City of Biddeford
Historic Preservation Commission

June 10, 2026 at 4:30 PM
City Hall Council Chambers & Teams
Historic Preservation Commission Meeting | Meeting-Join | Microsoft Teams

1. Declaration of Quorum
2. Approval of Meeting Minutes
   - 2.a Approval of Meeting Minutes from April 15, 2026 & May 13, 2026
3. New Business
   - 3.a 2026.11 HPC Review of a request to demolish the existing structure on 41 Main Street (Tax Map 41, Lot 138) in the MSRD-1 Zone.
4. Other Business
5. Adjourn

Brad Favreau, Planning & Development
Brad.favreau@biddefordmaine.org
205 Main Street / PO Box 586 • Biddeford, ME
(207) 571-0700 • www.biddefordmaine.org
City of Biddeford Government
@CityofBiddeford

HISTORIC PRESERVATION
INTERIM MEETING
MEETING MINUTES
April 15, 2016
DRAFT

1. **Declaration of Quorum/Voting Members**
   Meeting brought to order at 4:30 PM
   Wesley Painter, Julie Larry, Erin Ware
2. **Approval of Meeting Minutes**
   Approval of minutes from April 8, 2026
   MOTIONS: 4:30
   Motion- Ware- Motion to approve minutes as presented
   Second- Larry
   Vote-Motion passed unanimously
3. **New Business**
   3.a. 2025.11 HPC Review of construction of an unattached accessory dwelling unit for T & T Leasing at 74 Summer Street, Tax Map 39, Lot 14, in the MSRD-2 Zone.
   - **Favreau introduced the project and why the applicant has changed his request.**
   - **Ware is concerned about the dimensions stated on the first floor.**
   - **The dimensions were discussed at length for clarification**
   - **Larry will have a hard time approving something that doesn't meet the dimensional standards**
   - **Painter agreed**
   - **The applicant did not attend the meeting.**
   - **Favreau would like to know what will happen with a large second house on the lot.**
   - **Fenestration's unusualness was a concern.**
   - **Larry suggests the applicant flip a portion of the house with the window in question**
   - **Applicant arrived**
   - **ADU placement is because of parking issues, building is in the back.**

DRAFT

- **Originally, new building was to be attached to the original structure but found that it was on granite blocks. This would be very hard to attach so they changed plans.**
- **Applicant explained reasoning with changes and changes of Maine State ADU rules.**
- **Favreau told applicant of reservations of the Commission**
  a. **The fact that the dimensions of the ADU in relation to the existing building. The ADU should be subordinate to the existing structure**
  b. **Placement of the windows**
- **Larry & Ware explained situation with the windows in more detail asking him to consider flipping the plan.**

MOTIONS: 4:41 PM

Motion- Larry -Motion to approve applicant's request to create an accessory dwelling unit at 74 Summer Street, Tax Map 39, Lot 14 as presented based on the following conditions:

- **All permits be acquired prior to construction begins**
- **The project will meet all City and State Ordinances**
- **The windows on the Birch Street side will be arranged in a symmetrical, regular pattern and be of a similar vertical orientation and size**

Second-Ware

Vote-Motion passed unanimously

4. **Old Business**

   Favreau sent a draft report to the state based on the statements Jeremie Berube stated. Please look at it and make any adjustments you would like to see.

5. **Adjourn**

   Motion-Ware-Motion to adjourn

   Second-Larry

   Vote Motion passed unanimously

DRAFT

_____ _____

Chair: Historic Preservation Commission **Date**

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

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HISTORIC PRESERVATION
SITE WALK of THE JOHN TARR HOUSE
MEETING MINUTES
May 13, 2026
DRAFT

1. **Declaration of Quorum/Voting Members**
2. **Unfinished Business**
   2.a 2026.01a HPC The Historic Preservation Commission will have a site walk at The John Tarr House at 29 Ferry Lane (Tax Map 49, Lot 4) in the SR-1 zone.
   - **Committee met with Jeremy Berube (Historic Preservationist) who walked the committee around the property while explaining the steps taken and reasoning in restoration of the John Tarr House.**
   - **Site Walk stated at 4:30 and ended at 5:40**
   - **Sign-In Sheet attached**
   - **Hand out from Mr. Berube attached**

_____ _____

Chair: Historic Preservation Commission **Date**

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

DRAFT

SITE WALK SIGN-UP / SIGN-IN SHEET

John Tarr House

DATE: May 13, 2026- Please write legibly

PRINT NAME	RELATIONSHIP TO PROJECT
Brad Favreau	planning department
Ian Whitten	
WESLEY PAINTER	BHPC
Jeremy Bien	
Dan Bandman	"
Erin Ware	BHPC

The John Tarr House, 29 Ferry Lane, Biddeford, Maine
Submitted by Jeremie Berube, Restorationist, Answering Questions for the MSHC

1. The John Tarr House, located at 29 Ferry Lane, Biddeford, Maine, was at the time of dismantiling in 2017, in dire condition. The building had not been lived in for a decade or more, leaving racoons to take over the second floor and the basement and leaving abundent scat housewide.

The exterior skin had been completely altered meaning windows, clapboards, and roofing, including the large center chimney which displayed its original dimensions but had been dismantled and replaced with a small chimney which ran up to the roof. All of the outer sills and some of the roundy floor joists were rotten.

As for the interior, when first entering the first floor was filled with old furniture, appliances, waste, and the like. Sheet rock had been applied along with window trim, electrical switches and outlets. All of the original fire places were missing including the main one used for cooking. In its place was a cheap insert. A small bathroom, on the first floor contained rotted floor boards. The tavern room boarded floor, where once stood a fire box large enough to enter, was covered with layers of plywood and linoleum. Some of the windows in the house were 2/2 and others 6/6 and not all were period. Some of the rooms had vinyl windows. The front exterior center door was not original. Several rooms had old pine floors. Pickwick pine boards were layered over the walls and mantles in the tavern room hiding the original panels. The second floor was mostly unfinished. However, it has wide pine boards and one finished off bedroom.

The stone foundation was in fairly bad condition and it was obvious that it needed to be restored.

I believe that dismantling the John Tarr house was the most important step in returning it to survival. It now has a real shot at lasting for many decades. By dismantling it we were able to wash and remove centuries of dirt, grime and stench from every beam, stud and board and allowed the building to breath once again. Once dismantled each individual piece was examined, more easily and thoroughly repaired, if necessary, and returned in good order and free from rot to its original place.

To have had the house in place while restoring the foundation would have been nearly impossible as much of that foundation is a crawl space. Were it in place, the outer rotten sill beams would have been a challange to replace properly.

2. The existing interior, at the time of dismanteling, was fairly close to the original. The swinging wall and adjacent hallway wall off the tavern room were removed. The tavern room was opened up to the new ell. The original stairway to the 2nd floor was removed. The new floor plan (which included the back door moved to its original location) the two missing walls returned and all other original features returned, and original stairway to the second floor. The return of all other original framing materials, wall paneling, ceiling panels, floor boards, etc., were part of the final plan to be returned to their original location in the house.

3. Hundreds were photos of the building taken during the pre-dismanteling phase, during the dismantling phase, during the washing and restoring phase, during the window restoration phase, during the reboarding phase, during the center chimney reconstruction phase, during the shingling roof phase, and during the clapboarding phase. Hours and hours were spent

measuring, researching, documenting, mapping, locating, making notations, observing, collaborating, and planning.

4. The complete original, stone foundation was repaired with its original stones. Many were put back in place and all re-jointed with masonary cement.

5. Working with the original chinmey base and its original measurements I put the stones back in place and was repointed and re-jointed. The fireplace sizes and locations were determined from all three original mantles were in place and the brick floor base was still intact showing the fireplace's configurations and sizes.

6. The first evidence observed the the side door was not original was the sawn lathe and round nails constructed around it. All other rooms has split wide boardplaster base. The National Register of Historic Places nomination form for 29 Ferry Lane, January 1980, states that **"another entrance of later indeterminate date faces south, (the side door) most likely added around 1890".**

7. A list of 10 reasons why the back door was original to the location in which it was moved during restoration.

1. Newer sawn lathe around side door
2. Mortise pockets at side door originally narrower in width. Same width as windows everywhere else.
3. Original, missing walls from tavern room to hallway, the swinging wall and door
4. Ceiling boards in the hallway are shorter in length, not matching longer tavern ceiling boards
5. Small mortise in upper plate beam cut for ceiling plank (photo) which anchors the wall to the hallway across from the swinging wall
7. Shadow, gray lines on exterior wall boards showing long marks
8. A granite step was found 8 inches under the soil (under door)
9. September 24, 1931 - A William Barry (1846-1932 important architect and historian) drawing in tavern room, showing outer back door, end of hallway and just outside swinging wall, "The Smoking Gun".
10. The rear door matches the original floor plan perfectly.

8. All of the exterior windows had been altered from the original construction. The 2/2 windows were from the early 1900's. The original window frames and outer trim were nailed directly to the studs (not the outer boards). The altered (replaced) windows outer trim casing were nailed over the outer boards, giving a larger apperance. Also, the inner sliding shutters and the original window impressions matched the 7" x 9" window pane size and 9 panes over 6 pane height size. The National Register of Historic Places nomination form for 29 Ferry Lane, January 1980, states that regarding the 2/2 window configuration **"originally this would have been 9/6".**

9. The small gable windows were not for ventilation, but as part of the original construction they were built as fixed and were to send shafts of light into the 2nd floor which was mostly for storage. In the early 1900's the small windows were removed, boarded, and clapboarded over. However, one of those original small gable windows was put into the far gable end on the new ell and resides there now.

10. None of the original or even the old front door, casing and trim existed at the time of restoration. No photos or documentation was found. When asked, Mary said she wanted it

"simple, but elegant". Its style is similar in construction to other original colonial entry doors designs in York County, Maine.

Fortunately, the house has the outer shape and size belonging to this period building and features that remain notable, the interior panels, boarded ceiling, old doors, cupboards, sliding shutters, the foot prints for fire places, rooms, windows, doors. The building is a treasure waiting to be completed.

Planning & Development Department

205 Main Street / PO Box 586 • Biddeford, ME

City of Biddeford Government

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HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday June 10, 2026; 4:30 PM

RE: **Item 3.a: 2026.11 HPC Review of the DEMOLITION of the building at 41 Main Street,** Tax Map 41, Lot 138, in the MSRD-1 Zone.

INTRODUCTION

The applicant proposes to demolish the building at 41 Main Street to construct surface parking to serve the approved residential units in Building 19 and 20 on the Pepperell Mill Campus.

PROJECT DATA/INFORMATION

	SUBJECT	*DATA/INFORMATION*
1.	Applicant:	Abby Henderson Architype Architects 48 Union Wharf Portland ME 04101 (207) 772-6022
2.	Owner of Property:	41 Main LLC
3.	Agent:	See applicant
4.	Engineer/Architect:	See applicant
5.	Project Location:	41 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 41, Lot 138
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Main Street Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1920
12.	Existing Use:	Commercial / Storage
13.	Proposed Use:	Demolish
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	0.52 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Min 2 stories or 26 feet, Max 60 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date June 10, 2026. Posted June 3, 2026; Mail Notices to all abutters within 100'. 12 notices sent June 1, 2026.

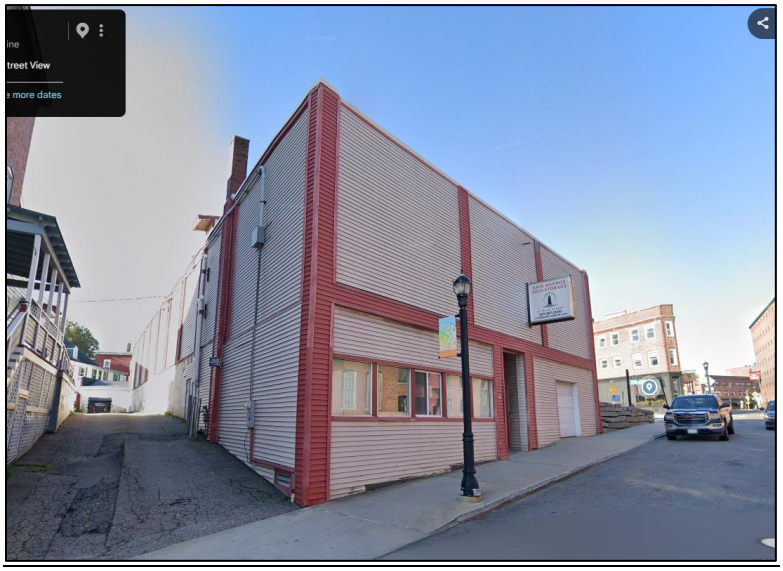
EXISTING CONDITIONS

The subject property is located on lower Main Street at the intersection of Main and Emery Street, across the street from the approved residential units proposed for Building 19 and Building 20 on the Pepperell Mill Campus. It is a substantial-sized building, with a much larger footprint than many downtown buildings.

The existing building is a two-story commercial warehouse style building dating to 1920. Currently, the building is faced with vinyl siding, but beneath this siding is brick and concrete exterior walls. Both Russell Wright and Kleinfelder surveyed this building and both labeled it as "Vernacular" in Style. However, Russell Wright surveyed it before the vinyl siding was installed and assigned a secondary stylistic category of "International."

While located in the Main street Historic District, this building is designated "Non-Contributing."

As seen in October 2025:



Circa 2000:

Circa 1997:

PROJECT PROPOSAL

According to the applicant:

"The proposed scope of work at 41 Main Street in Biddeford includes the demolition of the existing structure, including all exterior walls, roofing, and associated building systems. The existing concrete foundation will remain in place. In accordance with the attached plans, the site will be reconfigured to accommodate 57 parking spaces.

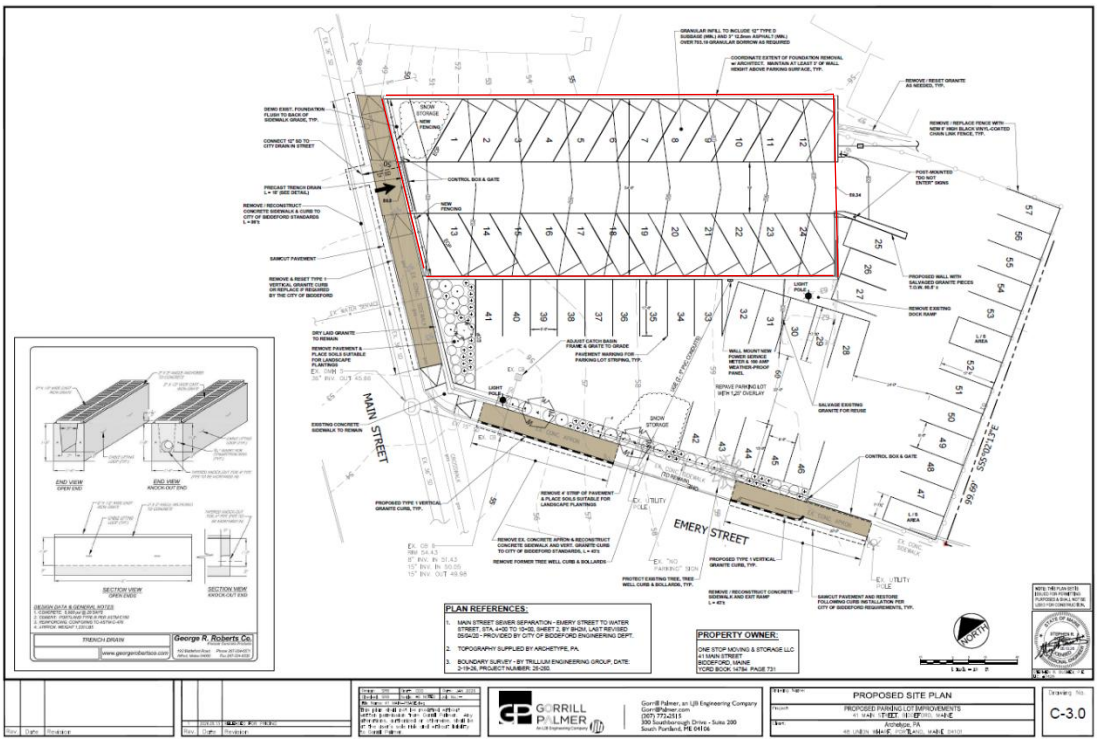
Also attached are conceptual drawings illustrating potential Phase 2 improvements at 41 Main Street. These concepts will be further refined and submitted under a separate future application. The drawings are included at this time to provide the Commission with contextual information regarding the anticipated long-term redevelopment vision for the property."

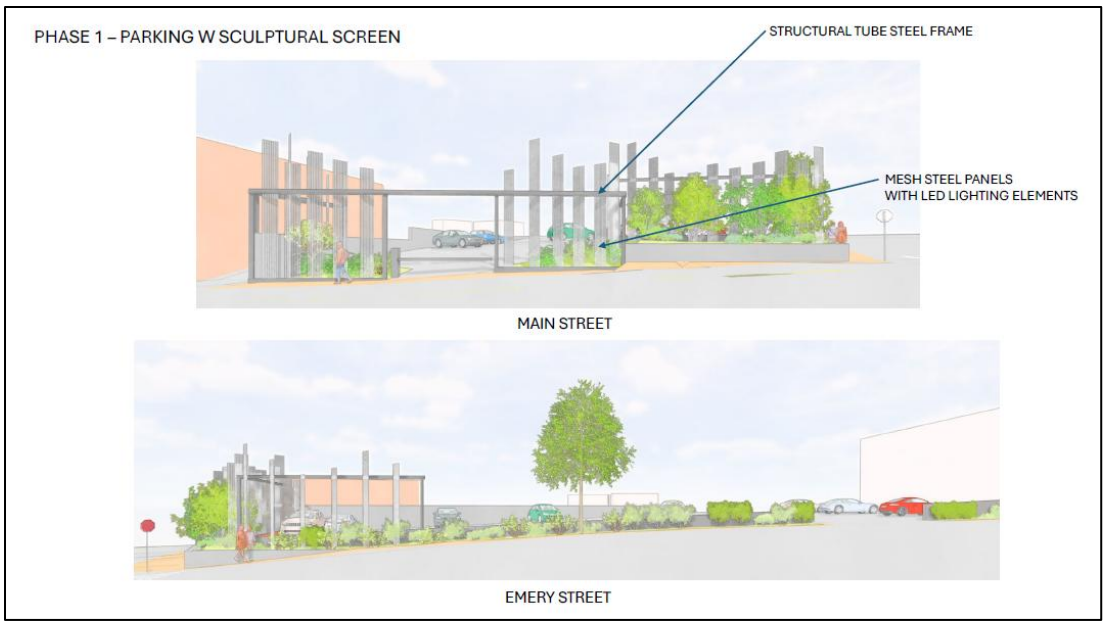
The applicant asserts that surface parking in this location is needed to make the redevelopment of Buildings 19 and 20, a project which was reviewed by this commission last year, feasible. Further, the applicant has positioned this work as Phase I, with a new building with additional residential units envisioned for a later date as Phase II.

