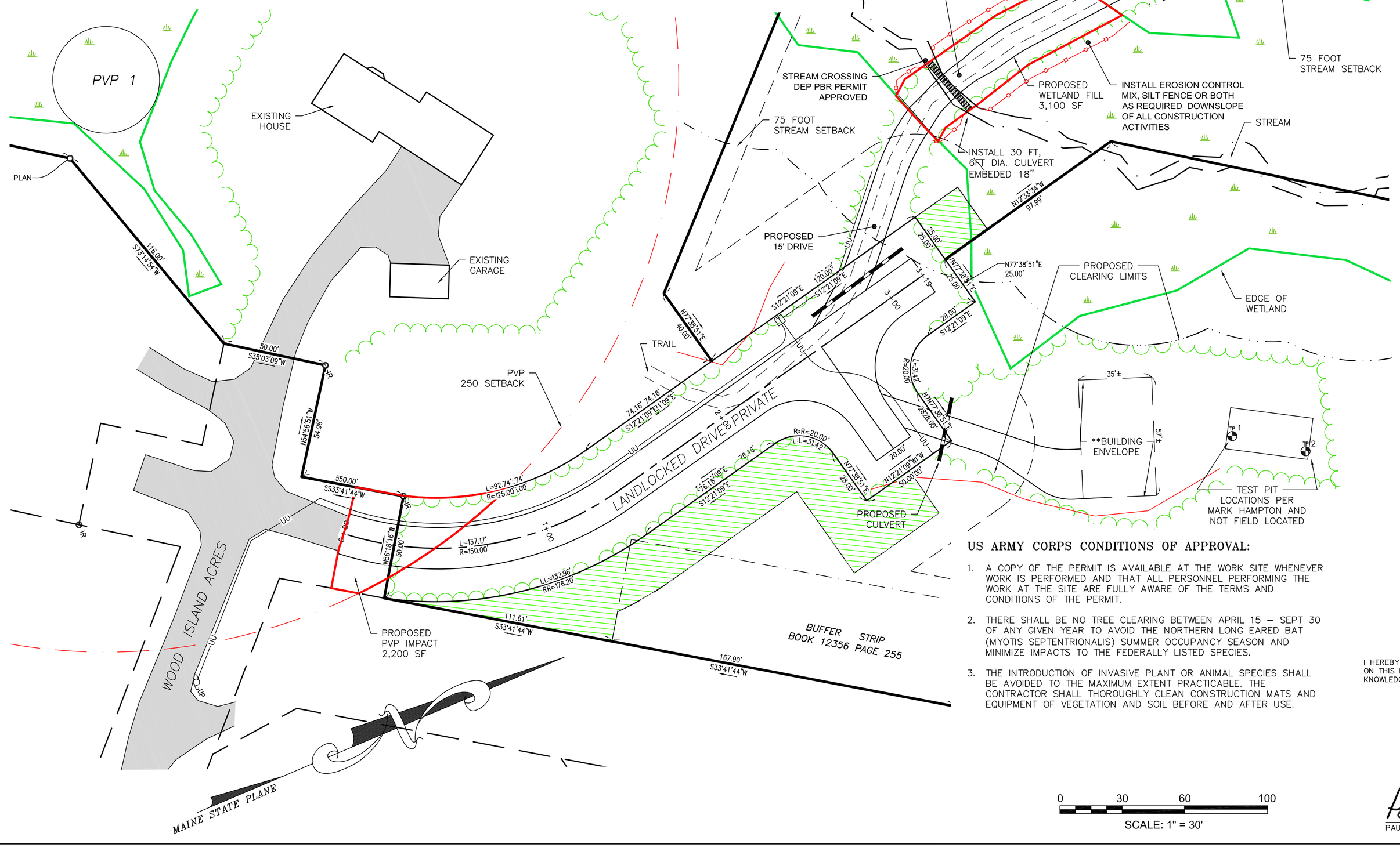
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STREAM CROSSING DETAIL

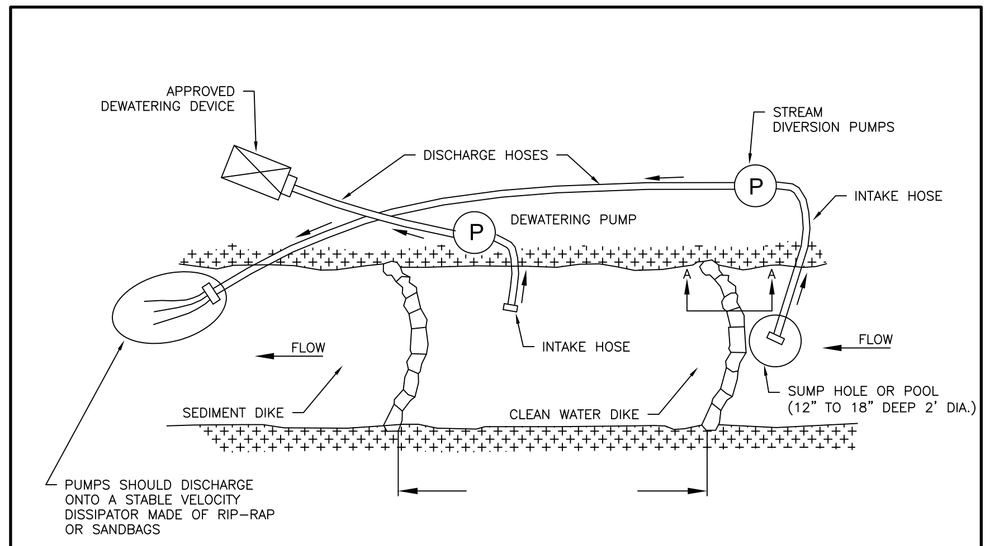
STREAM CROSSING NOTES:

1. STREAM CROSSING SHALL BE CONSTRUCTED DURING TIMES OF LOW FLOW. THE MAINE DEPARTMENT OF INLAND FISHERIES AND WILDLIFE GENERALLY RECOMMENDS THAT ALL IN-STREAM WORK OCCUR BETWEEN JULY 15- SEPTEMBER 30.
2. THERE SHALL BE NO TREE CLEARING BETWEEN APRIL 15- SEPT 30 OF ANY GIVEN YEAR TO AVOID THE NORTHERN LONG EARED BAT (MYOTIS SEPTENTRIONALIS) SUMMER OCCUPANCY SEASON AND MINIMIZE IMPACTS TO THE FEDERALLY LISTED SPECIES..
3. IN-STREAM CONSTRUCTION WORK SHALL BE CONDUCTED IN-THE-DRY UNDER NO FLOW CONDITIONS BY USING A TEMPORARY STREAM DIVERSION (SEE DETAIL). NO UNCONFINED FILL OR EXCAVATION IN FLOWING WATERS IS ALLOWED.
4. DOWNSTREAM FLOW IN THE STREAM MUST BE MAINTAINED DURING CONSTRUCTION. A SANDBAG DIKE AND PUMPS SHALL BE USED TO DISCHARGE THE WATER DOWNSTREAM OF THE WORK AREA.
5. THE CONTRACTOR SHALL MONITOR THE WEATHER AND ADEQUATELY PREPARE TO COMPLETE THE PROJECT BEFORE ANY ANTICIPATED RAIN EVENTS.
6. SEE DETAIL SHEET FOR TEMPORARY STREAM DIVERSION DETAILS.
7. THE CONTRACTOR SHALL REFER TO THE MAINE DOT STREAM SMART ROAD CROSSING POCKET GUIDE AND THE MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS AVAILABLE ON THE MAINE DEP WEBSITE.
8. THE STREAM CROSSING SHALL BE CONSTRUCTED BETWEEN JULY 15 AND OCTOBER 1.
9. THE OWNER / CONTRACTOR MUST SUBMIT PHOTOGRAPHS OF THE COMPLETED PROJECT WITHIN 20 DAYS OF COMPLETION. THE PHOTOGRAPHS MUST BE SENT WITH A COPY OF THE NOTIFICATION FORM.
10. WITHIN 7 CALENDAR DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT, MULCH MUST BE SPREAD ON ANY EXPOSED SOILS.
11. SURFACE WATER ON OR ADJACENT TO CROSSING APPROACHES MUST BE DIVERTED THROUGH VEGETATED FILTER AREAS AT LEAST 25 FEET LONG TO PREVENT SEDIMENTATION OF THE WATERCOURSE. ROADSIDE DITCHES MAY NOT EXTEND TO THE RESOURCE BEING CROSSED.
12. THE SOIL SHALL BE COMPACTED AT LEAST HALFWAY UP THE SIDE OF THE CULVERT AND HAVE THE INLET AND OUTLET ENDS STABILIZED BY RIPRAP TO AVOID EROSION OF MATERIAL AROUND THE CULVERT.
13. ALL EXCAVATED MATERIAL MUST BE STOCKPILED OUTSIDE THE WETLAND AND EROSION CONTROL BARRIERS MUST BE USED TO TO PREVENT SEDIMENTATION INTO THE WETLANDS.