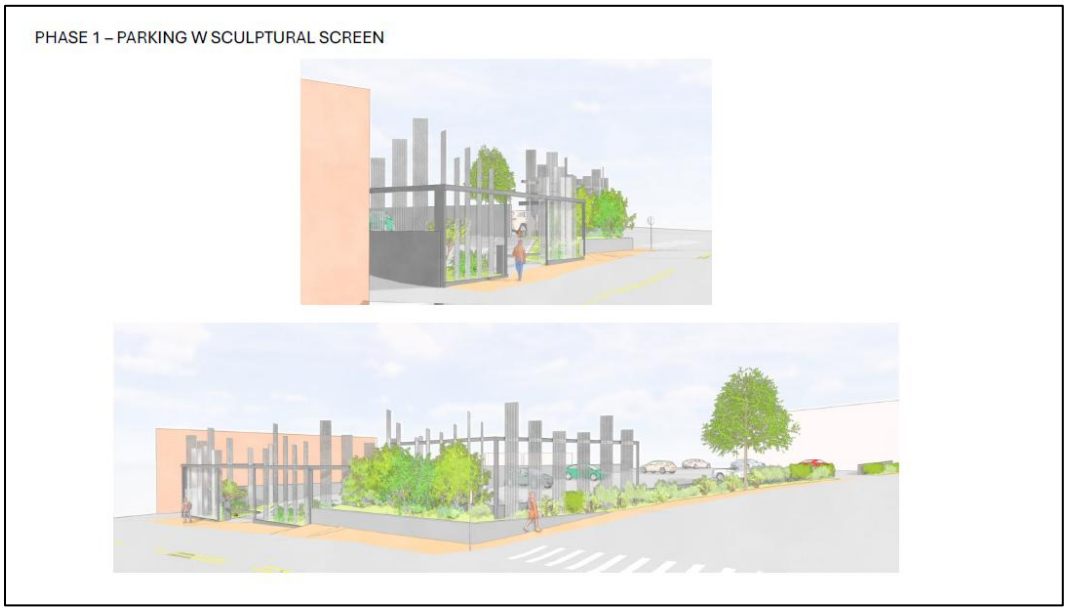
New surface parking lot will include steel frame sculptural elements.

Phase I Surface Parking (See agenda packet for full size drawings):

Site Plan. Existing foundation (red) will remain.







Rendering of Night view of surface parking lot:

Phase II (CONCEPT ONLY)

PUBLIC COMMENT

On June 3, 2026, 14 abutter notices were sent. As of June 8, 2026, no public comment has been received.

STAFF REVIEW

The City is supportive of creating new housing units downtown. However, parking remains a challenge. The applicant asserts that without parking immediately adjacent to Buildings 19 and 20, that project for 64 market-rate residential units would not be feasible. But it was approved by Planning Board last year with the understanding that parking requirements would be satisfied through the use of the Pearl Street Garage (much further distance).

Planning staff has suggested that the two much closer parking lots at Water Street be considered instead of demolition of this building.

Demolition causes irreversible loss of community heritage and serious harm to Biddeford's preservation efforts. According to Biddeford Design Guidelines:

"Historic buildings contribute to the overall historical and physical significance of the city; the loss of any one of these historic buildings is a historic loss for the city. As such, demolition is strongly discouraged for

any historic building. Demolition results in a loss of architectural and historical integrity and can dramatically change the character of a neighborhood."

This building, left intact, provides visual continuity to the Biddeford Main Street Historic District. Removal of a building will "tear" the fabric of the streetscape. In this case, removal of this building will cause a gap of 158 feet between the building at 47 Main Street (Woodgrain Barbers) and the building 35 Main Street (Time and Tide).

Beneath the vinyl siding of this building is a rugged concrete and brick commercial building. As seen in the image in the Russell Wright survey it conveys a style (International) generally not seen in our historic district.

STAFF RECOMMENDATION

Given the very serious nature of demolition of any building in the National Register-listed Biddeford Main Street Historic District, staff recommends postponing this item for further review, consideration, and scrutiny, and for the applicant to provide further details regarding the proposed Phase II of this project.

SAMPLE MOTIONS

1. Motion to approve a Certificate of Appropriateness for the demolition of the building located at 41 Main Street, Tax Map 41, Lot 138 as presented, based on materials and assertions submitted and conditioned on the following:

    a. All permits must be obtaining before beginning work.

    b. _____

    c. _____

2. Motion to deny a Certificate of Appropriateness for the demolition of the building located at 41 Main Street, Tax Map 41, Lot 138 as presented, based on the following:

    a. _____

    b. _____

3. Motion to postpone a decision for a Certificate of Appropriateness for the demolition of the building at 41 Main Street, Tax Map 41, Lot 138, based on the following additional information or materials required for further review:

   a. _____

   b. _____

LJB Engineering
Building Partnerships

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | LJBinc.com

May 5, 2026

Ms. Abby Henderson
Archetype PA
Union Wharf
Portland, Maine 04101

RE: site work scope
41 Main Street
Biddeford, Maine

Dear Abby,

The civil site scope for the improvements at 41 Main Street in Biddeford include the following activities:

1. Building demolition of the existing structure to remove all building framing, roof, HVAC and electrical systems and miscellaneous building materials except for the concrete foundation which will remain in place.
2. Modifications to the concrete foundation to create vehicular openings at the west end entrance off Main Street and the east end exit into the parking lot.
3. Remove existing exterior dock ramp and salvage granite pieces as available for reuse.
4. Sidewalk reconstruction to City of Biddeford Standards along nearly the full length of the Main Street frontage. This includes removal and full depth curb and sidewalk replacement on Main Street.
5. Partial removal and replacement of the concrete sidewalk on Emery Street to the limits depicted on the preliminary parking lot improvements plan.
6. Aggregate MDOT Type D soils placement within the building footprint and 3" of HMA pavement for the parking area within the building area, following demolition.
7. Install drainage trench drain at parking lot entrance into the building and tie a 12" storm drain into the existing 36" City drain in Main Street.
8. Install Guardrail to the extent identified on the plan.
9. Aggregate fill and salvaged/or new, granite wall construction on the exit end (east) of the building following demolition to achieve a transitioning grade from the interior of the building into the parking lot.
10. Place a 1.25" pavement overlay of the existing parking lot surface.
11. Install electrical service and 100-amp power feed to new panel, overhead light poles including light pole bases, light poles and fixtures, conduit and secondary wiring.
12. Remove and replace fencing with 6' high black vinyl coated chain link fencing

to the limits identified on the plan.

13. Provide and install new electric entry/exit control gate systems at both Emery Street driveway openings.
14. Complete painted pavement markings in accordance with the Site plan.
15. All work to be completed in accordance with the Maine Department of Transportation Standard Specifications or City of Biddeford requirements, whichever is more stringent.

ARCHETYPE ARCHITECTS

48 Union Wharf, Portland Maine 04101 | 207.772.6022

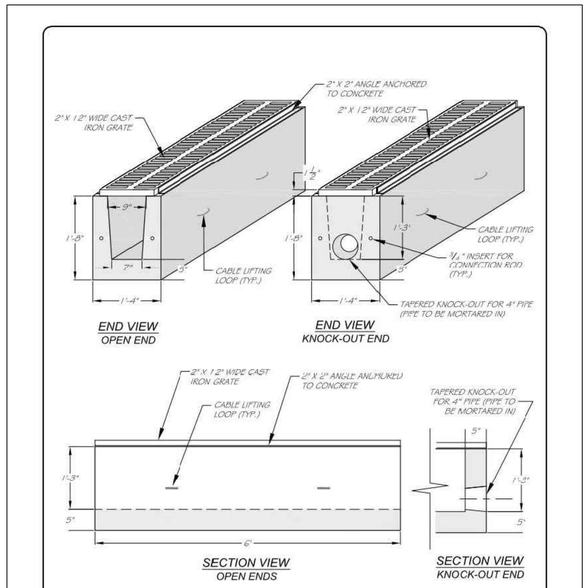
May 13, 2026

Subject: 41 Main Street, Biddeford, ME

The proposed scope of work at 41 Main Street in Biddeford includes the demolition of the existing structure, including all exterior walls, roofing, and associated building systems. The existing concrete foundation will remain in place. In accordance with the attached plans, the site will be reconfigured to accommodate 57 parking spaces.

Also attached are conceptual drawings illustrating potential Phase 2 improvements at 41 Main Street. These concepts will be further refined and submitted under a separate future application. The drawings are included at this time to provide the Commission with contextual information regarding the anticipated long-term redevelopment vision for the property.

Sincerely,
Abby Henderson
Archetype Architects



DESIGN DATA & GENERAL NOTES

1. CONCRETE: 5,000 psi @ 28 DAYS
2. CEMENT: PORTLAND TYPE III PER ASTM C150
3. REINFORCING: CONFORMS TO ASTM C-478
4. APPROX. WEIGHT 1,220 LBS

TRENCH DRAIN

George R. Roberts Co.
Precast Concrete Products
192 Biddeford Road Phone 207-324-6571
Alfred, Maine 04002 Fax 207-324-8533
www.georgerobertsco.com

DEMO EXIST. FOUNDATION FLUSH TO BACK OF SIDEWALK GRADE, TYP.
CONNECT 12" SD TO CITY DRAIN IN STREET
PRECAST TRENCH DRAIN L = 15' (SEE DETAIL)
REMOVE / RECONSTRUCT CONCRETE SIDEWALK & CURB TO CITY OF BIDDEFORD STANDARDS L = 86'±
SAWCUT PAVEMENT
REMOVE & RESET TYPE 1 VERTICAL GRANITE CURB OR REPLACE IF REQUIRED BY THE CITY OF BIDDEFORD
DRY LAID GRANITE TO REMAIN
REMOVE PAVEMENT & PLACE SOILS SUITABLE FOR LANDSCAPE PLANTINGS
EXISTING CONCRETE SIDEWALK TO REMAIN
PROPOSED TYPE 1 VERTICAL GRANITE CURB, TYP.
EX. CB 9
RIM 54.43
8" INV. IN 51.43
15" INV. IN 50.05
15" INV. OUT 49.98
EX. DMH 5
36" INV. OUT 45.66
SNOW STORAGE
NEW FENCING
CONTROL BOX & GATE
12" SD
50.5
EOP
EX. 36" SD
EX. CONC. SIDEWALK
EX. WATER SERVICE
EX. CB
EX. 15" SD
EX. CONC. APRON
EX. UTILITY POLE
OHE
MAIN STREET
EMERY STREET
CROSSWALK
LIGHT POLE
ADJUST CATCH BASIN FRAME & GRATE TO GRADE
PAVEMENT MARKING FOR PARKING LOT STRIPING, TYP.
REMOVE 4' STRIP OF PAVEMENT & PLACE SOILS SUITABLE FOR LANDSCAPE PLANTINGS
REMOVE EX. CONCRETE APRON & RECONSTRUCT CONCRETE SIDEWALK AND VERT. GRANITE CURB TO CITY OF BIDDEFORD STANDARDS, L = 43'±
REMOVE FORMER TREE WELL CURB & BOLLARDS
EX. "NO PARKING" SIGN
PROTECT EXISTING TREE, TREE WELL CURB & BOLLARDS, TYP.
GRANULAR INFILL TO INCLUDE 12" TYPE D SUBBASE (MIN.) AND 3" 12.5mm ASPHALT (MIN.) OVER 703.19 GRANULAR BORROW AS REQUIRED
COORDINATE EXTENT OF FOUNDATION REMOVAL w/ ARCHITECT. MAINTAIN AT LEAST 3' OF WALL HEIGHT ABOVE PARKING SURFACE, TYP.
REMOVE / RESET GRANITE AS NEEDED, TYP.
REMOVE / REPLACE FENCE WITH NEW 6' HIGH BLACK VINYL-COATED CHAIN LINK FENCE, TYP.
POST-MOUNTED "DO NOT ENTER" SIGNS
59.34
PROPOSED WALL WITH SALVAGED GRANITE PIECES T.O.W. 60.5' ±
REMOVE EXISTING DOCK RAMP
WALL MOUNT NEW POWER SERVICE METER & 100 AMP WEATHER-PROOF PANEL
UGE (2 -5" PVC CONDUITS)
REPAVE PARKING LOT WITH 1.25" OVERLAY
SALVAGE EXISTING GRANITE FOR REUSE
CONTROL BOX & GATE
PROPOSED TYPE 1 VERTICAL GRANITE CURB, TYP.
REMOVE / RECONSTRUCT CONCRETE SIDEWALK AND EXIT RAMP L = 43'±
SAWCUT PAVEMENT AND RESTORE FOLLOWING CURB INSTALLATION PER CITY OF BIDDEFORD REQUIREMENTS, TYP.
EX. UTILITY POLE
EX. CONC. SIDEWALK
L / S AREA
L / S AREA
S55°02'13"E 99.69'
54'-6"
16'
17'-6"
8'-6"
22'-0"
17.50'
24'-0"
15'-8"
20'-0"
7'-7½"
4'

PLAN REFERENCES:

1. MAIN STREET SEWER SEPARATION - EMERY STREET TO WATER STREET, STA. 4+00 TO 10+00, SHEET 2, BY BH2M, LAST REVISED 05/04/20 - PROVIDED BY CITY OF BIDDEFORD ENGINEERING DEPT.
2. TOPOGRAPHY SUPPLIED BY ARCHETYPE, PA.
3. BOUNDARY SURVEY - BY TRILLIUM ENGINEERING GROUP, DATE: 2-19-26, PROJECT NUMBER: 25-250.

PROPERTY OWNER:

ONE STOP MOVING & STORAGE LLC
41 MAIN STREET
BIDDEFORD, MAINE
YCRD BOOK 14784 PAGE 731

NORTH

10 0 5 10 20
1 inch = 10 ft.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
STEPHEN R. BUSHEY
05.13.26
LICENSED PROFESSIONAL ENGINEER
STEPHEN R. BUSHEY, P.E.
LIC. #7429

Rev.	Date	Revision

Rev.	Date	Revision
1	2026.05.13	RELEASED FOR PRICING

Design: SRB	Draft: CDD	Date: JAN 2026
Checked: SRB	Scale: AS NOTED	Job No.: –
File Name: 41 MAIN–PBASE.dwg		

This plan shall not be modified without written permission from Gorrill Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorrill Palmer.

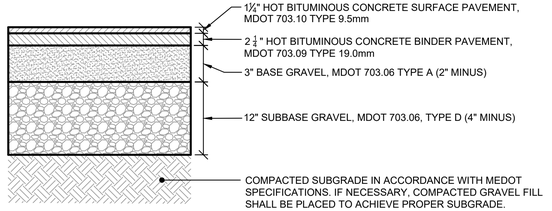
GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: PROPOSED SITE PLAN
Project: PROPOSED PARKING LOT IMPROVEMENTS
41 MAIN STREET, BIDDEFORD, MAINE
Client: Archetype, PA
48 UNION WHARF, PORTLAND, MAINE 04101

Drawing No. C-3.0

U:\Temp\Steve\41 Main St Biddeford Maine\CADD\DWG\41 MAIN–PBASE.dwg 5/13/2026 1:24 PM

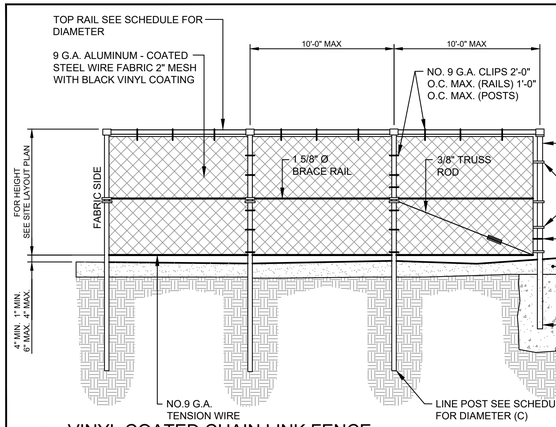


NOTES:

1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
2. ALL MATERIALS AND EXECUTION SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION.
3. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH MEDOT STANDARD SPECIFICATIONS.

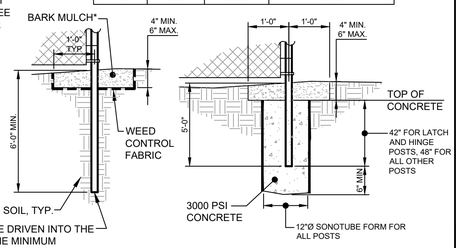
ACCESS DRIVES / PARKING AREAS BITUMINOUS CONCRETE PAVEMENT SECTION

(A) N.T.S.



NOTE:
ALL FABRIC, POSTS AND HARDWARE SHALL RECEIVE THERMALLY FUSED (ASTM F-668 'CLASS 2B') BLACK VINYL COATING WITH NO VISIBLE NON-COATED MATERIALS UPON COMPLETION OF THE FENCE.

CHAIN LINK FENCE INSTALLATION SCHEDULE			
FENCE HEIGHT (A)	TOP RAIL PIPE DIA. (B)	LINE POST PIPE DIA. (C)	CORNER, TERMINAL & GATE POST PIPE DIA. (D)
4'	1.66"	1.90"	2.375"
6'	1.66"	1.90"	2.375"
8'	1.66"	2.375"	2.875"
10'	1.66"	2.875"	2.875"

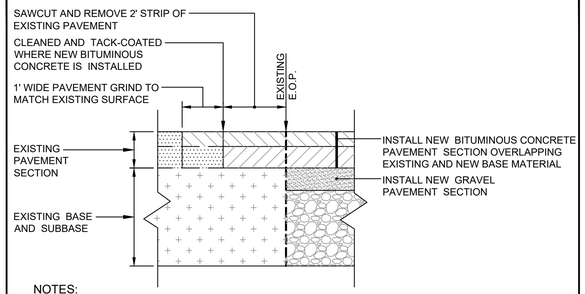


INTERMEDIARY LINE POST DETAIL **CORNER & TERMINAL POST DETAIL**

*USE BARK MULCH NEAR PARKING LOT AND LOAM & SEED IN OTHER AREAS

VINYL COATED CHAIN LINK FENCE

(D) N.T.S.



NOTES:

1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION.

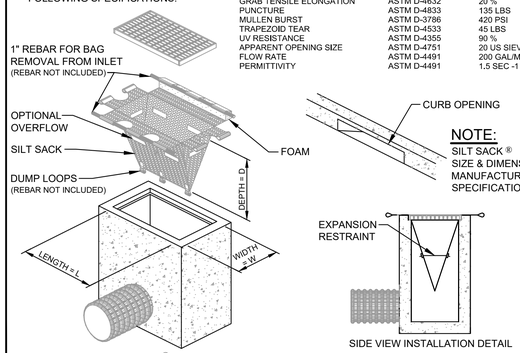
TYPICAL PAVEMENT SECTION NEW PAVEMENT ADJACENT TO EXISTING PAVEMENT

(B) N.T.S.

NOTE: THE SILT SACK ® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HIGH-FLOW SILT SACK ® (FOR USE IN LOW POINTS/SAGS)
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

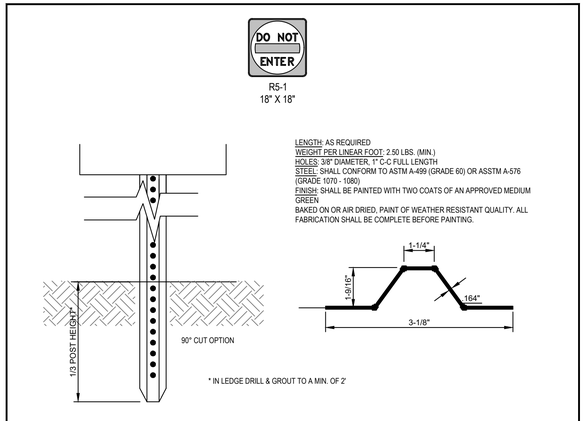
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1



NOTE:
SILT SACK ® SIZE & DIMENSIONS PER MANUFACTURER'S SPECIFICATIONS.

SILT SACK® DETAIL & SPECIFICATIONS

(E) N.T.S.



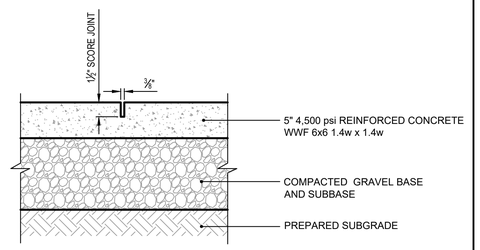
LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS. (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASSTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN
BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

SIGN LEGEND & SIGN POST

(G) N.T.S.

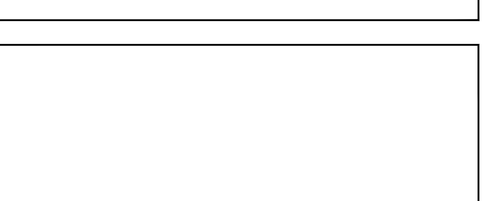
A 1" TOOLED EDGE SHALL BE PROVIDED AT ALL JOINTS AND SIDEWALK EDGES

TOOLED EDGE - FINE TO MEDIUM BROOM FINISH



SIDEWALK CONSTRUCTION JOINT

(K) N.T.S.

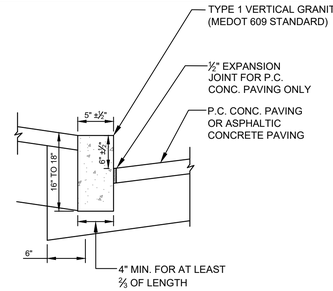


NOTE:
CONCRETE SIDEWALK TO HAVE FINE TO MEDIUM BROOM FINISH PERPENDICULAR TO CURB LINE.

PROVIDE 1/2" WIDE EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.

SIDEWALK EXPANSION JOINT

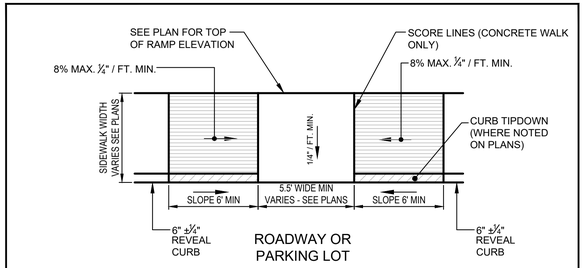
(J) N.T.S.



NOTES:
1. VERTICAL GRANITE CURB TO MEET MEDOT STANDARD SPECIFICATIONS
2. JOINTS SHALL BE MORTARED
3. JOINT SEPARATION SHALL BE ¼" AND ⅝"
4. MAX. LENGTH OF STRAIGHT CURB STONES = 8'; MIN. LENGTH = 4'
5. CIRCULAR CURB REQUIRED FOR RADIUS LESS THAN 50'

VERTICAL GRANITE CURB DETAIL

(C) N.T.S.



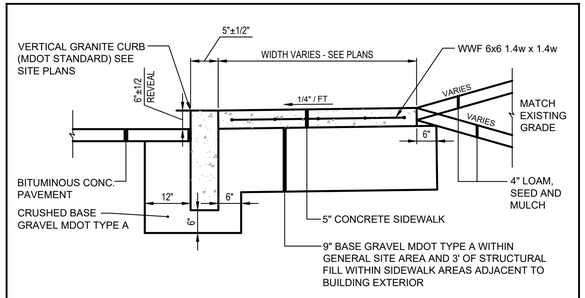
NOTES:
1. RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA).

2. SCORE LINES ARE NOT APPLICABLE TO BITUMINOUS CONCRETE SIDEWALKS.

3. SEE PLANS FOR LOCATION(S) AND TYPES OF CURB.

BARRIER FREE RAMP DETAIL

(F) N.T.S.



NOTES:
1. INSTALL EXPANSION JOINTS AT 80' TO 120' SPACING (IF APPLICABLE).

2. INSTALL CONSTRUCTION JOINTS AT 12' SPACING.

CONCRETE SIDEWALK WITH VERTICAL GRANITE CURB

(H) N.T.S.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
STEPHEN R. BUSHEY
05.13.26
LICENSED PROFESSIONAL ENGINEER

STEPHEN R. BUSHEY, P.E.
LIC. #7429

Rev.	Date	Revision

Rev.	Date	Revision
1	2026.05.13	RELEASED FOR PRICING

Design: SRB	Draft: CDD	Date: JAN 2026
Checked: SRB	Scale: AS NOTED	Job No.: –
File Name: 41 MAIN–PBASE.dwg		

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300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: SITE DETAILS

Project: PROPOSED PARKING LOT IMPROVEMENTS
41 MAIN STREET, BIDDEFORD, MAINE

Client: Archetype, PA
48 UNION WHARF, PORTLAND, MAINE 04101

Drawing No. C-3.1

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14.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

THE PRIMARY EMPHASIS OF THE EROSION/SEDIMENTATION CONTROL PLAN, WHICH WILL BE IMPLEMENTED FOR THIS PROJECT, IS AS FOLLOWS:

- DEVELOPMENT OF A CAREFUL CONSTRUCTION SEQUENCE.
- RAPID REVEGETATION OF DENUDED AREAS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE.
- RAPID STABILIZATION OF DRAINAGE PATHS TO AVOID RILL AND GULLY EROSION.
- THE USE OF ON-SITE MEASURES TO CAPTURE SEDIMENT (SEDIMENTATION BASINS, HAY BALES/STONE CHECK DAMS/SILT FENCE, ETC.)

THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED AS PART OF THE SITE DEVELOPMENT. THESE DEVICES SHALL BE INSTALLED AS INDICATED ON THE PLANS OR AS DESCRIBED WITHIN THIS REPORT. FOR FURTHER REFERENCE, SEE THE LATEST EDITION OF THE MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS.

A. DEWATERING

WATER FROM CONSTRUCTION TRENCH DEWATERING SHALL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 50 FEET OF A PROTECTED NATURAL RESOURCE.

B. INSPECTION AND CONSTRUCTION MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. BEFORE AND WITHIN 24 HOURS AFTER EACH WET WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH OF RAINFALL IN A CONSECUTIVE 24-HOUR PERIOD, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE QUALIFIED CONTRACTOR KNOWLEDGEABLE OF DEP STANDARDS SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. ADDITIONALLY, INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

THE FOLLOWING STANDARDS MUST BE MET DURING CONSTRUCTION.

1. INSPECTION AND CORRECTIVE ACTION. AN ENGINEER OR SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER STANDARDS AS DESCRIBED IN THE CONDITIONS OF THE PERMIT SHALL INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES (INCLUDING CATCH BASIN INLET PROTECTION MEASURES, SEDIMENT FILTER MEASURES, AND STABILIZATION OF SLOPES), MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (WET WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH IN A CONSECUTIVE 24-HOUR PERIOD), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. UPON FINAL SUBDIVISION PLANS, THE INSPECTION LOG WILL BE UPDATED TO REFLECT ALL STRUCTURES.

2. MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE ASSOCIATED WITH THESE INSPECTIONS. IF ADDITIONAL BMPS OR SIGNIFICANT REPAIR OF BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (WET WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH IN A CONSECUTIVE 24-HOUR PERIOD). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

3. DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLE ACCESS POINTS TO THE PARCEL. 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.

C. TEMPORARY EROSION CONTROL MEASURES

EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO ONE ACRE AT A TIME OR NO LARGER AREA THAT CAN BE MULCHED IN ONE DAY.

TYPICAL SLOPE RESTORATION:

- EROSION CONTROL BLANKETS REQUIRED BETWEEN 2:1 AND 3:1 SLOPES
- SLOPES STEEPER THAN 8% REQUIRE EROSION CONTROL MULCH
- SLOPES STEEPER THAN 2:1 SHALL NOT USE SOLELY VEGETATED STABILIZATION METHODS
- 1.5:1 SLOPES ARE PROHIBITED.

THE FOLLOWING MEASURES ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

1. A CRUSHED STONE-STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE APPROVED ACCESS DRIVE ON ACADEMY STREET AND MAIN STREET.

2. SILTATION FENCE OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREAS TO TRAP RUNOFF- BORNE SEDIMENTS UNTIL GRASS AREAS ARE REVEGETATED. THE SILT FENCE AND/OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THIS PACKAGE AND INSPECTED AT LEAST ONCE A WEEK AND BEFORE AND IMMEDIATELY AFTER A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE OR BERM LINE. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM. WOOD WASTE COMPOST BERMS ARE NOT TO BE USED ADJACENT TO WETLAND AREAS THAT ARE NOT TO BE DISTURBED, BUT IT CAN BE PLACED INSIDE THE SILT FENCE AS A SECONDARY ROW.

3. STRAW OR HAY MULCH INCLUDING HYDROSEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND OCTOBER 15TH ON SLOPES OF LESS THAN 15 PERCENT SHALL BE ANCHORED BY APPLYING WATER; MULCH PLACED ON SLOPES OF EQUAL TO OR STEEPER THAN 15 PERCENT SHALL BE COVERED BY A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FABRIC NETTING AND STAPLES SHALL BE USED ON DISTURBED AREAS WITHIN 50' OF LAKES, STREAMS, AND WETLANDS REGARDLESS OF THE UPSTREAM SLOPE. MULCH PLACED BETWEEN OCTOBER 15TH AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT SHALL BE COVERED WITH A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SLOPES STEEPER THAN 3:1 AND EQUAL TO OR FLATTER THAN 2:1, WHICH ARE TO BE REVEGETATED, SHALL RECEIVE CURLEX BLANKETS BY AMERICAN EXCELSIOR OR EQUAL. SLOPES STEEPER THAN 2:1 SHALL RECEIVE RIPRAP AS NOTED ON THE PLANS. THE MULCH APPLICATION RATE FOR BOTH TEMPORARY AND PERMANENT SEEDING IS 75 LBS PER 1000 SF AS IDENTIFIED IN ATTACHMENT A OF THIS SECTION. MULCH SHALL NOT BE PLACED OVER SNOW.

4. TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:

   a) TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF ANY WETLANDS WHICH WILL NOT BE DISTURBED AND SHALL BE LOCATED AWAY FROM DRAINAGE SWALES.

   b) STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS BY EITHER TEMPORARILY SEEDING THE STOCKPILE BY A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH, SUCH AS HAY, STRAW, OR EROSION CONTROL MIX.

   c) STOCKPILES SHALL BE SURROUNDED BY SEDIMENTATION BARRIER AT THE TIME OF FORMATION. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF STOCKPILES. ADDITIONALLY, STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO STOCKPILES.

6. ALL DENUDED AREAS THAT ARE WITHIN 50 FEET OF AN UNDISTURBED WETLAND, WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN A BUILDING PAD, PARKING AREA, OR ACCESS DRIVE SUBBASE AREA, SHALL RECEIVE MULCH OR EROSION CONTROL MESH FABRIC WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL. ALL AREAS WITHIN 75 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW. IN OTHER AREAS, THE TIME PERIOD MAY BE EXTENDED TO 7 DAYS.

7. ACADEMY AND MAIN STREETS (UNDISTURBED PORTIONS ENTERING THE PROJECT SITE) SHALL BE SWEPT TO CONTROL MUD AND DUST AS NECESSARY. ADDITIONAL STONE SHALL BE ADDED TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.

8. DURING GRUBBING OPERATIONS STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS AND AS DIRECTED ON THE EROSION CONTROL PLANS.

9. SILT FENCING WITH A MAXIMUM STAKE SPACING OF 6 FEET SHALL BE USED, UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT OF MINIMUM 14 GAUGE AND WITH A MAXIMUM MESH SPACING OF 6 INCHES, IN WHICH CASE STAKES MAY BE SPACED A MAXIMUM OF 10 FEET APART. THE BOTTOM OF THE FENCE SHALL BE ANCHORED.

10. WOOD WASTE COMPOST/BARK BERMS MAY BE USED IN LIEU OF SILTATION FENCING IN AREAS NOT ADJACENT TO WETLANDS, BUT CAN BE USED INSIDE OF SILT FENCE AS A SECONDARY ROW. BERMS SHALL BE REMOVED AND SPREAD IN A LAYER NOT TO EXCEED 3" THICK ONCE UPSTREAM AREAS ARE COMPLETED AND A 90% CATCH OF VEGETATION IS ATTAINED.

11. WATER AND/OR CALCIUM CHLORIDE SHALL BE FURNISHED AND APPLIED IN ACCORDANCE WITH MDOT SPECIFICATIONS – SECTION 637 – DUST CONTROL.

12. LOAM AND SEED IS INTENDED TO SERVE AS THE PRIMARY PERMANENT REVEGETATIVE MEASURE FOR ALL DENUDED AREAS NOT PROVIDED WITH OTHER EROSION CONTROL MEASURES, SUCH AS RIPRAP. APPLICATION RATES ARE PROVIDED IN ATTACHMENT A OF THIS SECTION. SEEDING SHALL NOT OCCUR OVER SNOW.

13. ALL CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION WITH A CATCH BASIN INLET FILTER AND, IN CASES OF HEAVY FLOWS, A STONE SEDIMENT BARRIER AS SHOWN ON SHEET C406.

D. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, GRAVEL SUBBASE, ETC.) WILL BE LOAMED, LIMED, FERTILIZED, MULCHED, AND SEEDED. FABRIC NETTING, ANCHORED WITH STAPLES, SHALL BE PLACED OVER THE MULCH IN AREAS AS NOTED IN TEMPORARY EROSION CONTROL MEASURES PARAGRAPH 4 OF THIS REPORT. ALL AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48-HOUR WINDOW. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

2. ALL STORM DRAIN PIPE OUTLETS SHALL HAVE RIPRAP APRONS AT THEIR OUTLET TO PROTECT THE OUTLET AND RECEIVING CHANNEL FROM SCOUR AND DETERIORATION. INSTALLATION DETAILS ARE PROVIDED IN THE PLAN SET. THE APRONS SHALL BE INSTALLED AND STABILIZED TO THE EXTENT PRACTICABLE PRIOR TO DIRECTING RUNOFF TO THE TRIBUTARY PIPE OR CULVERT.

3. CATCH BASINS SHALL BE PROVIDED WITH SEDIMENT SUMPS AND INLET HOODS (THE SNOUT) FOR ALL OUTLET PIPES THAT ARE 18" IN DIAMETER OR LESS.

14.1 IMPLEMENTATION SCHEDULE

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO ENSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE OPTIMIZED:

NOTE: FOR ALL GRADING ACTIVITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO OVEREXPOSE THE SITE, THIS SHALL BE ACCOMPLISHED BY LIMITING THE DISTURBED AREA. AREA SHALL BE LIMITED TO NO MORE THAN THE CONTRACTOR CAN MULCH IN ONE DAY.

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE APPROVED LOCATIONS.
2. INSTALL PERIMETER SILT FENCE AND/OR WOOD WASTE BERMS.
3. INSTALL SEDIMENT BASINS, DIVERSION DIKES, OR CHECK DAMS (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BMP'S)
4. CLEAR AND GRUB SITE. INSTALL STONE CHECK DAMS AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.
5. COMMENCE INSTALLATION OF DRAINAGE APPURTENANCES.
6. COMMENCE EARTHWORK FOR STORMWATER FACILITIES.
7. COMMENCE EARTHWORK AND GRADING TO SUBGRADE.
8. COMMENCE INSTALLATION OF RETAINING WALLS (IF NECESSARY).
9. COMMENCE INSTALLATION OF WATER AND SEWER LINES.
10. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
11. COMPLETE INSTALLATION OF UNDERGROUND UTILITIES TO WITHIN 5' OF FUTURE BUILDINGS.
12. INSTALL LIGHT POLE FOUNDATIONS AND LIGHT POLES.
13. COMPLETE REMAINING EARTHWORK OPERATIONS.
14. COMPLETE INSTALLATION OF DRAINAGE APPURTENANCES.
15. INSTALL SUB-BASE AND BASE GRAVEL WITHIN PARKING AREAS, WALKWAYS, AND ALL DRIVEWAYS.
16. INSTALL CURBING IN PARKING AREAS AS NEEDED.
17. INSTALL BASE COURSE PAVING FOR DRIVES AND PARKING AREA AS WELL AS CONCRETE SURFACES.
18. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
19. INSTALL SURFACE COURSE PAVING FOR DRIVES AND PARKING AREAS. STRIPE PER PLAN.
20. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
21. TOUCH UP LOAM AND SEED.