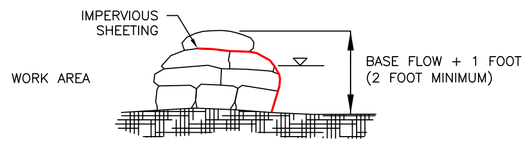


US ARMY CORPS CONDITIONS OF APPROVAL:

1. A COPY OF THE PERMIT IS AVAILABLE AT THE WORK SITE WHENEVER WORK IS PERFORMED AND THAT ALL PERSONNEL PERFORMING THE WORK AT THE SITE ARE FULLY AWARE OF THE TERMS AND CONDITIONS OF THE PERMIT.
2. THERE SHALL BE NO TREE CLEARING BETWEEN APRIL 15 – SEPT 30 OF ANY GIVEN YEAR TO AVOID THE NORTHERN LONG EARED BAT (MYOTIS SEPTENTRIONALIS) SUMMER OCCUPANCY SEASON AND MINIMIZE IMPACTS TO THE FEDERALLY LISTED SPECIES.
3. THE INTRODUCTION OF INVASIVE PLANT OR ANIMAL SPECIES SHALL BE AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE. THE CONTRACTOR SHALL THOROUGHLY CLEAN CONSTRUCTION MATS AND EQUIPMENT OF VEGETATION AND SOIL BEFORE AND AFTER USE.



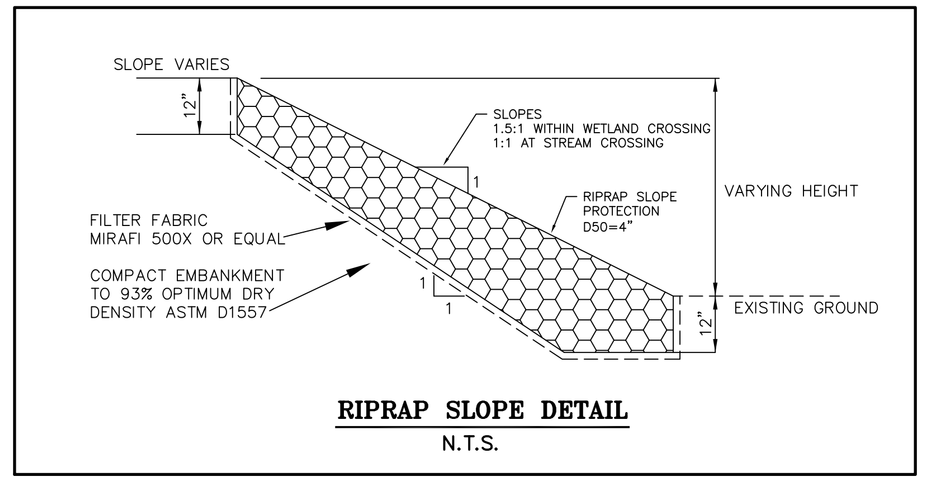
TEMPORARY STREAM DIVERSION



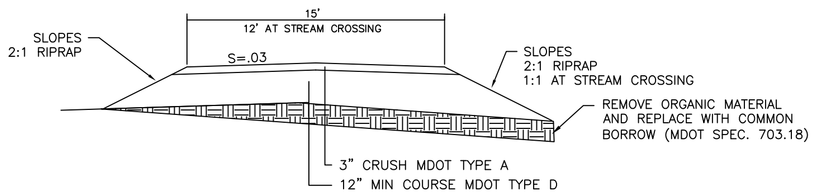
SECTION A–A
CROSS SECTION OF SANDBAG DIKE

STREAM DIVERSION NOTES:

1. THE CONTRACTOR SHALL DETERMINE THE PUMP CAPACITY REQUIRED TO PUMP THE CLEAN WATER AROUND THE SITE. PLACE THE INTAKE HOSE IN A POOL, ON A ROCK, OR IN A 5 GALLON BUCKET TO PREVENT EROSION.
2. PLACE A BLOCK NET UPSTREAM OF THE INTAKE HOSE TO REDUCE THE RISK OF LETHAL ENTRAINMENT FOR FISH AND AMPHIBIANS.
3. THE DISCHARGE SHOULD BE PLACED ON A ROCK OR WITH GEOTEXTILE FABRIC UNDER IT TO PREVENT SCOUR WITHIN THE STREAM. SECURE THE DISCHARGE HOSE TO PREVENT MOVEMENT OF THE HOSE AND FABRIC.
4. IF MUDDY WATER ACCUMULATES WITHIN THE CONSTRUCTION DAMMED AREA AND IS REMOVED WITH A PUMP DESIGNED TO HANDLE DIRTY WATER. THE SEDIMENT-LADEN WATER MUST BE DISCHARGED WELL AWAY FROM THE STREAM AND FILTERED BY CREATING A SEDIMENT BASIN BY STACKING HAY BALES, FORMING A BOX WHICH IS DRAPED WITH GEOTEXTILE FABRIC TO FILTER THE WATER.



RIPRAP SLOPE DETAIL
N.T.S.



WETLAND CROSSING

LEGEND

- TEST PIT
- FOUND IRON ROD OR PIPE
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- EDGE OF WETLAND
- STREAM
- 100 YR FLOOD LINE
- VERNAL POOL 250 SETBACK
- 75' STREAM SETBACK

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE · PAUL P. GADBOIS 4521 · LICENSED PROFESSIONAL ENGINEER

PAUL P. GADBOIS, P.E. # 4521 DATE

REVISIONS:		
3.	01–07–26	RESUBMIT TO CITY
2.	10–14–25	PRELIMINARY PLAN SUBMISSION
1.	08–25–25	PER ACE EMAIL DATED 08–11–25

DRAWN: P.P.G.
CHECKED: P.P.G.
SCALE: 1" = 20'
FIELD BOOK:
DATE: 07–16–2025
JOB NO. 1872
SHEET 5 OF 7

RECORD OWNER:
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

WETLAND & STREAM CROSSING
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

PAUL P. GADBOIS SURVEYING
ENGINEERING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283–3980

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MAINE CONSTRUCTION GENERAL PERMIT

APPENDICES -- BASIC PERFORMANCE STANDARDS

APPENDIX A. EROSION AND SEDIMENTATION CONTROL. 1
APPENDIX B. INSPECTION AND MAINTENANCE 4
APPENDIX C. HOUSEKEEPING 4

APPENDIX A. EROSION AND SEDIMENTATION CONTROL

A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 MRSA § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN.