PRIOR TO CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK, WHICH WILL SATISFY THE FOLLOWING CRITERIA:

1. THE ABOVE CONSTRUCTION SEQUENCE SHOULD GENERALLY BE COMPLETED IN THE SPECIFIED ORDER; HOWEVER, SEVERAL SEPARATE ITEMS MAY BE CONSTRUCTED SIMULTANEOUSLY. WORK MUST ALSO BE SCHEDULED OR PHASED TO REDUCE THE EXTENT OF THE EXPOSED AREAS AS SPECIFIED BELOW. THE INTENT OF THIS SEQUENCE IS TO PROVIDE FOR EROSION CONTROL AND TO HAVE STRUCTURAL MEASURES SUCH AS SILT FENCE AND CONSTRUCTION ENTRANCES IN PLACE BEFORE LARGE AREAS OF LAND ARE DENUDED.

2. THE WORK SHALL BE CONDUCTED IN SECTIONS WHICH SHALL:

   (a) LIMIT THE AMOUNT OF EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 30 DAYS.

   (b) REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT; OR TEMPORARILY STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL FOR AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND AND 7 DAYS FOR ALL OTHER AREAS. AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW.

   (c) INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEM AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE. THE DITCHES SHALL BE IMMEDIATELY LINED OR REVEGETATED AS SOON AS THEIR INSTALLATION IS COMPLETE.

14.2 EROSION, SEDIMENTATION AND STABILIZATION CONTROL PLAN

THE EROSION CONTROL INFORMATION IS INCLUDED IN THE PLAN SET.

14.3 DETAILS AND SPECIFICATIONS

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

14.4 WINTER STABILIZATION PLAN

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO ONE ACRE OR AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN PARKING AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

FOR WORK, WHICH IS CONDUCTED BETWEEN OCTOBER 15TH AND APRIL 15TH OF ANY CALENDAR YEAR, ALL DENUDED AREAS, SHALL BE COVERED WITH HAY MULCH OR EROSION CONTROL MIX, APPLIED AT TWICE THE NORMAL APPLICATION RATE AND ANCHORED WITH A FABRIC NETTING. THE TIME PERIOD FOR APPLYING MULCH SHALL BE LIMITED TO 2 DAYS FOR ALL AREAS.

THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKPILING ANY MATERIAL OR RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE SHALL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 50 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCE PROTECTION

ANY AREAS WITHIN 75 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 90% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (SUCH AS SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 75 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

AN AREA SHALL BE CONSIDERED DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%.

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 THAT 8%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 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. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 90% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

7. WINTER CONSTRUCTION INSPECTION

AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE QUALIFIED CONTRACTOR KNOWLEDGEABLE OF DEP STANDARDS SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUOUS FUNCTION. INSPECTIONS SHALL BE PERFORMED A MINIMUM OF ONCE PER WEEK AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE EROSION CONTROL MEASURES AND SITE STABILIZATION WITHIN THE EROSION CONTROL REPORT.

14.5 STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS – THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 1. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 1, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

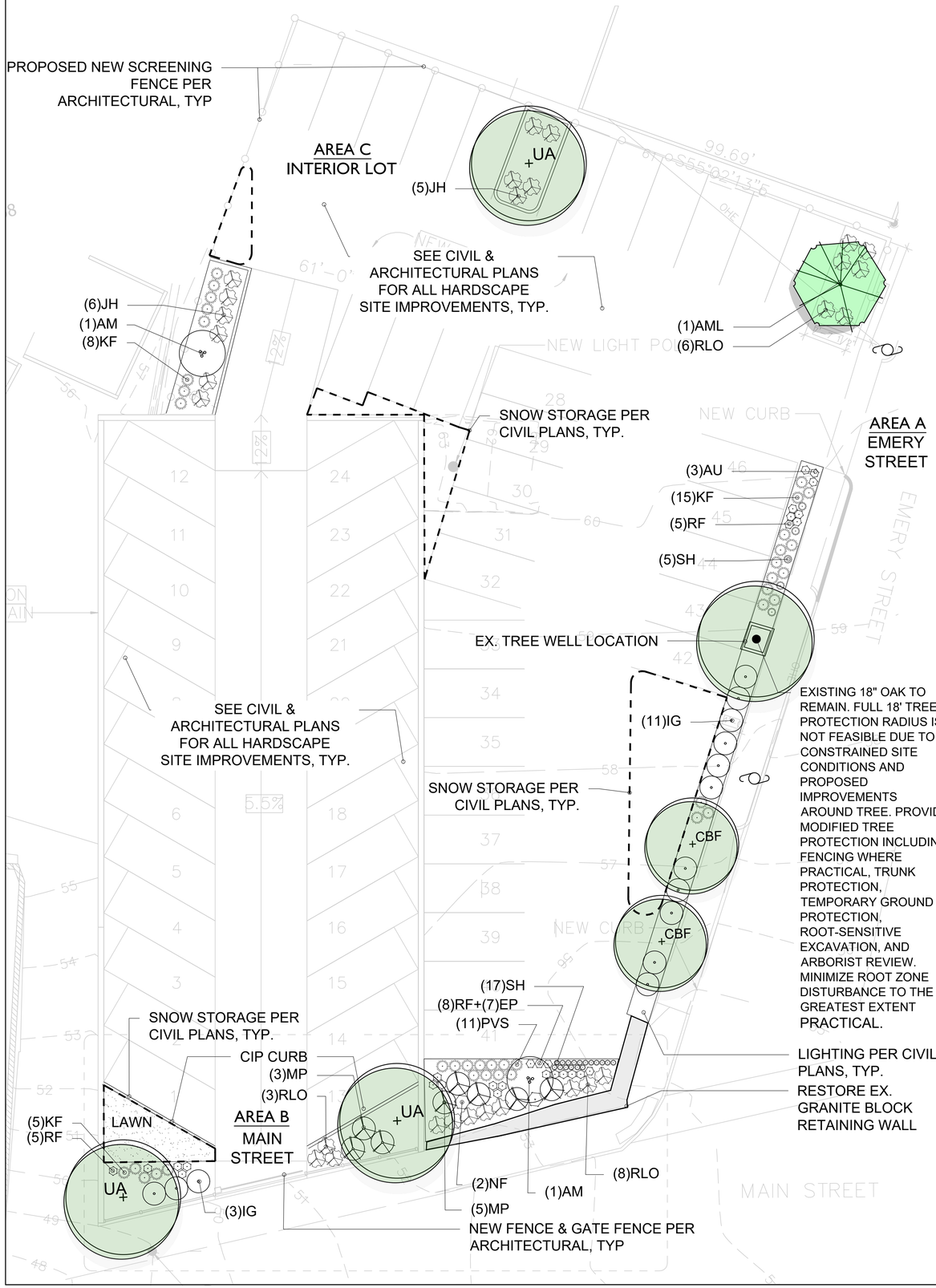
INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT SHALL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.

INSTALL A STONE LINING IN THE DITCH --THE APPLICANT SHALL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE CONTRACTOR SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER 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 SHALL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR SHALL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT SHALL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 1. THE DEPARTMENT SHALL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 1, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY SEPTEMBER 1 THE CONTRACTOR SHALL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT SHALL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM III OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS STANDARD.

STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR SHALL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY SEPTEMBER 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 SO



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PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	TYPE	SIZE / SPEC	QTY	SPACING	REMARKS	AREA
AREA A —EMERY STREET								
CBF	*Carpinus betulus 'Frans Fontaine'*	European Hornbeam	Columnar deciduous street tree	2.5" Cal. B&B	**2**	18'-20' O.C.	Columnar; salt/urban tolerant; under/adj. overhead lines	A
AML	*Amelanchier laevis*	Allegheny Serviceberry	Native multi-stem small tree	10' Ht. B&B	**1**	mlt.	Four-season native anchor; white spring bloom; interior lot	A
AU	*Arctostaphylos uva-ursi*	Bearberry	Native groundcover shrub	4" Pot	**3**	18" O.C.	Coastal-adapted; evergreen; red berries; salt-spray tolerant	A
SH	*Sporobolus heterolepis*	Prairie Dropseed	Native ornamental grass	1 Gal.	**5**	18" O.C.	Fine texture; fragrant bloom; repeating bay modules	A
RF	*Rudbeckia fulgida 'Goldsturm'*	Black-Eyed Susan	Native perennial	1 Gal.	**5**	18" O.C.	Native; long summer bloom; fill between grasses and shrubs	A
KF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	Ornamental grass	1 Gal.	**15**	24" O.C.	Upright; 3-season interest; transition accent between shrubs	A
IG	*Ilex glabra 'Shamrock'*	Inkberry Holly	Broadleaf evergreen shrub	3 Gal.	**11**	36" O.C.	Dense evergreen; curb returns and mid-bay anchors; year-round screen	A
RLO	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	Native groundcover shrub	3 Gal.	**6**	48" O.C.	Salt/drought tolerant; brilliant fall color; spreading mass	A
				AREA A SUBTOTAL	**48**			
AREA B —MAIN STREET								
UA	*Ulmus americana 'Valley Forge'*	Valley Forge American Elm	Deciduous shade tree	2.5" Cal. B&B	**2**	Sgl.	Disease-resistant; Native	B
AM	*Amelanchier canadensis*	Shadbush Serviceberry	Native multi-stem shrub	5' B&B	**1**	AS SHOWN	Disease-resistant; ; anchor shrub	B
MP	*Morella pensylvanica*	Northern Bayberry	Native broadleaf shrub	3 Gal.	**8**	48" O.C.	Salt/wind tolerant; semi-evergreen; aromatic; mid-layer mass	B
IG	*Ilex glabra 'Shamrock'*	Inkberry Holly	Broadleaf evergreen shrub	3 Gal.	**3**	36" O.C.	Dense evergreen; east-end foundation screening	B
KF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	Ornamental grass	1 Gal.	**5**	24" O.C.	Upright; 3-season interest; transition accent between shrubs	B
PVS	*Panicum virgatum 'Shenandoah'*	Red Switch Grass	Ornamental grass	1 Gal.	**11**	24" O.C.	Red fall color; east taper zone terminus	B
SH	*Sporobolus heterolepis*	Prairie Dropseed	Native ornamental grass	1 Gal.	**17**	18" O.C.	Fine texture; foreground band across full bed length	B
RF	*Rudbeckia fulgida 'Goldsturm'*	Black-Eyed Susan	Native perennial	1 Gal.	**13**	18" O.C.	Native; bold summer color visible from sidewalk	B
EP	*Echinacea purpurea*	Purple Coneflower	Native perennial	1 Gal.	**12**	18" O.C.	Native; pollinator; purple bloom mid-summer through fall	B
NF	*Nepeta x faassenii 'Walker's Low'*	Catmint 'Walker's Low	Perennial groundcover	1 Gal.	**2**	18" O.C.	Blue-violet bloom; drought/salt tolerant; softens edge	B
RLO	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	Native groundcover shrub	3 Gal.	**8**	48" O.C.	Salt/drought tolerant; brilliant fall color; spreading mass	B
				AREA B SUBTOTAL	**82**			
AREA C — INTERIOR LOT · Parking Field Interior Islands and Perimeter								
UA	*Ulmus americana 'Valley Forge'*	Valley Forge American Elm	Deciduous shade tree	2.5" Cal. B&B	**1**	Sgl.	Disease-resistant; high canopy; anchor tree for foundation zone	C
AM	*Amelanchier canadensis*	Shadbush Serviceberry	Native multi-stem shrub	5' B&B	**1**	AS SHOWN	Disease-resistant; ; anchor shrub	C
KF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	Ornamental grass	1 Gal.	**8**	24" O.C.	Upright; 3-season interest; transition accent between shrubs	C
JH	*Juniperus horizontalis 'Prince of Wales'*	Prince of Wales Juniper	Evergreen groundcover shrub	2 Gal.	**11**	48" O.C.	Low-grow; salt/drought tolerant; ideal for parking lot edge	C
				AREA C SUBTOTAL	**21**			
				TOTAL PLANT MATERIAL — ALL AREAS	**151**			

REGULATORY STANDARD

LDR ART. VI, SEC. 12 -- *BUFFERS: NONRESIDENTIAL PARKING ABUTTING RESIDENTIAL USE REQUIRES CONTINUOUS SCREENING.*CONTINUOUS PLANTING BUFFER PROVIDED ALONG FULL EMERY ST. EDGE (AREA A, ~130 LF), AT MAIN ST. BUILDING FOUNDATION (AREA B, ~290 SF), AND WITHIN THE INTERIOR PARKING FIELD (AREA C). MIX OF EVERGREEN AND DECIDUOUS SPECIES -- INCLUDING CARPINUS BETULUS 'FRANS FONTAINE', ILEX GLABRA 'SHAMROCK', MORELLA PENSYLVANICA, AND JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' -- PROVIDES YEAR-ROUND VISUAL SCREENING ABOVE THE BUMPER PLANE AT ALL THREE ZONES.**CONFORMS**

LDR ART. VI, SEC. 12 -- *GREEN PERIMETER STRIP: 20' MIN. WHERE PARKING ABUTS RESIDENTIAL; UNPAVED, PLANTED.*BUFFER PLANTING ZONES ESTABLISHED ALONG ALL PARKING PERIMETER EDGES VISIBLE FROM PUBLIC ROW AND ADJACENT PROPERTIES. AREAS A, B, AND C ARE MAINTAINED FREE OF PAVING CONSISTENT WITH THE INTENT OF THE GREEN PERIMETER STANDARD. NO NEW IMPERVIOUS SURFACE INTRODUCED WITHIN SETBACK PLANTING ZONES. **CONFORMS**

LDR ART. VI, SEC. 12 -- *SCREENING HEIGHT: DENSE PLANTING 2-3' AT INSTALL; 5' YEAR-ROUND SCREEN AT MATURITY.*ILEX GLABRA 'SHAMROCK' (3 GAL.), MORELLA PENSYLVANICA (3 GAL.), RHUS AROMATICA 'GRO-LOW' (3 GAL.), AND CARPINUS BETULUS 'FRANS FONTAINE' (2.5" CAL.) INSTALLED AT SPECIFIED SIZES WILL ACHIEVE 5'+ SCREENING HEIGHT WITHIN 3-5 YEARS. EVERGREEN SPECIES (ILEX, JUNIPERUS, ARCTOSTAPHYLOS) PROVIDE YEAR-ROUND COVERAGE. AMELANCHIER LAEVIS (10' HT. B&B) AND ULMUS AMERICANA 'VALLEY FORGE' (2.5" CAL.) PROVIDE IMMEDIATE UPPER CANOPY.**CONFORMS***LDR ART. XI -- FRONT SETBACK: NO PAVING WITHIN 25' OF FRONT PROPERTY LINE; SETBACK TO BE LANDSCAPED.*PLANTING STRIPS IN AREAS A (EMERY ST.) AND B (MAIN ST.) OCCUPY THE SETBACK ZONES ADJACENT TO PUBLIC ROW. NO NEW PAVING PROPOSED WITHIN 25' OF FRONT PROPERTY LINES AT EITHER FRONTAGE. AREAS PLANTED PER PLAN.**CONFORMS**

CH. 62, SEC. 62-136 -- *STREET TREES / UTILITY LINES: TREES SHALL NOT BE PLANTED UNDER OVERHEAD WIRES.*CARPINUS BETULUS 'FRANS FONTAINE' (CBF) SELECTED SPECIFICALLY FOR TIGHT COLUMNAR HABIT (10-12' MATURE WIDTH) AND SUB-30' MATURE HEIGHT, APPROPRIATE FOR PLACEMENT ADJACENT TO OVERHEAD DISTRIBUTION LINES ALONG EMERY ST. TREE LOCATIONS COORDINATED WITH UTILITY POLE LOCATIONS PER PLAN. NO SPECIES WITH POTENTIAL CONFLICT WITH OVERHEAD INFRASTRUCTURE IS PROPOSED.**CONFORMS**

*EXISTING 18" OAK -- TREE PROTECTION: PROTECTED TREE TO REMAIN; TREE PROTECTION ZONE (TPZ) REQUIRED.*EXISTING 18" DBH OAK DESIGNATED AS PROTECTED TREE. TPZ RADIUS OF 27'-0" (1.5 FT/IN DBH PER ISA SENSITIVE SPECIES STANDARD) ESTABLISHED AND SHOWN ON PLAN. TREE PROTECTION FENCING, MODIFIED CONSTRUCTION SEQUENCING, ROOT-SENSITIVE EXCAVATION METHODS, AND ARBORIST REVIEW REQUIRED. SEE TREE PRESERVATION NOTES THIS SHEET.**SEE NOTES**

SITE SOIL NOTES

1. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION OF STOCKPILE AREAS FOR STRIPPED TOPSOIL AND PLANTING SOIL PRODUCTS. CONTRACTOR SHALL ENSURE AREA IS PROTECTED AND CONTAMINATION OR DISTURBANCE OF STORED PRODUCTS IS NOT ALLOWED.
2. CONTRACTOR SHALL ENSURE SUBGRADE IS SCARIFIED PRIOR TO INSTALLING PLANTING SOIL AND BLEND WITH INITIAL LIFT OR PLACEMENT OF PROPOSED PLANTING SOIL.
3. COORDINATE PLACEMENT OF PLANTING SOIL WITH OTHER WORK, ESPECIALLY UTILITIES. PLACEMENT SHOULD OCCUR AFTER INSTALLATION OF ALL HARDSCAPE IMPROVEMENTS, IRRIGATION SYSTEM, UTILITIES, ETC. AND BEFORE INSTALLATION OF PLANTS.

GENERAL NOTE:

PLANTING PLAN IS INTENDED TO SHOW LANDSCAPE PLANTING, TREE PRESERVATION, AND RELATED LANDSCAPE TREATMENTS ONLY. REFER TO CIVIL DRAWINGS FOR EXISTING CONDITIONS, UNDERGROUND UTILITIES, GRADING, DRAINAGE, HARDSCAPE, PAVEMENT, CURBING, WALLS, DIMENSIONS, AND OTHER SITE IMPROVEMENTS. CONTRACTOR SHALL COORDINATE PLANTING WORK WITH CIVIL DRAWINGS AND FIELD-VERIFY ALL UTILITIES PRIOR TO EXCAVATION. NOTIFY LANDSCAPE ARCHITECT AND CIVIL ENGINEER OF CONFLICTS PRIOR TO PROCEEDING.

PLANTING NOTES

1. LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.
2. PLANT MATERIAL PROVIDED BY THE CONTRACTOR IS TO CONFORM TO THE HIGHEST STANDARD AS ADOPTED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI). PLANT MATERIAL IS TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
3. THE CONTRACTOR IS TO FURNISH PLANTS, SEED, AND SOD SHOWN ON THE DRAWINGS. PLANTS ARE TO CONFORM WITH THE BOTANICAL IDENTIFICATIONS. PLANTS ARE TO BE SOURCED FROM A NURSERY WITHIN THE SAME CLIMATIC ZONE AS THE SITE LOCATION. NO SUBSTITUTIONS OF PLANT SPECIES ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE & THE LANDSCAPE ARCHITECT.
4. SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF, FRUIT, COLOR, TIME OF BLOOM & CLIMATIC LOCATION AS APPROVED BY LANDSCAPE ARCHITECT.
5. LOCATE AND VERIFY EXISTING & PROPOSED UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO LANDSCAPE ARCHITECT.
6. PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REMOVED FROM PLANTING AREAS.
7. THE CONTRACTOR IS TO VERIFY SITE LAYOUT & GRADES & INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CHANGES IN LAYOUT AND/OR GRADING PRIOR TO CONSTRUCTION. NO PLANTING IS TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
8. ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. THE CONTRACTOR SHALL ADJUST THE LOCATIONS AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS FINAL LOCATIONS OF PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
9. INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE. PLANT AND STAKES ARE TO BE SET PLUMB UNLESS OTHERWISE NOTED. PLANT UNDER FULL TIME SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR LANDSCAPE ARCHITECT'S APPROVAL.
10. WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN PLANT MATERIALS INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION AND DURING REQUIRED WARRANTY PERIODS. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
12. REPAIR DAMAGE DUE TO LANDSCAPE INSTALLATION OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK.
13. SOAK ALL PERENNIALS FOR 24 HOURS PRIOR TO INSTALLATION.
14. A LIST OF PLANTS INCLUDING BOTANICAL NAMES, SIZES, AND SPACING ARE SHOWN ON THE DRAWINGS. QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND ARE TO BE VERIFIED. IN THE EVENT THAT QUANTITIES OR OMISSIONS OCCUR THE PLAN DRAWINGS ARE TO BE FOLLOWED.
15. IRRIGATION: A TEMPORARY UNDERGROUND DRIP AND SPRINKLER IRRIGATION SYSTEM IS TO BE PROVIDED FOR ALL PLANT MATERIAL AND SOD OR SEEDED AREAS.
16. DISTURBED SITE AREAS ARE TO BE DRESSED WITH 6" MIN. OF AMENDED TOPSOIL FOR LAWNS AND 12" MIN. FOR PLANT BEDS. TOPSOIL FOR SEEDED AND/OR SEEDED AREAS IS TO BE TWO PARTS SHARP SAND, ONE PART LOAM AND ONE PART ORGANIC COMPOST.
17. PLANT BEDS ARE TO BE MULCHED TO A DEPTH OF 2" MIN. WITH NATURAL BARK MULCH WITH BARK SIZES NO LARGER THAN 3". PERENNIAL PLANT BEDS ARE TO BE MULCHED WITH BARK SIZES NO MORE THAN 1". TREES IN LAWN AREAS ARE TO HAVE MULCH RINGS OF 5' DIA.
18. TREES ADJACENT TO PEDESTRIAN ROUTES AND WITHIN PARKING ISLANDS ARE TO BE LIMBED TO 6' ABOVE GRADE.

TREE PRESERVATION NOTES:

EXISTING 18" OAK TO REMAIN IN CONSTRAINED WORK AREA

EXISTING 18" OAK TREE SHALL BE PRESERVED AND PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION.

DUE TO THE CONSTRAINED URBAN SITE CONDITIONS AND THE NATURE OF THE PROPOSED IMPROVEMENTS AROUND THE TREE, A FULL 18' RADIUS TREE PROTECTION ZONE IS NOT FEASIBLE. TREE PROTECTION SHALL THEREFORE BE PROVIDED THROUGH A COMBINATION OF LIMITED FENCING, TRUNK PROTECTION, ROOT-SENSITIVE CONSTRUCTION METHODS, SOIL PROTECTION, AND ARBORIST REVIEW.

CONTRACTOR SHALL REVIEW THE PROPOSED LIMITS OF WORK AROUND THE EXISTING OAK WITH THE LANDSCAPE ARCHITECT AND/OR PROJECT ARBORIST PRIOR TO CONSTRUCTION.

TREE PROTECTION FENCING SHALL BE INSTALLED WHERE PRACTICAL TO PROTECT THE LARGEST FEASIBLE PORTION OF THE ROOT ZONE. FENCING SHALL BE FIELD-ADJUSTED TO ACCOMMODATE REQUIRED ACCESS, GRADING, PAVING, UTILITIES, AND OTHER APPROVED WORK.

WHERE TREE PROTECTION FENCING CANNOT BE INSTALLED DUE TO WORK LIMITS, CONTRACTOR SHALL INSTALL TEMPORARY TRUNK PROTECTION CONSISTING OF WOOD PLANKING, STRAPPING, OR APPROVED EQUIVALENT PROTECTION AROUND THE TREE TRUNK. PROTECTION SHALL NOT BE NAILED, SCREWED, OR FASTENED DIRECTLY INTO THE TREE.

ROOT ZONE DISTURBANCE SHALL BE MINIMIZED TO THE GREATEST EXTENT PRACTICAL. WORK WITHIN THE CRITICAL ROOT AREA SHALL BE PERFORMED USING ROOT-SENSITIVE METHODS INCLUDING HAND EXCAVATION, AIR SPADE EXCAVATION, LIMITED-DEPTH GRADING, OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT OR PROJECT ARBORIST.

NO ROOTS 2 INCHES IN DIAMETER OR LARGER SHALL BE CUT WITHOUT REVIEW AND APPROVAL BY THE PROJECT ARBORIST.

ANY APPROVED ROOT CUTTING SHALL BE PERFORMED CLEANLY WITH SHARP TOOLS. ROOTS SHALL NOT BE TORN, RIPPED, OR BROKEN BY EQUIPMENT. EXPOSED ROOTS SHALL BE PROTECTED FROM DRYING AND SHALL BE BACKFILLED OR COVERED WITH MOIST BURLAP, MULCH, OR APPROVED SOIL MATERIAL AS SOON AS PRACTICABLE.

WHERE EXCAVATION IS REQUIRED WITHIN THE ROOT ZONE, CONTRACTOR SHALL LIMIT OPEN TRENCH DURATION AND SHALL BACKFILL ROOT AREAS AS SOON AS PRACTICAL. CONTRACTOR SHALL NOT STOCKPILE SOIL, STONE, PAVERS, CONCRETE, EQUIPMENT, OR CONSTRUCTION MATERIALS AGAINST THE TREE TRUNK OR WITHIN UNPROTECTED ROOT ZONE AREAS.

EQUIPMENT ACCESS WITHIN THE ROOT ZONE SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY TO COMPLETE THE WORK. WHERE ACCESS IS REQUIRED, CONTRACTOR SHALL PROVIDE TEMPORARY GROUND PROTECTION SUCH AS TIMBER MATS, COMPOSITE MATS, PLYWOOD OVER MULCH, OR APPROVED EQUIVALENT.
NO CONCRETE WASHOUT, PAINT WASHOUT, FUELING, CHEMICAL STORAGE, EQUIPMENT CLEANING, OR DEBRIS STORAGE SHALL OCCUR WITHIN OR DRAIN TOWARD THE TREE ROOT ZONE.

CONTRACTOR SHALL PROTECT THE TREE TRUNK, ROOT FLARE, LIMBS, AND CANOPY FROM DAMAGE BY EQUIPMENT, MATERIALS, AND CONSTRUCTION ACTIVITY. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE TREE ROOT CROWN. DO NOT PLACE FILL, SEDIMENT, MULCH, OR PAVEMENT MATERIAL AGAINST THE TREE TRUNK OR ROOT FLARE.

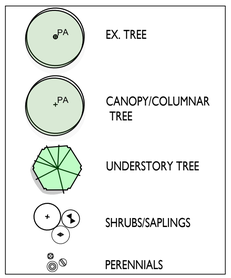
FINAL GRADES AROUND THE TREE SHALL BE SET TO PROTECT THE EXISTING ROOT FLARE AND SHALL NOT BURY THE BASE OF THE TREE.

ANY DAMAGE TO THE TREE, INCLUDING BARK DAMAGE, BROKEN LIMBS, ROOT DAMAGE, SOIL COMPACTION, OR UNAUTHORIZED DISTURBANCE, SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

PRUNING, IF REQUIRED FOR CLEARANCE OR TREE HEALTH, SHALL BE PERFORMED BY A QUALIFIED ARBORIST. CONTRACTOR SHALL NOT PRUNE BRANCHES OR ROOTS WITHOUT APPROVAL.

PLANT LEGEND

SHEET LD1



NOTE: This drawing is DESIGN DEVELOPMENT ONLY. It is NOT intended for use as a construction document.

Prepared for:
41 Main LLC, address is 72 Commercial Street, Suite 2, Portland, ME 04101

Prepared By:
dry landscape architecture, l.l.c
31 miller ave.
Biddeford, ME 04005

Date:
MAY 13, 2026

Issued For:
DESIGN REVIEW

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Title: PLANTING PLAN

41 MAIN STREET PARKING LOT

MAIN STREET, BIDDEFORD, ME 04005

Revisions:

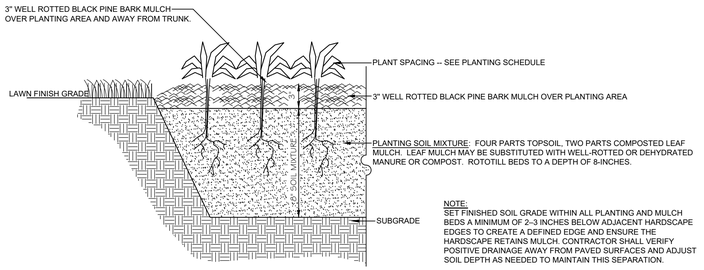
REGISTERED LANDSCAPE ARCHITECT
BRADEN DRYPOLCHER
No.RLA 5043
05/11/26
STATE OF MAINE

North:

Sheet No.: L1

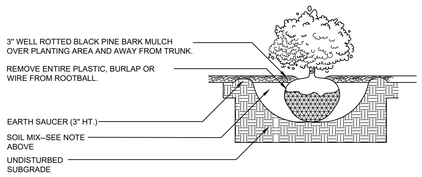
Scale: 1" = 20'-0"

0 10 20 40



01 PLANTING BED AND MULCH DETAIL

SCALE: N.T.S.



PLANT INSTALLATION NOTES:
DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS AND NEEDLED EVERGREEN TREES AND SHRUBS: 1 FULL WHEELBARROW EXISTING SOIL, 3 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.

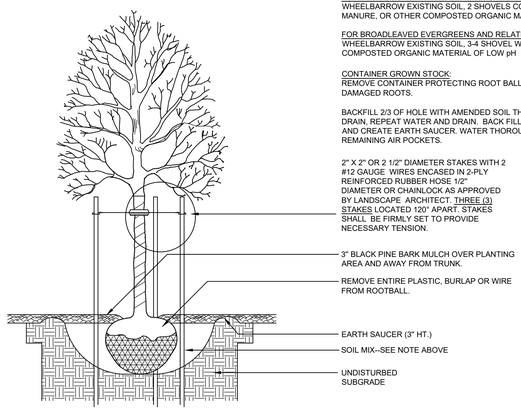
FOR BROADLEAVED EVERGREENS AND RELATED ERICACAE PLANTS: 1 FULL WHEELBARROW EXISTING SOIL, 3-4 SHOVELS COMPOST, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL OF LOW pH

CONTAINER GROWN STOCK:
REMOVE CONTAINER PROTECTING ROOT BALL. GENTLY COMB OUT ROOTS, PRUNE DAMAGED ROOTS.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER, LET DRAIN, REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE, TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

02 SHRUB INSTALLATION

SCALE: N.T.S.



PLANT INSTALLATION NOTES:
DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS AND NEEDLED EVERGREEN TREES AND SHRUBS: 1 FULL WHEELBARROW EXISTING SOIL, 2 SHOVELS COMPOST, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.

FOR BROADLEAVED EVERGREENS AND RELATED ERICACAE PLANTS: 1 FULL WHEELBARROW EXISTING SOIL, 3-4 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL OF LOW pH

CONTAINER GROWN STOCK:
REMOVE CONTAINER PROTECTING ROOT BALL. GENTLY COMB OUT ROOTS, PRUNE DAMAGED ROOTS.

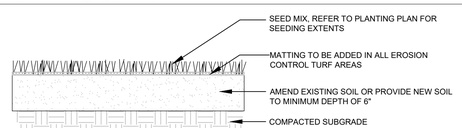
BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER, LET DRAIN, REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE, TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

03 DECIDUOUS TREE DETAIL

SCALE: N.T.S.

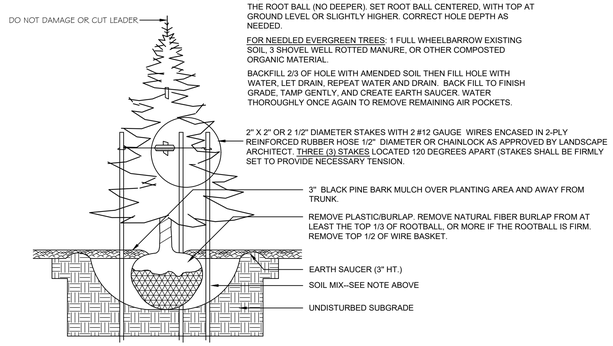
04 SLOPE PLANTING DETAIL

SCALE: N.T.S.



05 SEED DETAIL

SCALE: N.T.S.



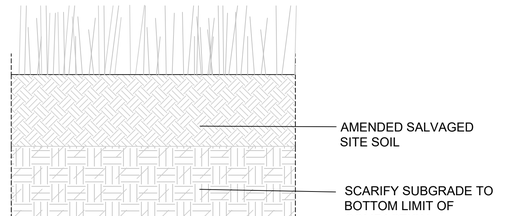
PLANT INSTALLATION NOTES:
DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR NEEDLED EVERGREEN TREES: 1 FULL WHEELBARROW EXISTING SOIL, 3 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER, LET DRAIN, REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE, TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

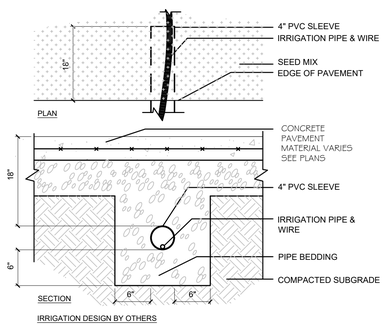
06 CONIFEROUS TREE DETAIL

SCALE: N.T.S.



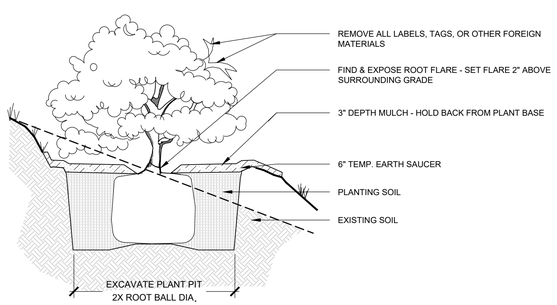
07 CONSERVATION MIX SOIL PROFILE

SCALE: N.T.S.



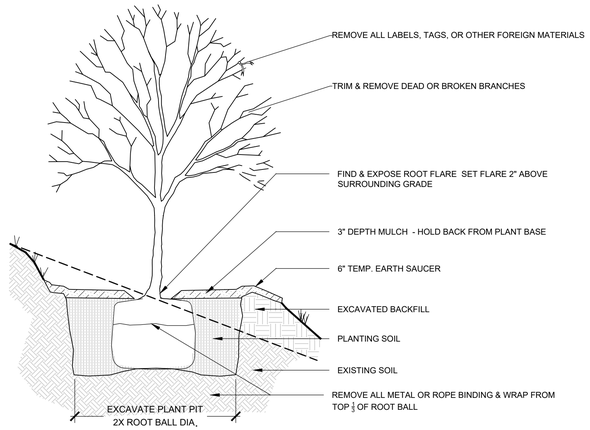
08 IRRIGATION SLEEVE

SCALE: N.T.S.



09 SHRUB PLANTING ON SLOPE

SCALE: N.T.S.



10 TREE PLANTING ON SLOPE

SCALE: N.T.S.

NOTE: This drawing is DESIGN DEVELOPMENT ONLY. It is NOT intended for use as a construction document.