NOTE: THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. SEE 38 M.R.S.A § 420-C (IN PART). A LICENSE IS REQUIRED FOR ANY STORMWATER DISCHARGE THAT THE DEPARTMENT "DETERMINES TO CONTRIBUTE TO A VIOLATION OF A WATER QUALITY STANDARD OR IS A SIGNIFICANT CONTRIBUTOR OF POLLUTANTS TO WATERS OF THE STATE". 06-096 CMR 521(9)(A)(1)(V)(IN PART).

(1) POLLUTION PREVENTION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, UPLAND, OR COASTAL OR FRESHWATER WETLANDS.

NOTE: BUFFERS IMPROVE WATER QUALITY BY HELPING TO FILTER POLLUTANTS IN RUN-OFF BOTH DURING AND AFTER CONSTRUCTION. MINIMIZING DISTURBED AREAS THROUGH PHASING LIMITS THE AMOUNT OF EXPOSED SOIL ON THE SITE THROUGH RETENTION OF NATURAL COVER AND BY RETIRING AREAS AS PERMANENTLY STABILIZED. LESS EXPOSED SOIL RESULTS IN FEWER EROSION CONTROLS TO INSTALL AND MAINTAIN. IF WORK WITHIN AN AREA IS NOT ANTICIPATED TO BEGIN WITHIN TWO WEEKS TIME, CONSIDER LEAVING THE AREA IN ITS NATURALLY EXISTING COVER.

(2) SEDIMENT BARRIERS. PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADIENT DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

(3) TEMPORARY STABILIZATION. STABILIZE WITH MULCH, OR OTHER NON-ERODABLE COVER ANY EXPOSED SOILS THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.

NOTE: FOR GUIDANCE ON EROSION AND SEDIMENTATION CONTROLS, CONSULT *THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION -- BEST MANAGEMENT PRACTICES* OR *THE MAINE EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES*.

(1) REMOVAL OF TEMPORARY MEASURES. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.
NOTE: IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

(1) PERMANENT STABILIZATION. IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

(a) SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

(b) SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

(c) PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

(d) RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

(e) AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

(f) PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

(g) DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL- GRADED RIPRAP LINING, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN- CUTTING OF THE CHANNEL.

(6) WINTER CONSTRUCTION. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.

(a) SITE STABILIZATION. FOR WINTER STABILIZATION, HAY MULCH IS APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.

(b) SEDIMENT BARRIERS. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.

(c) DITCH. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

(d) SLOPES. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

NOTE: FOR GUIDANCE ON WINTER CONSTRUCTION STANDARDS, SEE THE "MAINE EROSION AND SEDIMENT CONTROL BMPS", MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

(7) STORMWATER CHANNELS. DITCHES, SWALES, AND OTHER OPEN STORMWATER CHANNELS MUST BE DESIGNED, CONSTRUCTED, AND STABILIZED USING MEASURES THAT ACHIEVE LONG-TERM EROSION CONTROL. DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS MUST BE SIZED TO HANDLE, AT A MINIMUM, THE EXPECTED VOLUME RUN-OFF. EACH CHANNEL SHOULD BE CONSTRUCTED IN SECTIONS SO THAT THE SECTION'S GRADING, SHAPING, AND INSTALLATION OF THE PERMANENT LINING CAN BE COMPLETED THE SAME DAY. IF THE CHANNEL'S FINAL GRADING OR LINING INSTALLATION MUST BE DELAYED, THEN DIVERSION BERMS MUST BE USED TO DIVERT STORMWATER AWAY FROM THE CHANNEL, PROPERLY-SPACED CHECK DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL TO PREVENT SCOURING. PERMANENT STABILIZATION FOR CHANNELS IS ADDRESSED UNDER APPENDIX A(5)(G) ABOVE.

NOTE: (1) THE CHANNEL SHOULD RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNEL'S BOTTOM OR SIDE SLOPES. (2) WHEN THE WATERSHED DRAINING TO A DITCH OR SWALE IS LESS THAN 1 ACRE OF TOTAL DRAINAGE AND LESS THAN ¼ ACRE OF IMPERVIOUS AREA, DIVERSION OF RUNOFF TO ADJACENT WOODED OR OTHERWISE VEGETATED BUFFER AREAS IS ENCOURAGED WHERE THE OPPORTUNITY EXISTS.

(1) ROADS. GRAVEL AND PAVED ROADS MUST BE DESIGNED AND CONSTRUCTED WITH CROWNS OR OTHER MEASURES, SUCH AS WATER BARS, TO ENSURE THAT STORMWATER IS DELIVERED IMMEDIATELY TO ADJACENT STABLE DITCHES, VEGETATED BUFFER AREAS, CATCH BASIN INLETS, OR STREET GUTTERS.

NOTE: (1) GRAVEL AND PAVED ROADS SHOULD BE MAINTAINED SO THAT THEY CONTINUE TO CONFORM TO THIS STANDARD IN ORDER TO PREVENT EROSION PROBLEMS. (2) THE DEPARTMENT RECOMMENDS THAT IMPERVIOUS SURFACES, INCLUDING ROADS, BE DESIGNED AND CONSTRUCTED SO THAT STORMWATER IS DISTRIBUTED IN SHEET FLOW TO NATURAL VEGETATED BUFFER AREAS WHEREVER SUCH AREAS ARE AVAILABLE. ROAD DITCHES SHOULD BE DESIGNED SO THAT STORMWATER IS FREQUENTLY (AT LEAST EVERY 100 TO 200 FEET) DISCHARGED VIA DITCH TURNOUTS IN SHEET FLOW TO ADJACENT NATURAL BUFFER AREAS WHEREVER POSSIBLE.

(1) CULVERTS. CULVERTS MUST BE SIZED TO AVOID UNINTENDED FLOODING OF UPSTREAM AREAS OR FREQUENT OVERTOPPING OF ROADWAYS. CULVERT INLETS MUST BE PROTECTED WITH APPROPRIATE MATERIALS FOR THE EXPECTED ENTRANCE VELOCITY, AND PROTECTION MUST EXTEND AT LEAST AS HIGH AS THE EXPECTED MAXIMUM ELEVATION OF STORAGE BEHIND THE CULVERT. CULVERT OUTLET DESIGN MUST INCORPORATE MEASURES, SUCH AS APRONS OR PLUNGE POOLS, TO PREVENT SCOUR OF THE STREAM CHANNEL. OUTLET PROTECTION MEASURES MUST BE DESIGNED TO STAY WITHIN THE CHANNEL LIMITS. THE DESIGN MUST TAKE ACCOUNT OF TAILWATER DEPTH.

(2) PARKING AREAS. PARKING AREAS MUST BE CONSTRUCTED TO ENSURE RUNOFF IS DELIVERED TO ADJACENT SWALES, CATCH BASINS, CURB GUTTERS, OR BUFFER AREAS WITHOUT ERODING AREAS DOWNSLOPE. THE PARKING AREA'S SUBBASE COMPACTION AND GRADING MUST BE DONE TO ENSURE RUNOFF IS EVENLY DISTRIBUTED TO ADJACENT BUFFERS OR SIDE SLOPES. CATCH BASINS MUST BE LOCATED AND SET TO PROVIDE ENOUGH STORAGE DEPTH AT THE INLET SO TO ALLOW INFLOW OF PEAK RUNOFF RATES WITHOUT BY-PASS OF RUNOFF TO OTHER AREAS.