Prepared for:
41 Main LLC, address is 72 Commercial Street, Suite 2, Portland, ME 04101

Prepared By:
dry landscape architecture, l.l.c
31 miller ave.
Biddeford, ME 04005

Date:
MAY 13, 2026

Issued For:
DESIGN REVIEW

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Title: LANDSCAPE DETAILS

41 MAIN STREET PARKING LOT

MAIN STREET, BIDDEFORD, ME 04005

Revisions:

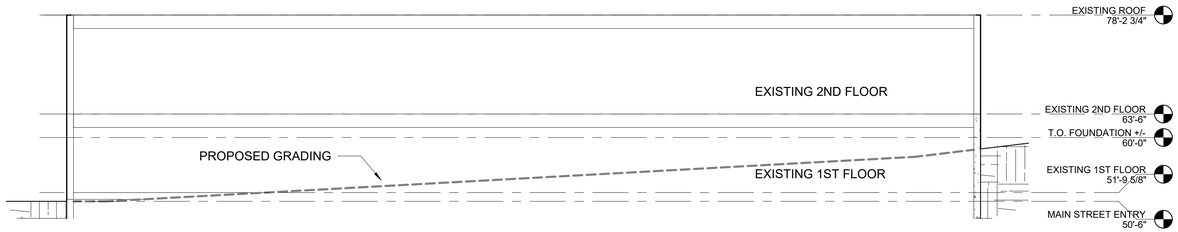
REGISTERED LANDSCAPE ARCHITECT
BRADEN DRYPOLCHER
No.RLA 5043
05/11/26
STATE OF MAINE

North:

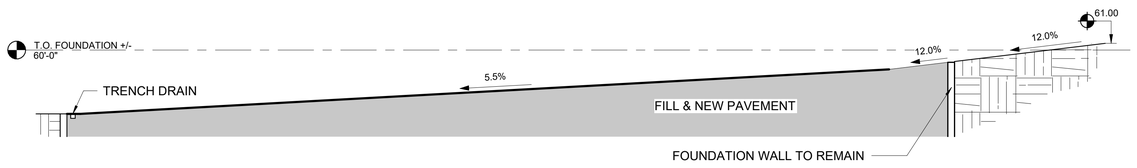
Sheet No.: LD1

Scale: AS NOTED

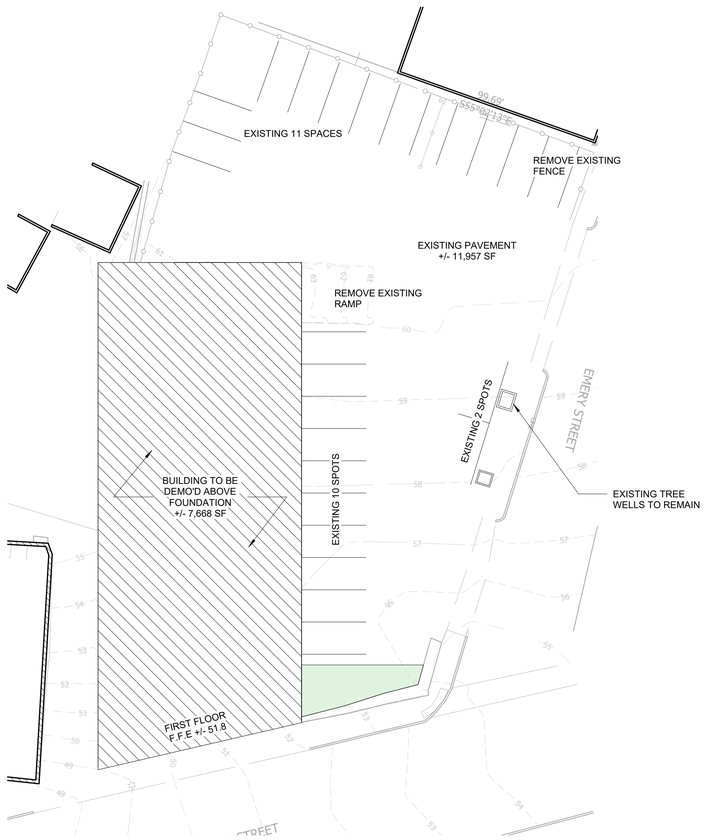
C:\Users\bdrypolcher\OneDrive\DRY-LA\Projects\41 Main Street Garage\CAD\L-Base 41 Main Street Garage.dwg 5/13/2026



3 | EXISTING SECTION
3/32" = 1'-0"



2 | NORTH-SOUTH SECTION
3/32" = 1'-0"



4 | EXISTING & DEMO
1" = 20'-0"

1 | EXISTING 2ND FLOOR
3/32" = 1'-0"

Prepared For:
41 MAIN LLC
72 Commercial Street, Suite 2
Portland, ME 04101

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

Project:
41 MAIN STREET
PARKING LOT
BIDDEFORD, ME

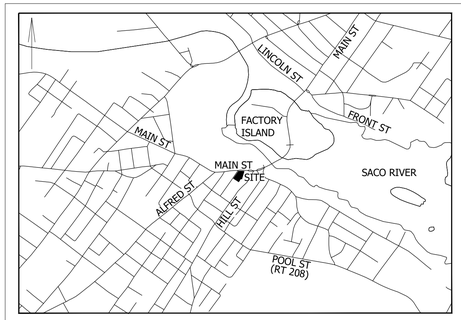
Revisions:

Scale: As indicated

Date: 05-12-2026

PLAN DIAGRAMS - PHASE 1

A-1



LOCATION MAP-NTS

GRID NORTH MAINE STATE PLANE WEST ZONE

EMERY STREET-41.25' WIDE

1" IRON PIPE
1" B.G.

NET J2

TAX MAP 39 LOT 94
N/F
LINCOLN 2 LIMITED PARTNERSHIP
BOOK 12913 PAGE 93

EDGE OF PAVEMENT

60.12'
S35°28'46"W

GRANITE CURB

N55°50'16"W
115.04'

SEE NOTE #5

GATE

TREE WELL

N32°28'46"E
104.28' (104.09' DOW & COULOMBE PLAN)

NET J1

TREE WELL

CONCRETE SIDEWALK

PAVED PARKING AREA

PAVED PARKING AREA

GRAN. BLOCK RET. WALL

LOADING RAMP

GRAN. BLOCK RET. WALL

3/4" IRON PIPE
2" B.G.

TAX MAP 39 LOT 106
N/F
AKJ PROPERTIES III, LLC
BOOK 18233 PAGE 478

#6 REBAR
10" B.G.

S35°56'58"W
7.39' (7.42' DOW & COULOMBE PLAN)

#6 REBAR
.8" B.G.

S34°19'56"W
65.28' (PROPOSED PROPERTY LINE
SEE NOTE #6)

GRAN. BLOCK RET. WALL

SEE NOTE #5

GRAN. BLOCK RET. WALL

GRANITE CURB

SUGGESTED LINE FOR AGREEMENT BETWEEN THE PARTIES-(SEE NOTE #5)

TAX MAP 41 LOT 134
N/F
FLEURETTE & GILBERT COTE
BOOK 5409 PAGE 134

APPROXIMATE LOCATION OF THE NORTHEAST CORNER OF LOT #6 AS SHOWN ON PLAN RECORDED IN PLAN BOOK 1 PAGE 1-PLAN REFERENCE #1

POSSIBLE DRILL HOLE

GARAGE

BUILDING

N89°03'21"W
103.53'

GRANITE CURB

SEE NOTE #5

APPROXIMATE LOCATION OF RECORD LINE
ESTATE OF EZRA DEANE TO JAMES PLUMMER
BOOK 264 PAGE 334
RECORDED 12-24-1859

N84°30'35"W
19.17' (PROPOSED PROPERTY LINE-SEE NOTE #6)

MAG. NAIL-HELD

ONE STOP MOVING & STORAGE, LLC
BOOK 14784 PAGE 731 &
BOOK XXXXX PAGE XXX
LOT AREA=22,247 S.F. (TO PROPOSED PROPERTY LINES)

GARAGE

SEE NOTE #5

CONCRETE SIDEWALK

LINES PER DOW AND COULOMBE SURVEY-PLAN REFERENCE #2

N15°23'21"E
146.97' (147.00' DOW & COULOMBE PLAN)

RIGHT-OF-WAY (SEE EASEMENTS OF RECORD REFERENCE #1 SHOWN ON THIS PLAN)

GAS METER

ELEC. METER

PAVED

1" IRON PIPE
FLUSH

SEE NOTE #5

3-BOLLARDS

PAVED

TAX MAP 41 LOT 135
N/F
12 HILL STREET, LLC
BOOK 17069 PAGE 319

PORCH

STAIRS

HOLE DRILL HELD

#5 REBAR
CAP 1293
2" A.G.

#5 REBAR
CAP 1293
2" A.G.

CONCRETE WALL OVER RECORD LINE
POSSIBLE ACQUIESCENCE
IMPLICATIONS-ATTORNEY REVIEW RECOMMENDED

TAX MAP 41 LOT 137
N/F
NICHOLAS HURLIN
BOOK 17196 PAGE 232

N84°11'12"W
61.00'

MAIN STREET (ROUTE 9)
FORMERLY LIBERTY STREET

TAX MAP 41 LOT 136
N/F
NICHOLAS HURLIN
BOOK 12312 PAGE 327

S77°18'14"E
1.72'

DRILL HOLE

HILL STREET-49.5' WIDE

GRANITE CURB

LEGEND

- IRON PIPE/ROD/REBAR FOUND
- DRILL HOLE FOUND
- #5 REBAR CAP 2036/MAG. NAIL/DRILL HOLE TO BE SET
- UTILITY POLE
- OHE — OVERHEAD UTILITY LINE

NOTES:

1. BEARINGS ARE RELATIVE TO GRID NORTH, MAINE WEST ZONE.
2. SURVEY WAS PERFORMED IN THE WINTER WITH SNOW COVER CONDITIONS. VARIATIONS BETWEEN WHAT IS PLOTTED ON THIS PLAN AND REAL-WORLD CONDITIONS ARE TO BE EXPECTED. BOUNDARY MONUMENTATION WAS LOCATED ACCURATELY AND PRECISELY HOWEVER .
3. PROPERTY SHOWS ON CITY OF BIDDEFORD TAX MAP #41, AS LOT # 138.
4. A SURVEYOR'S REPORT HAS BEEN WRITTEN AND IS AN INTEGRAL PART OF THIS SURVEY.
5. THE LIGHT DASHED LINES ON THIS PLAN ARE BEING SHOWN FOR REFERENCE PURPOSES ONLY AND REFLECT THE OPERATIVE CONVEYANCES FROM THE EZRA DEANE ESTATE. THE COMBINATION OF THESE PARCELS, OR PORTIONS THEREOF, MAKE UP THE CURRENT-DAY ONE STOP MOVING & STORAGE, LLC PARCEL. THESE LINES HAVE CONFLICTS BETWEEN THE WRITTEN DEED DESCRIPTIONS IN VARIOUS RECORDED DOCUMENTS AND LINEWORK SHOWN ON A PLAN TITLED PLAN OF LANDS IN BIDDEFORD OF EDMUND AND MARY COFFIN AND HORACE BACON (PLAN REFERENCE #1) AND PLAN TITLED PLAN OF LAND BELONGING TO ESTATE OF EZRA DEAN (PLAN REFERENCE #8).
6. AS MENTIONED IN NOTE #5, ABOVE, RECORD LINES WERE NOT ABLE TO BE ESTABLISHED ON THE GROUND. AS SUCH, THIS PLAN SHOWS LINES LABELED "PROPOSED PROPERTY LINE". THESE LINES ARE IN THE GENERAL VICINITY OF THE RECORD LINES AND IF AGREED UPON, WOULD ELIMINATE THE STRUCTURES IN THE AREA FROM BEING OVER THE RECORD LINES.

EASEMENTS OF RECORD:

1. "SUBJECT TO RIGHT OF WAY FROM SAID MAIN STREET TO LAND OF LOUIS ANTON", BOOK 14784-PAGE731, RIGHT OF PASSAGE, BOOK 6316-PAGE 60, BOOK 469-PAGE 69.
2. CMP EASEMENT, BOOK 1553-PAGE 306.

PLAN REFERENCES:

1. PLAN OF LANDS IN BIDDEFORD OF EDMUND AND MARY COFFIN AND HORACE BACON, DATED FEBRUARY 14, 1848, PREPARED BY TRISTRAM JORDAN JR., RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 1.
2. PLAN SHOWING A BOUNDARY SURVEY MADE FOR JOSEPH HAMILTON, DATED APRIL 27, 2015, PREPARED BY DOW AND COULOMBE, INC.
3. PLAN SHOWING A SURVEY OF STREET LINES, PIERSON LANE NEIGHBORHOOD, IMPROVEMENT PROJECT, DATED APRIL 27, 2015, PREPARED BY DOW AND COULOMBE, INC.
4. AS-BUILT SURVEY FOR DICTAR ASSOCIATES, DATED JANUARY 5, 1984, PREPARED BY LAND USE CONSULTANTS.
5. SKETCH OF LAND SURVEYED FOR JEANNE MORISSETTE, DATED MAY 4, 1983, PREPARED BY DOW AND COULOMBE, INC.
6. STATE OF MAINE DEPARTMENT OF TRANSPORTATION, STP-1857(400), BIDDEFORD STATE ROUTE 9, GENERAL PLANS 1 AND 2 OF 2, DATED 12-21, PREPARED BY VHB.
7. PLAN OF LAND IN BIDDEFORD, YORK COUNTY, ME., CONFIRMING THE HOMESTEAD PLACE OF SAMUEL EMERY, DATED OCTOBER 4, 1851, PREPARED BY SAMUEL W. LUQUES, RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 38.
8. PLAN OF LAND BELONGING TO ESTATE OF EZRA DEAN DATED NOVEMBER 7, 1859, PREPARED BY S.W. LUQUES. (COPIED NOVEMBER 3, 1900 BY R.W. LIBBY)

CERTIFICATION:

To the best of my knowledge, information, and belief, and in my professional opinion, this survey conforms to the Standards of Practice promulgated by the Maine Board of Licensure for Professional Land Surveyors.

GRAPHIC SCALE

20 0 20 40

1 inch = 20 ft.

TRILLIUM ENGINEERING GROUP
251 U.S. ROUTE 1-SUITE 02
FALMOUTH, ME 04105

PROPERTY OWNER:

ONE STOP MOVING & STORAGE, LLC

PROPERTY ADDRESS:

41 MAIN STREET
BIDDEFORD, ME
YORK COUNTY

DRAFT

ONE STOP MOVING & STORAGE, LLC
41 MAIN STREET BIDDEFORD, ME YORK COUNTY
BOUNDARY SURVEY

ISSUED/REVISED

No.	DESCRIPTION	DR BY	CHKD BY	DATE

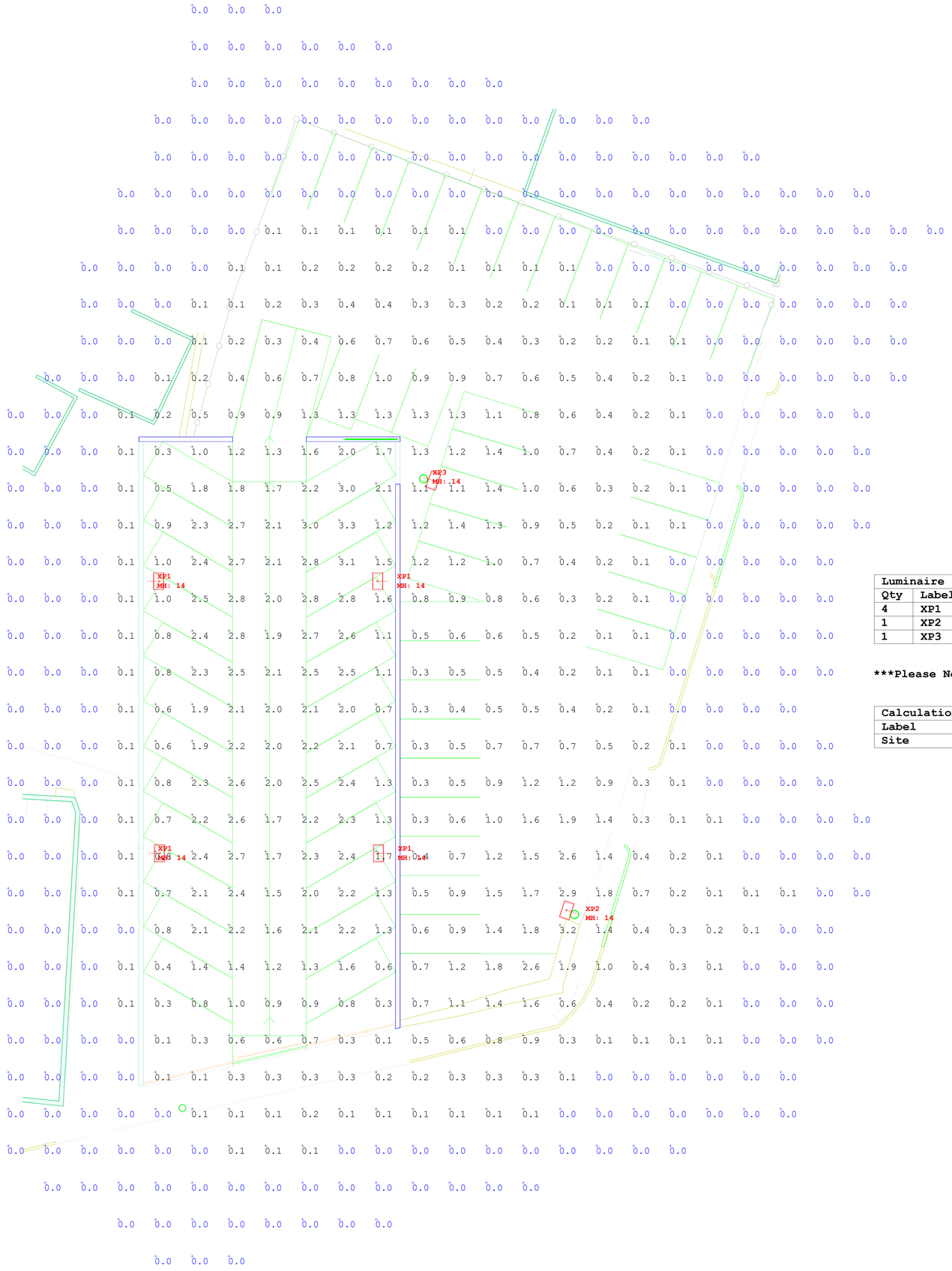
SHEET TITLE:

BOUNDARY SURVEY

DESIGNED:	N/A
DRAWN:	AJC
DATE:	2-19-26
PROJECT NUMBER:	25-250

S-1

C:\Civil3D\25-250 Pepperell Parking Garage\03 - Revit\25-250 41Main St Boundary Survey.dwg, 2/20/2026 6:13:25 AM, DWG To PDF.pc3



Luminaire Schedule					
Qty	Label	Watts	Arrangement	LLF	Description
4	XP1	34.4	Single	0.900	VP-SS-1-40L-35-3K7-3-BC
1	XP2	34.4	Single	0.900	VP-SS-1-40L-35-3K7-4W
1	XP3	34.4	Single	0.900	VP-SS-1-40L-35-3K7-5QW

Please Note: Do not use this schedule for quoting or wattage calculating, contact Illuminate for a complete fixture schedule

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.48	3.3	0.0	N.A.	N.A.

Project:
41 Main Street - Site

Contact:
Kelley Wilkinson
Specification Sales
(978) 460-0963
kwilkinson@illuminatenne.com

Detail: Photometric Calculation
Date: 01/28/2026
Revision:----
Scale: 1" = 10'-0"
Drawn By: SHJ

Generated For:
Archetype Architects

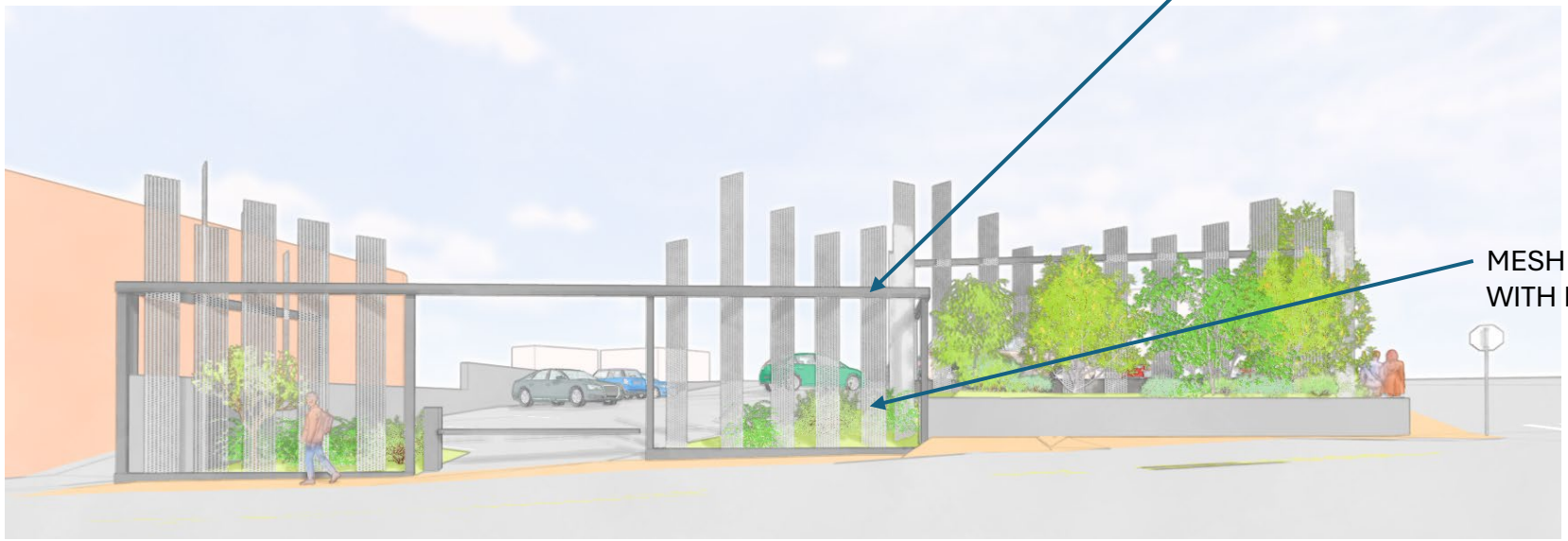
Drawing Number:

L-1

Sheet 1 of 1

illuminate
263 Winn Street
Burlington, MA 01803
(781) 272-2300

PHASE 1 – PARKING W SCULPTURAL SCREEN



MAIN STREET

EMERY STREET

PHASE 1 – PARKING W SCULPTURAL SCREEN

PHASE 1 – PARKING W SCULPTURAL SCREEN

PHASE 2 – APARTMENTS OVER PARKING

MAIN STREET

EMERY STREET

PHASE 2 – APARTMENTS OVER PARKING

SURVEY MAP NO. _____

SURVEY MAP NAME _____

MHPC USE ONLY

041- 0081

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): _____

2. PROPERTY NAME (OTHER): _____

3. STREET ADDRESS: 37-41 MAIN ST (CORNER EMERY)

4. TOWN: Biddeford, 5. COUNTY: York

6. DATE RECORDED: 12/16/97 7. SURVEYOR: Russell Wright

8. OWNER NAME: _____ ADDRESS: _____

9. PRIMARY USE (PRESENT):

___ SINGLE FAMILY	___ AGRICULTURE	✓ COMMERCIAL/TRADE	___ FUNERARY
___ MULTI-FAMILY	___ GOVERNMENTAL	___ EDUCATION	___ HEALTH CARE
___ INDUSTRY	___ RELIGIOUS	___ HOTEL	___ LANDSCAPE
___ TRANSPORTATION	___ DEFENSE	___ SUMMER COTTAGE/CAMP	___ SOCIAL
___ RECREATION/CULTURE	___ UNKNOWN		
___ OTHER _____			

10. CONDITION: ___ GOOD ✓ FAIR ___ POOR ___ DESTROYED, DATE ___/___/___

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

___ COLONIAL	___ STICK STYLE	___ NEO-CLASSICAL REV.	___ FOUR SQUARE
___ FEDERAL	___ QUEEN ANNE	___ RENAISSANCE REV.	___ ART DECO
___ GREEK REVIVAL	___ SHINGLE STYLE	___ 19TH/20TH C. REVIVAL	___ INTERNATIONAL
___ GOTHIC REVIVAL	___ R. ROMANESQUE	___ ARTS & CRAFTS	___ RANCH
___ ITALIANATE	___ ROMANESQUE	___ BUNGALOW	✓ VERNACULAR
___ SECOND EMPIRE	___ HIGH VIC. GOTHIC	OTHER _____	

12. OTHER STYLISTIC CATEGORY:

___ COLONIAL	___ STICK STYLE	___ NEO-CLASSICAL REV.	___ FOUR SQUARE
___ FEDERAL	___ QUEEN ANNE	___ RENAISSANCE REV.	✓ ART DECO
___ GREEK REVIVAL	___ SHINGLE STYLE	___ 19TH/20TH C. REVIVAL	___ INTERNATIONAL
___ GOTHIC REVIVAL	___ R. ROMANESQUE	___ ARTS & CRAFTS	___ RANCH
___ ITALIANATE	___ ROMANESQUE	___ BUNGALOW	___ VERNACULAR
___ SECOND EMPIRE	___ HIGH VIC. GOTHIC	OTHER _____	

13. HEIGHT:

___ 1 STORY	___ 1½ STORY	✓ 2 STORY	___ 2½ STORY	___ 3 STORY	___ 4 STORY
___ 5 STORY	___ OVER 5 (___)				

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

___ 1 BAY	___ 2 BAY	___ 3 BAY	___ 4 BAY	___ 5 BAY	___ MORE THAN 5 (7)

15. APPENDAGES:

___ SIDE ELL	___ REAR ELL	___ FRONT	___ ADDED STORIES	___ SHED
___ DORMERS	___ PORCH	___ TOWER	___ CUPOLA	___ BAY WINDOW

1-3

16. PORCH:
___ ATTACHED ___ ENGAGED ___ ONE STORY ___ MORE THAN ONE STORY
___ FULL WIDTH ___ WRAPAROUND ___ SLEEPING PORCH ___ SECONDARY PORCH

17. PLAN:
___ HALL AND PARLOR ___ 1/2 CAPE ___ CENTRAL HALL ___ SIDE HALL
___ BACK HALL ___ IRREGULAR ___ OTHER OPEN

18. PRIMARY STRUCTURAL SYSTEM:
___ TIMBER FRAME ___ BRACED FRAME ___ BRICK ___ STONE ___ BALLOON FRAME
___ CONCRETE ✓ STEEL ___ LOG ___ PLANK WALL ___ PLATFORM FRAME
___ FRAME CONSTRUCTION - TYPE UNKNOWN ___ OTHER

19. CHIMNEY PLACEMENT:
___ INTERIOR ✓ INTERIOR FRONT/REAR ___ CENTER ___ INTERIOR END ___ EXTERIOR
___ OTHER

20. ROOF CONFIGURATION:
___ GABLE SIDE ___ GABLE FRONT ___ HIP ___ MANSARD ✓ FLAT
___ GAMBREL ___ PARAPET GABLE ___ SHED ___ CROSS ___ GABLE
___ COMPOUND ___ OTHER

21. ROOF MATERIAL: WOOD ___ METAL ___ TILE ___ SLATE ___ ASPHALT ✓ ASBESTOS ___

22. EXTERIOR WALL MATERIALS:
___ CLAPBOARD ✓ BRICK ___ FLUSH SHEATHING ___ WOOD SHINGLE ___ STONE
___ LOG ___ PRESSED METAL ___ CONCRETE ___ STUCCO ___ ASPHALT
___ GRANITE ___ ASBESTOS ___ TERRA COTTA ___ BOARD AND BATTEN ___ ALUMINUM/VINYL
___ OTHER

23. FOUNDATION MATERIAL:
___ FIELDSTONE ___ BRICK ___ WOOD ✓ CONCRETE ___ GRANITE ___ ORNAMENTAL CONC. BLOCK
___ OTHER

24. OUTBUILDINGS/FEATURES:
___ CARRIAGE HOUSE ___ FENCE OR WALL ___ CEMETERY ___ BARN (CONNECTED)
___ BARN (DETACHED) ___ FORMAL GARDEN ___ LANDSCAPE/PLANT MAT. ___ ARCHAEOLOGICAL SITE
___ GARAGE ___ OTHER

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: _____ 26. ESTIMATED DATE OF CONSTRUCTION: _____

27. DATE MAJOR ADDITIONS/ALTERATIONS: _____

28. ARCHITECT: _____ 29. CONTRACTOR: _____

30. ORIGINAL OWNER: _____

31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____

32. CULTURAL/ETHNIC AFFILIATION:
___ ENGLISH ___ FRENCH ACADIAN ___ NATIVE AMERICAN ___ SCOTTISH ___ FRENCH CANADIAN
___ EAST EUROPEAN ___ IRISH ___ OTHER

33. HISTORIC CONTEXT(S):
___ COMMERCE ___ INDUSTRY ___ TRANSPORTATION ___ AGRICULTURE ___ MILITARY
___ RELIGION ___ CIVIC AFFAIRS ___ RECREATION ___ HABITATION ___ EDUCATION
___ ART, LIT, SCIENCE ___ SOCIAL

34. COMMENTS/SOURCES: _____

35. HISTORICAL DRAWINGS EXIST: ___ YES ✓ NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ✓ ORIGINAL ___ MOVED DATE MOVED _____
37. SETTING: ___ RURAL/UNDISTURBED ___ RURAL/BUILT UP ___ SMALL TOWN X URBAN ___ SUBURBAN
38. QUADRANGLE MAP USED: Biddeford QUADRANGLE #: _____
39. UTM NORTHING: _____ 40. UTM EASTING: _____
41. FACADE DIRECTION (CIRCLE ONE): (N) S E W NE NW SE SW

MHPC USE ONLY

DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
NR STATUS: L ___ HD ___ E ___ NE ___ ND ___ REVIEWER _____
DATA SOURCE: ___ HPF ___ CLG ___ R&C ___ STAFF ___ STATE SURVEY OTHER _____ LEVEL OF SURVEY: ___R ___I

FORM K:\KIRK\ARCH-SVY.FRM\BIDDEFORD.SVY

SURVEY MAP NO. 6

SURVEY NAME Biddeford

MHPC USE ONLY

SURVEY ID 18574.00

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): _____

2. PROPERTY NAME (OTHER): _____

3. STREET ADDRESS: 41 Main Street, RTE 9

4. TOWN: Biddeford

5. COUNTY: York

6. DATE RECORDED: 12/2/2017

7. SURVEYOR: Ware, Erin

8. OWNER NAME: _____

9. ADDRESS: _____

10. PRIMARY USE (PRESENT):

___ SINGLE FAMILY	___ AGRICULTURE	X COMMERCIAL/TRADE	___ FUNERARY
___ MULTI-FAMILY	___ GOVERNMENTAL	___ EDUCATION	___ HEALTH CARE
___ INDUSTRY	___ RELIGIOUS	___ HOTEL	___ LANDSCAPE
___ TRANSPORTATION	___ DEFENSE	___ SUMMER COTTAGE/CAMP	___ SOCIAL
___ RECREATION/CULTURE	___ UNKNOWN		
___ OTHER_____			

11. CONDITION: ___ GOOD X FAIR ___ POOR ___ DESTROYED, DATE _____

ARCHITECTURAL DATA

12. PRIMARY STYLISTIC CATEGORY:

___ GEORGIAN	___ STICK STYLE	___ 19TH/20TH C. REVIVAL	___ MODERN/CONTEMPORARY
___ FEDERAL	___ QUEEN ANNE	___ COMMERCIAL STYLE	___ MINIMAL TRADITIONAL
___ GREEK REVIVAL	___ SHINGLE STYLE	___ CRAFTSMAN	___ RANCH
___ GOTHIC REVIVAL	___ ROMANESQUE	___ ART DECO / MODERNE	___ SPLIT LEVEL
___ ITALIANATE	___ NEO-CLASSICAL REV	___ INTERNATIONAL	X VERNACULAR
___ SECOND EMPIRE	___ RENAISSANCE REV	___ OTHER_____	

13. SECONDARY STYLISTIC CATEGORY:

___ GEORGIAN	___ STICK STYLE	___ 19TH/20TH C. REVIVAL	___ MODERN/CONTEMPORARY
___ FEDERAL	___ QUEEN ANNE	___ COMMERCIAL STYLE	___ MINIMAL TRADITIONAL
___ GREEK REVIVAL	___ SHINGLE STYLE	___ CRAFTSMAN	___ RANCH
___ GOTHIC REVIVAL	___ ROMANESQUE	___ ART DECO / MODERNE	___ SPLIT LEVEL
___ ITALIANATE	___ NEO-CLASSICAL REV	___ INTERNATIONAL	___ VERNACULAR
___ SECOND EMPIRE	___ RENAISSANCE REV	___ OTHER_____	

14. HEIGHT:

___ 1 STORY ___ 1½ STORY X 2 STORY ___ 2½ STORY ___ 3 STORY ___ 4 STORY

___ 5 STORY ___ OVER 5 (_____)

15. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

___ 1 BAY ___ 2 BAY X 3 BAY ___ 4 BAY ___ 5 BAY ___ MORE THAN 5 (_____)

16. APPENDAGES: ___ SIDE ELL ___ REAR ELL ___ FRONT ___ ADDED STORIES ___ SHED

___ DORMERS ___ PORCH ___ TOWER ___ CUPOLA ___ BAY WINDOW

PHOTOGRAPH:

17. PORCH:
___ ATTACHED ___ ENGAGED ___ ONE STORY ___ MORE THAN ONE STORY
___ FULL WIDTH ___ WRAPAROUND ___ SLEEPING PORCH ___ SECONDARY PORCH

18. PLAN OR FORM
___ HALL AND PARLOR ___ 1/2 CAPE ___ CAPE ___ CENTRAL HALL ___ 2-STORY DOUBLE PILE
___ SIDE HALL ___ BACK HALL ___ IRREGULAR ___ FOURSQUARE ___ BUNGALOW
___ MOBILE HOME ___ MODULAR X OTHER Commercial

19. PRIMARY STRUCTURAL SYSTEM:
___ TIMBER FRAME ___ BRACED FRAME ___ BRICK ___ STONE ___ BALLOON FRAME
___ CONCRETE ___ STEEL ___ LOG ___ PLANK WALL X PLATFORM FRAME
___ FRAME CONSTRUCTION - TYPE UNKNOWN ___ OTHER

20. CHIMNEY PLACEMENT:
___ INTERIOR ___ INTERIOR FRONT/REAR ___ CENTER ___ INTERIOR END X EXTERIOR
___ OTHER

21. ROOF CONFIGURATION:
___ GABLE SIDE ___ GABLE FRONT ___ HIP ___ MANSARD X FLAT
___ GAMBREL ___ PARAPET GABLE ___ SHED ___ CROSS GABLE
___ COMPOUND ___ OTHER

22. ROOF MATERIAL: ___ WOOD ___ METAL ___ TILE ___ SLATE ___ ASPHALT ___ ASBESTOS

23. EXTERIOR WALL MATERIALS:
___ CLAPBOARD ___ BRICK ___ FLUSH SHEATHING ___ WOOD SHINGLE ___ STONE
___ LOG ___ PRESSED METAL ___ CONCRETE ___ STUCCO ___ ASPHALT
___ GRANITE ___ ASBESTOS ___ TERRA COTTA ___ BOARD AND BATTEN X ALUMINUM/VINYL
___ OTHER

24. FOUNDATION MATERIAL:
___ FIELDSTONE ___ BRICK ___ WOOD X CONCRETE ___ GRANITE ___ ORNAMENTAL CONC. BLOCK
___ OTHER

25. OUTBUILDINGS/FEATURES:
___ CARRIAGE HOUSE ___ FENCE OR WALL ___ CEMETERY ___ BARN (CONNECTED)
___ BARN (DETACHED) ___ FORMAL GARDEN ___ LANDSCAPE/PLANT MAT ___ ARCHAEOLOGICAL SITE
___ GARAGE ___ OTHER

HISTORICAL DATA

26. DOCUMENTED DATE OF CONSTRUCTION: _____ 27. ESTIMATED DATE OF CONSTRUCTION: 1930

28. DATE MAJOR ADDITIONS/ALTERATIONS: _____

29. ARCHITECT: _____ 30. CONTRACTOR: _____

31. ORIGINAL OWNER: _____

32. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____

33. CULTURAL/ETHNIC AFFILIATION:
___ ENGLISH ___ FRENCH ACADIAN ___ NATIVE AMERICAN ___ SCOTTISH ___ FRENCH CANADIAN
___ EAST EUROPEAN ___ IRISH ___ OTHER

34. HISTORIC CONTEXT(S):
X COMMERCE ___ INDUSTRY ___ TRANSPORTATION ___ AGRICULTURE ___ MILITARY
___ RELIGION ___ CIVIC AFFAIRS ___ RECREATION ___ HABITATION ___ EDUCATION
___ ART, LIT, SCIENCE ___ SOCIAL

35. COMMENTS/SOURCES: _____

36. HISTORICAL DRAWINGS EXIST: ___ YES X NO 37. KIT HOUSE ___ YES X NO 38. PATTERN BOOK HOUSE ___ YES X NO

ENVIRONMENTAL DATA

39. SITE INTEGRITY: X ORIGINAL ___ MOVED DATE MOVED _____

40. SETTING: ___ RURAL/UNDISTURBED ___ RURAL/BUILT UP ___ SMALL TOWN X URBAN ___ SUBURBAN

41. QUADRANGLE MAP USED: Biddeford

42. UTM NORTHING: 5387230.53724194 43. UTM EASTING: -7842620.15125578

44. FACADE DIRECTION (CIRCLE ONE): (N) S E W NE NW SE SW

==========

MHPC USE ONLY
DATE ENTERED IN INVENTORY: 5/11/2018 PHOTO FILE #: 3644

NR STATUS: ___ L ___ HD ___ E X NE ___ ND REVIEWER KFM 3/20/2018

DATA SOURCE: ___ HPF ___ CLG X R&C ___ STAFF ___ STATE SURVEY OTHER _____ LEVEL OF SURVEY: XR __ I

ur map.

ur map.
PARKING
M
Page 40 of 58

ur map.
SAFE HARBOR
SELF-STORAGE
207.367.2000

ur map.
TIME&TIDE
COFFEE
SAFE HARBOR
SELF-STORAGE
© 2026 Google
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ur map.
PARKING
© 2021 Google
© 2021 Google

ur map.
© 2024 Google

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Brad Favreau
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115
Brad.Favreau@biddefordmaine.org

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Type of Application (see pages 2 and 3 below):

☑ Certificate of Appropriateness – Commission Review ($275.00 fee)

☐ Certificate of Appropriateness – Subcommittee Review ($50.00 fee)

Note: If unsure, check with the Planning Department which applies.