(3) ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

APPENDIX B. INSPECTION AND MAINTENANCE

(1) INSPECTION AND MAINTENANCE. INSPECT DISTURBED AND IMPERVIOUS AREAS, AND EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS AND BEFORE AND AFTER A STORM EVENT, AND PRIOR TO COMPLETION OF PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS IN THIS PERMIT AND ANY DEPARTMENTAL COMPANION DOCUMENT TO THIS PERMIT, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

(2) INSPECTION LOG (REPORT). A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE BMPS THAT NEED MAINTENANCE, BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPS, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

APPENDIX C. HOUSEKEEPING

THESE PERFORMANCE STANDARDS APPLY TO ALL SITES.

(1) SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.

(2) GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPS) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1). ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

(1) FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.

EXAMPLES OF BMPS – OPERATIONS DURING WET MONTHS, THAT EXPERIENCE TRACKING OF MUD OFF THE CONSTRUCTION SITE ONTO PUBLIC ROADS, SHOULD PROVIDE FOR SWEEPING OF ROAD AREAS AT LEAST ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. WHERE CHRONIC MUD TRACKING OCCURS, A STABILIZED CONSTRUCTION ENTRANCE SHOULD BE PROVIDED. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN THE ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY IF NEEDED.

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

(1) DEBRIS AND OTHER MATERIALS. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

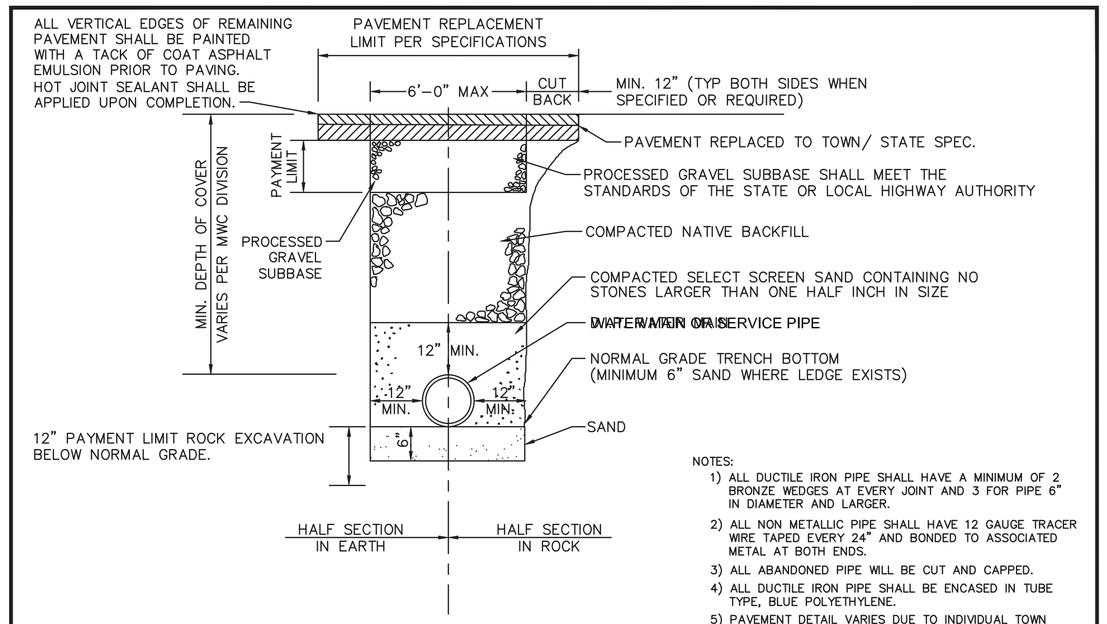
NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT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

(1) TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.
NOTE: FOR GUIDANCE ON DE-WATERING CONTROLS, CONSULT THE MAINE EROSION AND SEDIMENT CONTROL BMPS", MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

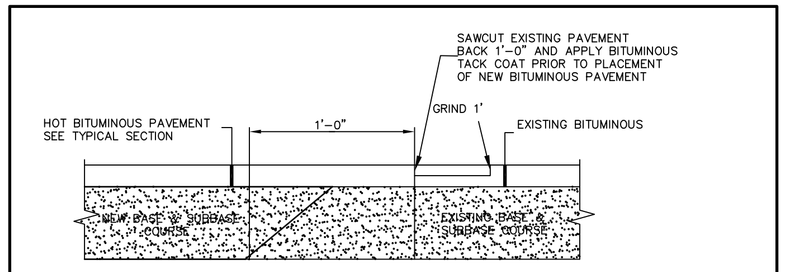
(1) NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S)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

(i) DISCHARGES FROM FIREFIGHTING ACTIVITY;
(ii) FIRE HYDRANT FLUSHINGS;[1]
(iii) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRAIGE AND TRANSMISSION WASHING IS PROHIBITED);
(iv) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
(v) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
(vi) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
(vii) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
(viii) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
(ix) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED; AND
(x) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5)).
(vi) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS.[2]

ALLOWABLE NON-STORMWATER DISCHARGES CANNOT BE AUTHORIZED UNDER THIS PERMIT UNLESS THEY ARE DIRECTLY RELATED TO AND ORIGINATE FROM A CONSTRUCTION SITE OR DEDICATED SUPPORT ACTIVITY (E.G., A PRESSURE WASHING COMPANY CANNOT BROADLY USE THIS GENERAL PERMIT FOR THEIR BUSINESS OPERATIONS, BECAUSE GENERAL VEHICLE WASHING IS NOT ASSOCIATED WITH A CONSTRUCTION SITE). IT IS NOT NECESSARY TO LIST THESE SOURCES OF NON-STORMWATER IN THE NOI.

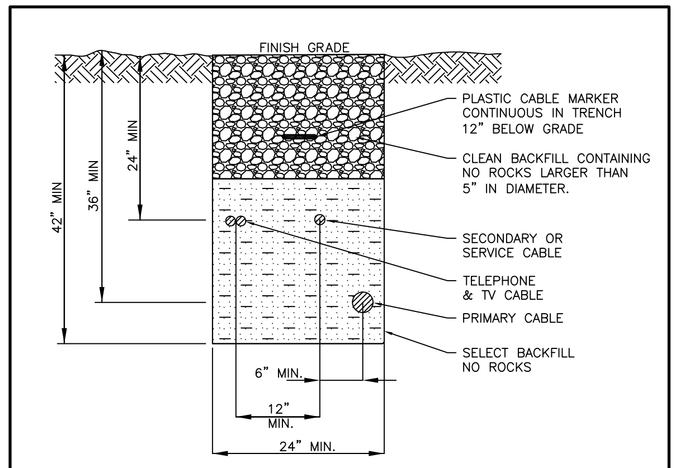


Drawn By: LRS/LMM Date: 3/9/16 Approved by: title title: CHIEF OF ENGINEERING	93 INDUSTRIAL PARK RD. SACO, ME 04072 PH: (207) 282-1543 FAX: (207) 282-1544 www.mainewater.com	**WATER MAIN TRENCH DETAIL**	Scale: NTS Drawing Number **MWC SD-4** BU Number – Sheet 1 of 1



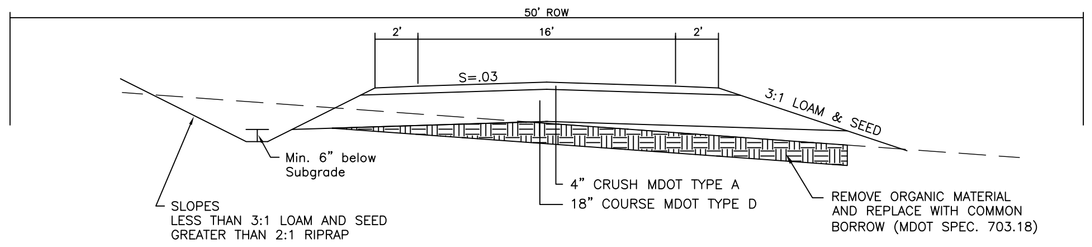
PAVEMENT SAWCUT DETAIL
N.T.S.

PAVEMENT RESTORATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL FULL DEPTH PLACEMENT OF BINDER PAVEMENT TO MATCH EXISTING PAVEMENT THICKNESS. BINDER PAVEMENT SHALL BE IN 2" THICK MAXIMUM LIFTS COMPACTED. THE MINIMUM BINDER PAVEMENT COURSE THICKNESS SHALL BE 4". THE TOP OF THE BINDER PAVEMENT MATERIAL SHALL MATCH THE SURROUNDING EXISTING ROADWAY SURFACE PAVEMENT. THE EXISTING PAVEMENT JOINT SHALL RECEIVE A TACK COAT BEFORE PLACEMENT OF THE BINDER PAVEMENT.

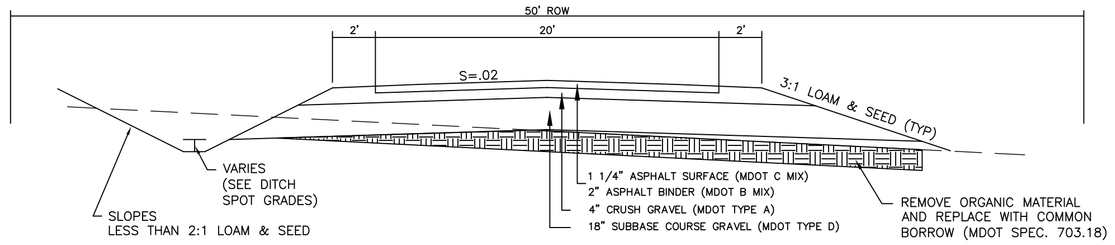


NOTES:
1. INSTALL CABLES IN SCHEDULE 40 CONDUIT UNDER ALL PAVED AREAS.
2. BEDDING AND BACKFILL SHALL BE FREE OF ROCKS, STUMPS AND OTHER DEBRIS.

TYPICAL ELECTICAL TRENCH



PRIVATE ROAD CROSS SECTION
2-LOT
GRAVEL SECTION



PRIVATE ROAD CROSS SECTION
WOOD ISLAND ACRES
PAVED SECTION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE ★ PAUL P. GADBOIS 4521 ★ LICENSED PROFESSIONAL ENGINEER

PAUL P. GADBOIS, P.E. # 4521 DATE

PROGRESS PLAN
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

DRAWN: P.P.G.	REVISIONS:		
CHECKED: P.P.G.			
SCALE: 1"= 100'			
FIELD BOOK:	3.	01-07-26	RE-SUBMIT TO CITY
DATE: 07-16-25	2.	12-05-25	FINAL PLAN SUBMISSION
JOB NO. 1872	1.	10-14-25	PRELIMINARY PLAN SUBMISSION
SHEET 6 OF 7			

EROSION CONTROL & DETAILS
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

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EROSION AND SEDIMENTATION NOTES:

1. The Site Contractor shall follow the "Maine Erosion and Sediment Control BMPs" published by the Maine DEP in 2003 and the "Maine Erosion and Sediment Control Practices Field Guide for Contractors published in 2015". The manuals can be found on the Maine DEP web site. A Link to the field guide is shown below:

http://www.maine.gov/dep/land/erosion/escbmps/index.html

THE CONTRACTOR SHALL ALSO FOLLOW THE GUIDELINES LISTED IN APPENDICES A, B, C IN MAINE DEP CHAPTER 500 RULES (2015 NOTES PROVIDED ON THIS SHEET).

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:

EROSION/SEDIMENT CONTROL DEVICES:
THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1 SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.

2. HAY BALES: HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.

3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.

4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

5. STRAW AND HAY MULCH: USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY. CURLEX II AND EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH OVER MULCH.

6. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

1. SILTATION FENCE ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED. REMOVE SILTATION FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENT AND STABILIZE.

2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.

3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
   A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
   B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
   C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
   D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.

4. ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS SHALL RECEIVE MULCH OR NON-ERODABLE COVER. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.

5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

PERMANENT EROSION CONTROL MEASURES:
THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

2. IF AN AREAS WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, SOIL, AND MOISTURE CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE SEEDED AND MULCHED AGAIN IF GERMINATION IS SPARCE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

   (a) Seeded areas. For seeded areas, permanent stabilization means a 90% cover of healthy plants with no evidence of washing or rilling of the topsoil.

   (b) Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

   (c) Permanent Mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

   (d) Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

   (e) Agricultural use. For construction projects on land used for agricultural purposes (e.g., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

   (f) Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

   (g) Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with a 90% cover of healthy vegetation, with a well-graded riprap lining, or with another non-erosive lining such as concrete or asphalt pavement. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.

3. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

POST-CONSTRUCTION REVEGETATION:

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

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.

2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS	SWALES
KENTUCKY BLUEGRASS 0.46 LBS/1000 SF.	RED TOP 0.05 LBS/1000 SF.
CREEPING RED FESCUE 0.46 LBS/1000 SF.	TALL FESCUE 0.46 LBS/1000 SF.
PERENNIAL RYE GRASS 0.11 LB/1000 SF.	

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
   A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
   I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
   II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
   III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
   B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.

4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
   A. ONLY UNFROZEN LOAM SHALL BE USED.
   B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
   C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
   D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
   F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE:

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. ON A WEEKLY BASIS OR AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.

2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.

3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

4. THE OWNER/ DEVELOPER / CONTRACTOR SHALL RETAIN A COPY OF THE EROSION CONTROL PLAN AT THE CONSTRUCTION SITE OR OTHER LOCATION ACCESSIBLE TO THE DEPARTMENT, LOCAL GOVERNMENT OFFICIALS, AND ANY OPERATOR OF A MUNICIPAL SEPARATE STORMWATER SEWER RECEIVING DISCHARGES FROM THE SITE, FROM PROJECT INITIATION TO PERMANENT STABILIZATION.

5. THE OWNER/ DEVELOPER / CONTRACTOR WILL MAINTAIN INSPECTION RECORDS (MAINTENANCE LOG SHEET) WITH RECORDINGS OF CONDITION OF BASINS, PIPES AND ANNOTATION OF SUBSTANTIAL PRECIPITATION EVENTS OR MITIGATING CIRCUMSTANCES IN THE INTERVENING TIME FOR TRENDING TO DEVELOP THE ANTICIPATED PREVENTIVE MAINTENANCE SCHEDULE.

6. THE CONTRACTOR'S SITE INSPECTION LOGS SHALL BE MAINTAINED ONSITE AND AVAILABLE FOR REVIEW UPON REQUEST FROM MDEP OR LOCAL GOVERNMENT OFFICIALS WHICH IDENTIFIES INSPECTIONS COMPLETED, EROSION PROBLEMS FOUND, WHEN CORRECTIVE ACTION WAS TAKEN, AND WHO COMPLETED THE WORK.

EROSION CONTROL DURING WINTER CONSTRUCTION:

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.

4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.

6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.

7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.

8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

9. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.

10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

CONSTRUCTION PHASE:

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWN GRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWN GRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED FROM RUNNING ONTO STOCKPILE. MAINTAIN THE SEDIMENT BARRIERS BY REMOVING ACCUMULATED SEDIMENT, OR REMOVING AND REPLACING THE BARRIER, UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. WHERE A DISCHARGE TO A STORM DRAIN INLET OCCURS, IF THE STORM DRAIN CARRIES WATER DIRECTLY TO A SURFACE WATER AND YOU HAVE THE AUTHORITY TO ACCESS THE STORM DRAIN INLET, YOU MUST INSTALL AND MAINTAIN PROTECTION MEASURES THAT REMOVE SEDIMENT FROM THE DISCHARGE.

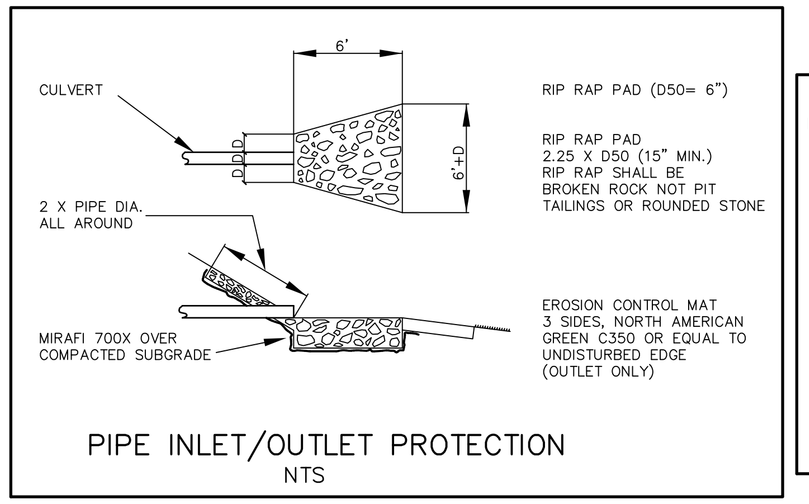
2. PRIOR TO CONSTRUCTION, PROPERLY INSTALL A STABILIZED CONSTRUCTION ENTRANCE (SCE) AT ALL POINTS OF EGRESS FROM THE SITE. THE SCE IS A STABILIZATION PAD OF AGGREGATE, UNDERLAIN BY A GEOTEXTILE FILTER FABRIC, USED TO PREVENT TRAFFIC FROM TRACKING MATERIAL AWAY FROM THE SITE ONTO PUBLIC ROW'S. MAINTAIN UNTIL ALL DISTURBED AREA ARE STABILIZED.

3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
   A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
   B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
   C. INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE. STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.

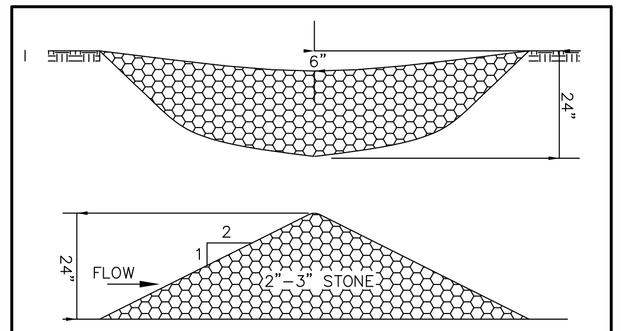
4. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS SHALL BE EITHER:
   A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
   B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.

5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)

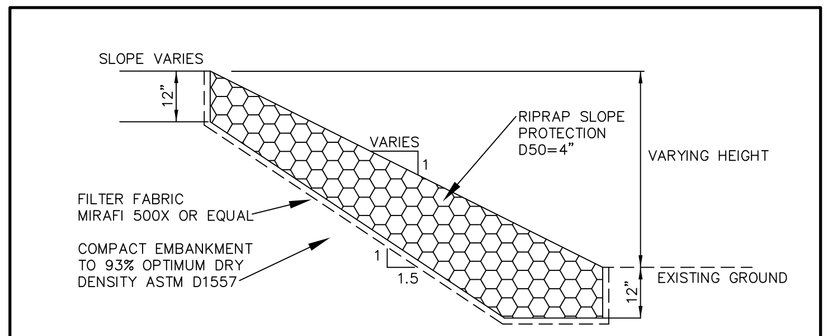
6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.



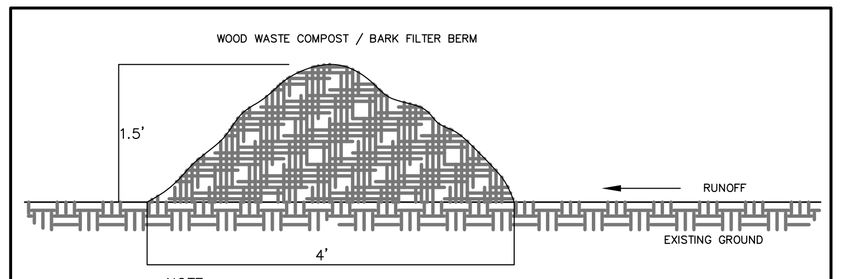
PIPE INLET/OUTLET PROTECTION
NTS



STONE CHECK DAM

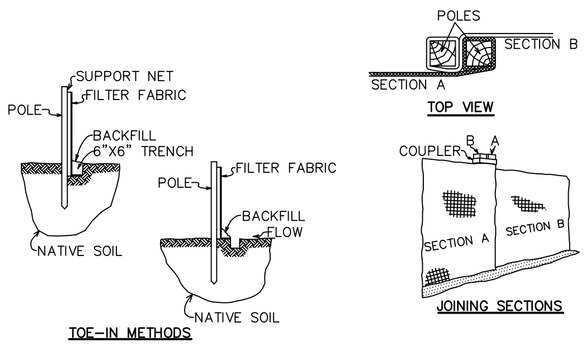


RIPRAP SLOPE DETAIL
N.T.S.



NOTE:
WOOD WASTE COMPOST / BARK FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAT AND PREVENT DOGGING OF THE WOOD WASTE COMPOST / BARK BERN BY LARGER SEDIMENT PARTICIES. (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST / BARK)

WOOD WASTE COMPOST / BARK FILTER BERM
N.T.S.



SILTATION FENCING

1. INSTALL DOWNSLOPE OF ALL CONSTRUCTION ACTIVITIES AS NECCESSARY.

2. INSPECTION SHOULD BE FREQUENT AND REPAIR OR REPLACEMENT MADE PROMPTLY AS NEEDED. CHECK AFTER EACH RAINFALL.

3. BARRIERS SHOULD BE REMOVED WHEN THAY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

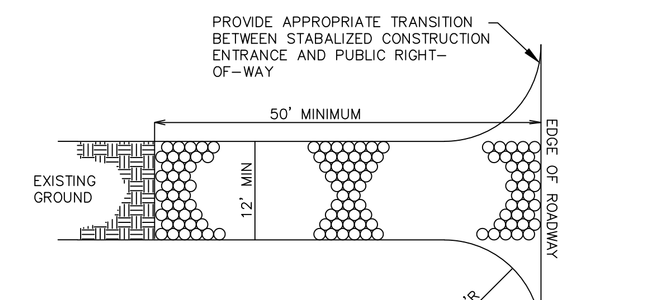
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT STABILIZED IN SOME OTHER MANNER SHALL BE RE-ESTABLISHED AS FOLLOWS:

LIME	140# PER 1000 SF
FERTILIZER	30# PER 1000 SF
HAY MULCH	2 BALES PER 1000 SF

SEED SHALL BE SCS MIXTURE #5 OR #6 SOWN AT 1 1/2# PER 1000 SF

5. IF WORK IS COMPLETED BETWEEN SEPTEMBER 15 AND APRIL 15 OF ANY CALENDER YEAR, A TEMPORARY HAY MULCH AND EROSION CONTROL MESH SHALL BE INSTALLED OVER DENUDED AREAS TO PROTECT THEM FROM EROSION UNTIL PERMANENT REVEGETATION MEASURES CAN BE UNDERTAKEN.

STABALIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)



PLAN

CONSTRUCTION SPECIFICATIONS

1. THE ENTRANCE/EXIT PAD SHOULD HAVE A LENGTH OF 50 FEET OR MORE AND A 12 FOOT MINIMUM WIDTH (OR AS APPROPRIATE TO CONTAIN THE WHEEL BASE OF CONSTRUCTION VEHICLES PLUS 3 FEET ON EITHER SIDE).
2. THE PAD SHOULD BE 6 INCHES OR MORE THICK WITH ANGULAR AGGREGATE (2-3 INCH DIAMETER). APPROPRIATE RECLAIMED CONCRETE MATERIAL MAY BE USED.
3. THE AGGREGATE SHOULD BE PLACED OVER A GEOTEXTILE FILTER TO PREVENT THE STONES FROM PUSHING INTO THE NATIVE SOIL.
4. AT THE BOTTOM OF SLOPES, A DIVERSION RIDGE SHOULD BE PROVIDED TO INTERCEPT RUNOFF.
5. BERMS MAY BE NECESSARY TO DIVERT WATER AROUND ANY EXPOSED SOIL, AND RUNOFF SHOULD BE DIRECTED TO A SEDIMENT TRAP.
6. THE WHEELS OF CONSTRUCTION EQUIPMENT MAY BE WASHED PRIOR TO EXITING THE SITE. WASHING SHOULD BE PERFORMED IN AN AREA THAT DRAINS TO A SEDIMENT TRAP OR BASIN.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF WAY MUST BE REMOVED IMMEDIATELY.

STANDARD SYMBOL SCE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE
PAUL P. GADBOIS 4521
LICENSED PROFESSIONAL ENGINEER

Paul P. Gadbois

PAUL P. GADBOIS, P.E. # 4521 DATE

REVISIONS:		
3.	01-07-26	RE-SUBMIT TO CITY
2.	12-05-25	FINAL PLAN SUBMISSION
1.	10-14-25	PRELIMINARY PLAN SUBMISSION

DRAWN: P.P.G.
CHECKED: P.P.G.
SCALE: 1"= 100'
FIELD BOOK:
DATE: 07-16-25
JOB NO. 1872
SHEET 7 OF 7

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

EROSION CONTROL NOTES
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

C:\Users\pgadb\OneDrive\Projects\Civil 3D Projects\1872-c3d-24\dwg\Source Drawings\1872- SITE REV 01-07-26.dwg, 1/7/2026 12:06:38 PM, Adobe PDF

CITY OF BIDDEFORD - SITE PLAN & SUBDIVISION APPLICATION DRAWING CHECKLIST *LAST REVISED: 11/26/2024*

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant and included on all preliminary and final Site Plan & Subdivision submittals. No checklist is required for sketch submittals.
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have adequate reasoning to justify their absence.
3. City to review applicant's submittal and checklist responses. Projects missing substantial submittal information with non-acceptable reasoning will be rejected and required to resubmit.
4. Items in **BLACK** are required for 'Preliminary' approval & 'Final' approval.
5. Items in **BLUE** are only required for 'Final' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	10 Martel Wood Island Acres
Planning Board # (if available):	2025.12
Applicant Name/Info:	Jason Martel
Submittal #/Type (Prelim/Final):	Preim & Final
Submittal Date:	12/8/2025

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE			CITY REVIEW RESPONSE	
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	LIST DRAWING SHEET NUMBER WHERE INFORMATION IS PROVIDED	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
1	**GENERAL PLAN REQUIREMENTS**					
A	Drawing specific legends (linetypes, hatches, etc.)	Yes	Sh #2			
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)	Yes				
C	North arrows, standard engineering scale viewports, scale bars, dated revision blocks	Yes	Sh #'s 1 thru 5			
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	Yes	Sh #'s 2 & 3			
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)	Yes	All sheets			
2	**COVER SHEET**					
A	Project Name & Property Address	Yes	Sh #2			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	Yes	Sh #2			
C	Site Location Map	Yes	Sh #1			
D	Sheet Set List of Drawings	Yes	Sh #1			
E	Tax Map and Lot ID	Yes	Sh #2			
F	Zoning & Shoreland Zone Information	Yes	Sh #2 & 3			
G	Existing Use Description	Yes	Project Narrative			
H	Proposed Use Description	Yes	Project Narrative			
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	Yes	Narrative & Sh #2			
J	Name of Drainage Watershed	Yes	Application form			
K	Within the MS4 Urbanized Area (Yes/No)	Yes	Application form			
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	Yes	Sh #2 & 3			
M	Within the 100-year Flood Zone (Yes/No)	Yes	Sh #2 & 3			
N	Public Road Proposed (Yes/No)	No				
O	Private Road Proposed (Yes/No)	Yes	Sh #2 & 4			
P	Public Sewer Connection (Yes/No)	No				
Q	Public Storm Drain Connection (Yes/No)	No				
R	Limits of Disturbance in square feet and acres	Yes	Narrarive and Sh# 2			
S	Pervious Land Cover square footage, existing and proposed	N/A				
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	Yes	Sh #2			
U	Building Roof square footage, existing and proposed	Yes	Sh #2			
V	Assigned Planning Board Number					
W	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A				
3	**EXISTING CONDITIONS PLAN**					
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	Yes	Sh #2			
B	Property & Right-of-Way Lines	Yes	Sh #2			
C	Boundary line information (bearings, distances, etc.)	Yes	Sh #2			
D	Property pin and monumentation locations	Yes	Sh #2, 3 & 4			
E	Existing easements with proper ownership identified	Yes	Sh #2 & 3			
F	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	Yes	Narrative and Sh #2 & 4			
G	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh #2 & 3			
H	100-year Flood Zone Limits & Elevation	Yes	Sh # 2 & 3			
I	Existing contours with adequate contour labelling; minimum 1' contour interval	Yes	Sh #3	Waiver request		
J	Existing building FFEs annotated	N/A				
K	Spot elevations for all tie-in locations (curb cuts, property line)	N/A				
L	Existing buildings & structures	Yes	Sh # 2 & 3			
M	Existing pavement areas & number of parking spaces	N/A				
N	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	N/A				
O	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	Yes	Sh #2 & 3			
P	Existing signage and striping	Yes	Sh #2 & 3	Existing stop and street sign		
Q	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	Yes	Sh #4			
R	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes	Sh #4			
S	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)	N/A				
T	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	Yes				
U	Location of any borings, drinking wells, and monitoring wells	N/A				
4	**SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN**					
A	Limits-of-disturbance outlined and acreage annotated	Yes	Sh #2 & 5			
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh #2 & 3			
C	100-year Flood Zone Limits	Yes	Sh #2 & 3			
D	Callout existing site features to be demolished/removed/replaced	N/A				
E	Callout existing utilities to be demolished/removed/abandoned-in-place	N/A				
F	Hatch existing buildings and pavement to be removed	N/A				
G	Construction Entrance location(s)	Yes	Sh #4 & 7			
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	Yes	Sh #4			
I	Stockpile and staging area(s) identified (with proper perimeter control)	N/A				
J	Inlet protection location(s)					
K	Note requiring contractor to implement dust control measures throughout construction	Yes	Sh #6			
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	N/A				
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	N/A				
N	If large development is proposed with an extensive underground stormwater conveyance network, identify how SWM infrastructure and BMPs will be protected during construction and if sediment traps/basins are needed	N/A				

5	**SITE PLAN/SUBDIVISION PLAN**					
A	Partial Site Plans needed for any viewport scale greater than 1"=20'	Yes	Sh #4	Waiver Request for Subdivision Plan		
B	Existing property and right-of-way lines	Yes	Sh #2			
C	Proposed subdivision lot lines and labels	Yes	Sh #2			
D	Required Zoning Setbacks shown with dimensions and annotation	Yes	Sh #2			
E	Bulk requirement summary table (zoning/parking calculations)	N/A				
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh #2 & 3			
G	100-year Flood Zone Limits	Yes	Sh #2 & 3			
H	Proposed building outlines, door entrances and loading docks	N/A				
I	Proposed building labels	N/A				
J	Proposed road & sidewalk extents; provide clear annotation if roads will be public or private	Yes	Sh #2 & 4			
K	Proposed parking and accessible parking locations; annotate parking space counts	N/A				
s	Proposed signage, parking striping, and traffic striping	Yes	Sh #4	Proposed Street and Stop sign		
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	N/A				
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	Yes	Sh #4			
O	Proposed landscaping; detailed landscaping design should be shown on separate plans	N/A				
P	Designated snow storage areas	N/A				
Q	Proposed dumpster locations and trash removal access	N/A		Trash to be brought to intersection of public road		
R	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	N/A				
S	Radial dimensions for all curbs, landscaped islands, sidewalks	N/A				
T	Public/private road centerline stationing shown, labelled every 0+50' with curve data	Yes	Sh #4			
U	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	Yes	Sh # 2 & 4	Note # 21 & 10		
V	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	Yes	Sh # 2 & 4	Notes # 14 & 1		
W	Planning Board signature block for final recording	Yes	Sh #2			
6	**GRADING PLAN**					
A	Partial Grading Plans needed for any viewport greater than 1"=20'	Yes	Sh #4			
B	Limits-of-disturbance outlined and acreage annotated	Yes	Sh #2			
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)	N/A				
D	Existing contours with adequate contour labelling, screened; minimum 1' contour interval	Yes	Sh #4			
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	Yes	Sh #4			
F	Detailed grading for all ditches, swales, outfalls, and riprap	Yes	Sh #4			
G	All proposed contours tie-into existing contours at limits-of-disturbance outline	Yes	Sh #4			
H	Existing spot elevations for all asphalt, curb, and SWM BMP tie-in locations	N/A				
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh # 2 & 3			
J	100-year Flood Zone Limits	Yes	Sh # 2 & 3			
K	Proposed spot elevations for all important roadway geometric points (including but not limited to: parking/drive aisles, building corners/entrances, retaining walls, loading docks, EOP/curblines)	N/A				
L	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	N/A				
M	Proposed % slope arrows for all ADA parking spaces and sidewalks	N/A				
N	Proposed longitudinal % slope arrows for drainage ditch centerlines	N/A				
O	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	Yes	Sh #4			
P	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A				
7	**ROAD PROFILES (if public/private road proposed)**					
A	Existing surface; dashed and screened	Yes	Sh #4			
B	Proposed surface; continuous and bold	Yes	Sh #4			
C	Road design speed must be clearly identified	No		Dead end private road		
D	Corresponding centerline stationing and curve data annotation	Yes	Sh #4			
E	All vertical curves must identify the proposed 'K' values and confirm they meet the minimum design speed thresholds listed in AASHTO's Green Book Tables 3-35 & 3-37	Yes	Sh #4			
F	Clear annotation if proposed road will be public or private	Yes	Sh #4			
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	Yes	Sh #2 & 4			
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	Yes	Sh #2 & 4			
8	**UTILITY PLAN**					
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)	Yes				
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	Yes				
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)					
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)	Yes	Sh #4			
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes	Sh #4			
F	Proposed storm culverts, outfalls, and riprap locations and sizes	Yes	Sh #4			
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	YES	Sh #4			
I	Flow directional arrows for storm & sewer pipes	YES	Sh #4			
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	None				
K	All storm drains must be sized to convey the 25-year storm	YES		HydroCad Report Culvert for 25 and 50 year events		
L	Sewer force main sizes and invert elevations	N/A				
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W); additional details and hydraulic calculations required for any Public pump station proposed.	N/A				
N	Locations, sizes, and elevations of any: grease traps, oil-water separators, septic systems, drinking wells	N/A				
O	Proposed water sizes labelled	Yes	Sh #4			
9	**UTILITY PROFILES**					
A	Utility profiles required for **all** gravity storm drain and sewer pipes proposed: within the right-of-way, within private or public roads, for non-driveway culverts, and for any public infrastructure tie-ins	N/A				
B	Existing surface; dashed and screened	N/A				
C	Proposed surface; continuous and bold	N/A				
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	N/A				
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	N/A				

F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated	N/A				
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated	N/A				
10	**DETAILS**					
A	Road section detail, including pavement/gravel depths & cross slopes	Yes	Sh #4			
B	Sidewalk, paver, crosswalk, and any other pavement section details	N/A				
C	Pavement sawcut & shiplap details	Yes	Sh # 6			
D	Utility trench/backfill detail	Yes	Sh #6			
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	N/A				
F	Signage, striping, and ADA details	N/A				
G	E&S notes and details	Yes	Sh #6 & 7			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	N/A				
I	Storm outfall & riprap details	Yes	Sh #7			
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	NO		The proposed roadway is elevated 20" above existing grade.		
K	Pump station, grease trap, oil-water separator, septic, drinking well details	N/A				
L	Conduit section details	Yes	Sh #6			
11	**LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS**					
A	As required by ordinance; at a minimum: locations, counts, lighting models, and landscaping species must be identified	N/A				
B	Landscaping & lighting details	N/A				
12	**DOCUMENTS/REPORTS/CALCULATIONS**					
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction v. Site Punchlist/As-Built Inspections post-construction	YES				
B	Stormwater Management Report, including: 1. Predevelopment & Post-development Drainage Area Maps, including: a. Subdrainage areas delineated and labeled b. Points of Interest/Analysis shown and labeled c. Hatching for different land cover areas (impervious, pervious, gravel) within each applicable USDA soil boundary d. Time of concentration (Tc) paths & durations e. Four City-standardized stormwater summary tables 2. 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 3. Sizing calculations for any SWM water quality BMP or detention facility 4. A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: a. Annual maintenance requirements b. 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 c. 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	N/A		Vegetated buffers required for five or less lots.		
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)	N/A				
D	A Performance Guarantee Cost Estimate utilizing Planning's template	NO		Contractor will complete before final.		
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)	N/A				
F	25-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches); starting tailwater conditions/documentation must be clearly identified	Yes		See HydroCad Report. Culverts were sized for 25 & 50 year storm events.		
K	Public sewer pump station sizing calculations and maintenance plan	N/A				
M	Grease trap sizing calculations	N/A				
N	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more	Yes				
O	Summary list & copy of any required DOT/DEP/USACE permits & approvals	Yes				

Permit-by-Rule & Notice of Intent Acceptance Notice

Applicant: JASON MARTEL **Town: Biddeford**

Project Address: 10 Wood Island Acres **Tax Map/Lot #: 8 - 5**

Permit Number: PBR_ID-0101524 **Accepted Date: 1/26/2026**

NRPA ☐ **Stormwater** ☒ **MCGP** ☐

Project Description:

Jason Martel Private Way

The owner is in the process of getting a private way approved by the City of Biddeford planning department to provide access to 2 residential house lots to be conveyed to his children.

Department staff may inspect the site for compliance upon completion.

Sincerely,

Martha Harris
Environmental Specialist III
Bureau of Land Resources