Applicant's/Owner's Information:

Applicant's Name: Abby Henderson, Archetype Architects

Applicant's Address:

Applicant's Phone(s): 207-772-6022

Applicant's E-mail: [redacted]

Applicant's Legal Interest in the Property: Agent/Applicant on Behalf of Owner

☐ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: 41 Main LLC

Owner's Address: 72 Commercial Street, Suite 2, Portland ME 04101

Owner's Phone(s):

Owner's E-mail: [redacted]

Representative's (Agent, Engineer, Architect, and/or Contractor) Information:

Agent's Name: Abby Henderson, Archetype Architects

Agent's Address: 48 Union Wharf, Portland, ME 04101

Agent's Phone(s):

Agent's E-mail: [redacted]

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 41 Main Street, Biddeford, ME 04005

Project Zone: MSRD1 Existing Use of Property: Self Storage & Surface Parking

Project Tax Map(s): 41 Project Lot Number(s): 138

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)

Other: _____

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district

☑ Other: Demolition of non-contributing structure - entire building above foundation.

SUBCOMMITTEE Review Project Activities (Check all that apply):

Alterations and Repair

☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted

☐ Other: _____

Signage and Exterior Utilities

☑ Installation or alteration of any exterior sign, awning, or related lighting Entry/Exit signs for parking

☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings

☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.

Submittal Information Checklist:

☑ Required Application Fee: If full Commission review is required - $275.00
If Subcommitee review is required – $50.00

If FULL COMMITTEE Review is required - 8 Copies of the following are *required*:

☑ Completed Application Form

☑ Description of Proposed Activity

If FULL COMMITTEE Review is required - 8 Copies of the following are *recommended or may be requested*:

☑ Photographs of the building involved as well as adjacent buildings

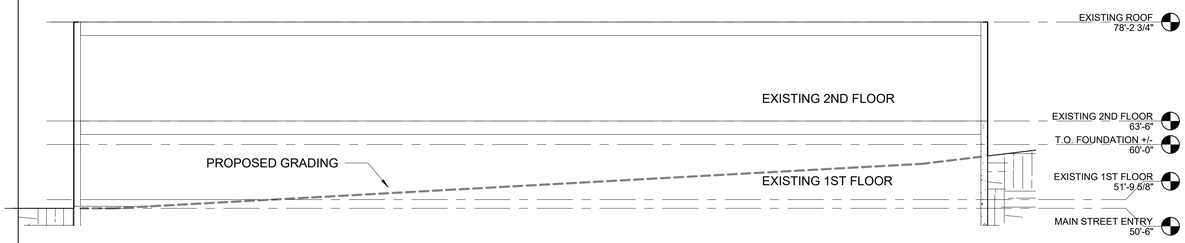
Samples of materials proposed for use in the activity

☑ Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

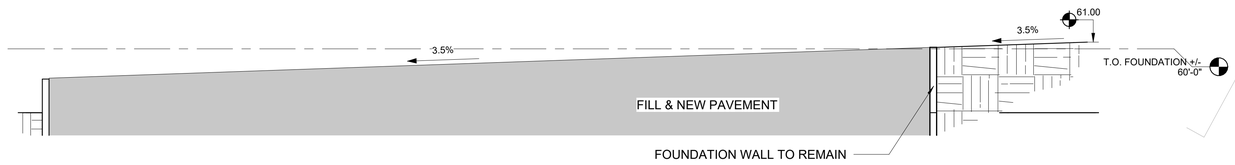
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant: Abby Henderson Date: 05-14-2026

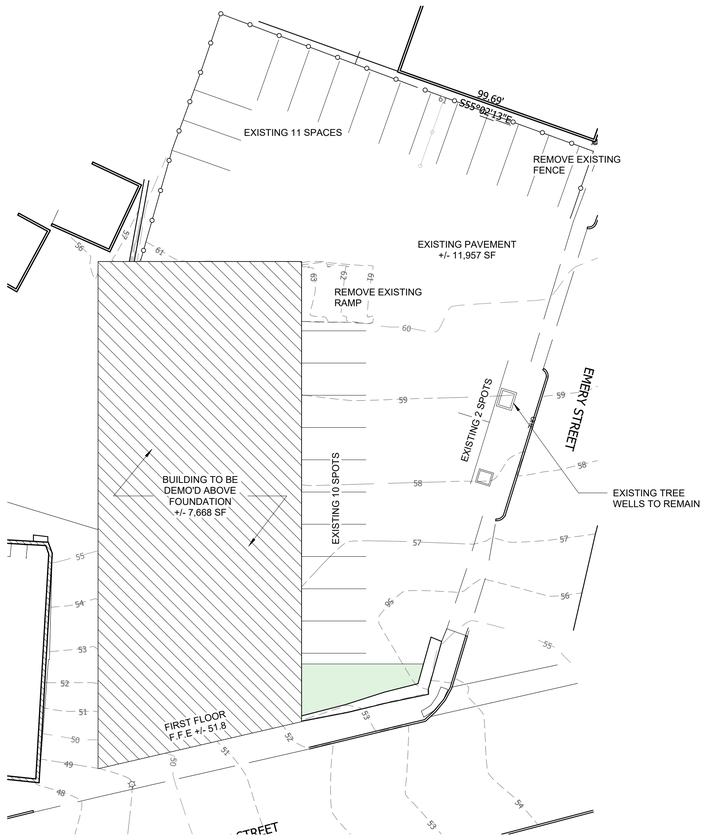
Signature of property owner: Date:



3 EXISTING SECTION
3/32" = 1'-0"



2 NORTH-SOUTH SECTION
3/32" = 1'-0"



4 EXISTING & DEMO
1" = 20'-0"

5 NEW FLOOR PLAN
3/32" = 1'-0"

Prepared For:
41 MAIN LLC
72 Commercial Street, Suite 2
Portland, ME 04101

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

Project:
41 MAIN STREET
PARKING LOT
BIDDEFORD, ME

Revisions:

Scale: As indicated

Date: 06-09-2026

PLAN DIAGRAMS - PHASE 1

A-1

CubeSmart
self storage
PHO LY
VIETNAMESE RESTAURANT
207-571-9050
DINE IN & TAKE OUT
49 MAIN STREET
VIETNAMESE
FOOD
OPEN

EXISTING

CubeSmart
self storage
PHO LY
VIETNAMESE RESTAURANT
207-571-9050
DINE IN & TAKE OUT
49 MAIN STREET
VIETNAMESE
FOOD
OPEN

PHASE 1

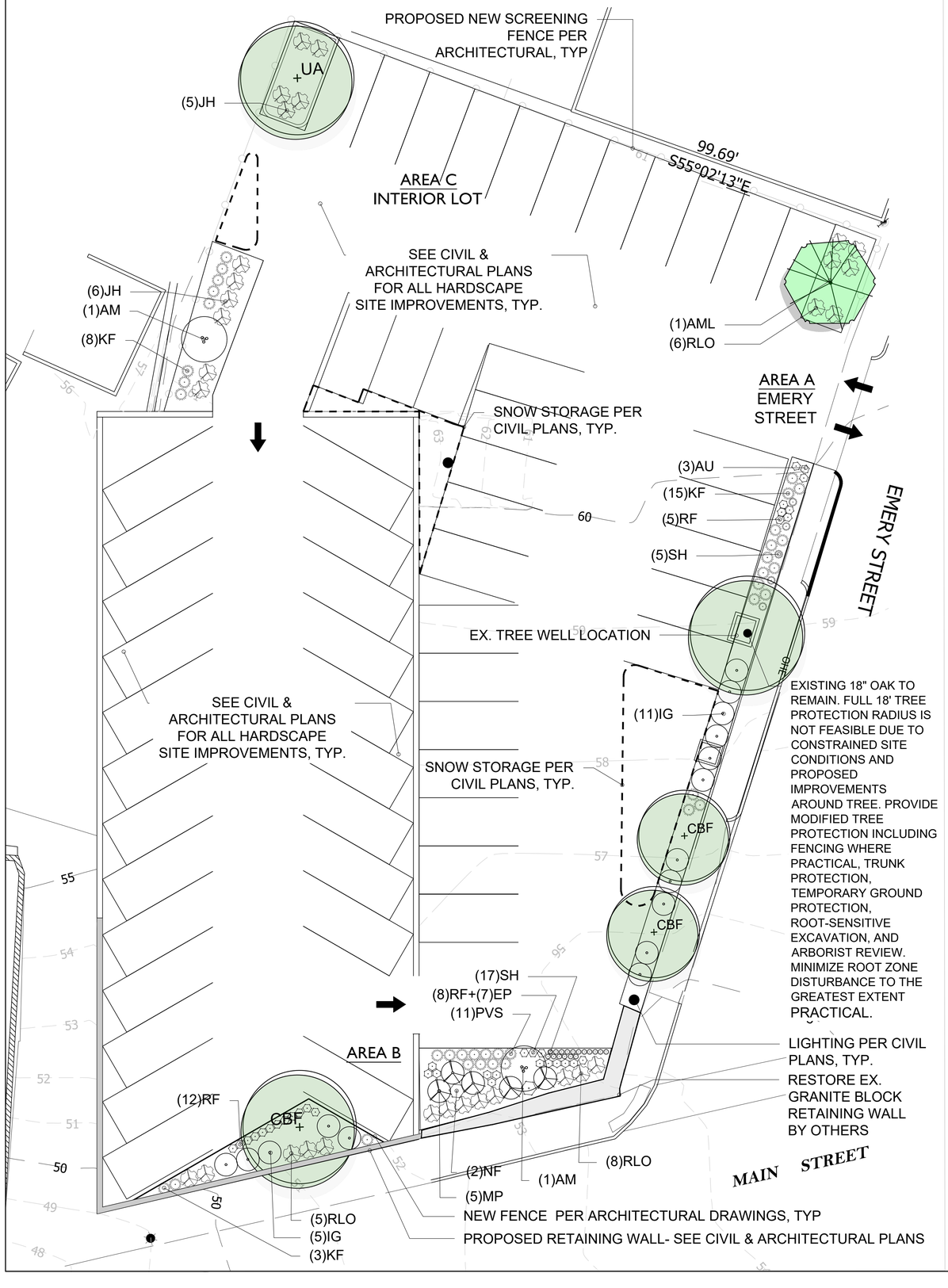
PHO LY
VIETNAMESE RESTAURANT
207-571-0050
DINE IN & TAKE OUT
49 MAIN STREET
VIETNAMESE FOOD
OPEN

PHASE 2

JCT
111
EXISTING

JCT
111
P
PHASE 1

PHASE 2



C:\Users\brysn\OneDrive\DRY_LA\Projects\41 Main Street Garage\CAD\L-Base 41 Main Street Garage Staff Comments.dwg 3:57:51 PM 6/9/2026

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	TYPE	SIZE / SPEC	QTY	SPACING	REMARKS	AREA
AREA A —EMERY STREET								
CBF	*Carpinus betulus 'Frans Fontaine'*	European Hornbeam	Columnar deciduous street tree	2.5" Cal. B&B	**2**	18'-20' O.C.	Columnar; salt/urban tolerant; under/adj. overhead lines	A
AML	*Amelanchier laevis*	Allegheny Serviceberry	Native multi-stem small tree	10' Ht. B&B	**1**	mlt.	Four-season native anchor; white spring bloom; interior lot	A
AU	*Arctostaphylos uva-ursi*	Bearberry	Native groundcover shrub	4" Pot	**3**	18" O.C.	Coastal-adapted; evergreen; red berries; salt-spray tolerant	A
SH	*Sporobolus heterolepis*	Prairie Dropseed	Native ornamental grass	1 Gal.	**5**	18" O.C.	Fine texture; fragrant bloom; repeating bay modules	A
RF	*Rudbeckia fulgida 'Goldsturm'*	Black-Eyed Susan	Native perennial	1 Gal.	**5**	18" O.C.	Native; long summer bloom; fill between grasses and shrubs	A
KF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	Ornamental grass	1 Gal.	**15**	24" O.C.	Upright; 3-season interest; transition accent between shrubs	A
IG	*Ilex glabra 'Shamrock'*	Inkberry Holly	Broadleaf evergreen shrub	3 Gal.	**11**	36" O.C.	Dense evergreen; curb returns and mid-bay anchors; year-round screen	A
RLO	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	Native groundcover shrub	3 Gal.	**6**	48" O.C.	Salt/drought tolerant; brilliant fall color; spreading mass	A
				AREA A SUBTOTAL	**48**			
AREA B —MAIN STREET								
CBF	*Carpinus betulus 'Frans Fontaine'*	European Hornbeam	Columnar deciduous street tree	2.5" Cal. B&B	**1**	18'-20' O.C.	Columnar; salt/urban tolerant; under/adj. overhead lines	b
AM	*Amelanchier canadensis*	Shadbush Serviceberry	Native multi-stem shrub	5' B&B	**1**	AS SHOWN	Disease-resistant; ; anchor shrub	B
MP	*Morella pensylvanica*	Northern Bayberry	Native broadleaf shrub	3 Gal.	**5**	48" O.C.	Salt/wind tolerant; semi-evergreen; aromatic; mid-layer mass	B
IG	*Ilex glabra 'Shamrock'*	Inkberry Holly	Broadleaf evergreen shrub	3 Gal.	**5**	36" O.C.	Dense evergreen; east-end foundation screening	B
KF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	Ornamental grass	1 Gal.	**3**	24" O.C.	Upright; 3-season interest; transition accent between shrubs	B
PVS	*Panicum virgatum 'Shenandoah'*	Red Switch Grass	Ornamental grass	1 Gal.	**11**	24" O.C.	Red fall color; east taper zone terminus	B
SH	*Sporobolus heterolepis*	Prairie Dropseed	Native ornamental grass	1 Gal.	**17**	18" O.C.	Fine texture; foreground band across full bed length	B
RF	*Rudbeckia fulgida 'Goldsturm'*	Black-Eyed Susan	Native perennial	1 Gal.	**20**	18" O.C.	Native; bold summer color visible from sidewalk	B
EP	*Echinacea purpurea*	Purple Coneflower	Native perennial	1 Gal.	**12**	18" O.C.	Native; pollinator; purple bloom mid-summer through fall	B
NF	*Nepeta x faassenii 'Walker's Low'*	Catmint 'Walker's Low'	Perennial groundcover	1 Gal.	**2**	18" O.C.	Blue-violet bloom; drought/salt tolerant; softens edge	B
RLO	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	Native groundcover shrub	3 Gal.	**8**	48" O.C.	Salt/drought tolerant; brilliant fall color; spreading mass	B
				AREA B SUBTOTAL	**85**			
AREA C — INTERIOR LOT · Parking Field Interior Islands and Perimeter								
UA	*Ulmus americana 'Valley Forge'*	Valley Forge American Elm	Deciduous shade tree	2.5" Cal. B&B	**1**	Sgl.	Disease-resistant; high canopy; anchor tree for foundation zone	C
AM	*Amelanchier canadensis*	Shadbush Serviceberry	Native multi-stem shrub	5' B&B	**1**	AS SHOWN	Disease-resistant; ; anchor shrub	C
KF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	Ornamental grass	1 Gal.	**8**	24" O.C.	Upright; 3-season interest; transition accent between shrubs	C
JH	*Juniperus horizontalis 'Prince of Wales'*	Prince of Wales Juniper	Evergreen groundcover shrub	2 Gal.	**11**	48" O.C.	Low-grow; salt/drought tolerant; ideal for parking lot edge	C
				AREA C SUBTOTAL	**21**			
				TOTAL PLANT MATERIAL — ALL AREAS	**154**			

REGULATORY STANDARD

LDR ART. VI, SEC. 12 -- *BUFFERS: NONRESIDENTIAL PARKING ABUTTING RESIDENTIAL USE REQUIRES CONTINUOUS SCREENING.*CONTINUOUS PLANTING BUFFER PROVIDED ALONG FULL EMERY ST. EDGE (AREA A, ~130 LF), AT MAIN ST. BUILDING FOUNDATION (AREA B, ~290 SF), AND WITHIN THE INTERIOR PARKING FIELD (AREA C). MIX OF EVERGREEN AND DECIDUOUS SPECIES -- INCLUDING CARPINUS BETULUS 'FRANS FONTAINE', ILEX GLABRA 'SHAMROCK', MORELLA PENSYLVANICA, AND JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' -- PROVIDES YEAR-ROUND VISUAL SCREENING ABOVE THE BUMPER PLANE AT ALL THREE ZONES.**CONFORMS**

LDR ART. VI, SEC. 12 -- *GREEN PERIMETER STRIP: 20' MIN. WHERE PARKING ABUTS RESIDENTIAL; UNPAVED, PLANTED.*BUFFER PLANTING ZONES ESTABLISHED ALONG ALL PARKING PERIMETER EDGES VISIBLE FROM PUBLIC ROW AND ADJACENT PROPERTIES. AREAS A, B, AND C ARE MAINTAINED FREE OF PAVING CONSISTENT WITH THE INTENT OF THE GREEN PERIMETER STANDARD. NO NEW IMPERVIOUS SURFACE INTRODUCED WITHIN SETBACK PLANTING ZONES. **CONFORMS**

LDR ART. VI, SEC. 12 -- *SCREENING HEIGHT: DENSE PLANTING 2.3' AT INSTALL; 5' YEAR-ROUND SCREEN AT MATURITY.*ILEX GLABRA 'SHAMROCK' (3 GAL.), MORELLA PENSYLVANICA (3 GAL.), RHUS AROMATICA 'GRO-LOW' (3 GAL.), AND CARPINUS BETULUS 'FRANS FONTAINE' (2.5" CAL.) INSTALLED AT SPECIFIED SIZES WILL ACHIEVE 5'+ SCREENING HEIGHT WITHIN 3-5 YEARS. EVERGREEN SPECIES (ILEX, JUNIPERUS, ARCTOSTAPHYLOS) PROVIDE YEAR-ROUND COVERAGE. AMELANCHIER LAEVIS (10' HT. B&B) AND ULMUS AMERICANA 'VALLEY FORGE' (2.5" CAL.) PROVIDE IMMEDIATE UPPER CANOPY.**CONFORMS***LDR ART. XI -- FRONT SETBACK: NO PAVING WITHIN 25' OF FRONT PROPERTY LINE; SETBACK TO BE LANDSCAPED.*PLANTING STRIPS IN AREAS A (EMERY ST.) AND B (MAIN ST.) OCCUPY THE SETBACK ZONES ADJACENT TO PUBLIC ROW. NO NEW PAVING PROPOSED WITHIN 25' OF FRONT PROPERTY LINES AT EITHER FRONTAGE. AREAS PLANTED PER PLAN.**CONFORMS**

CH. 62, SEC. 62-136 -- *STREET TREES / UTILITY LINES: TREES SHALL NOT BE PLANTED UNDER OVERHEAD WIRES.*CARPINUS BETULUS 'FRANS FONTAINE' (CBF) SELECTED SPECIFICALLY FOR TIGHT COLUMNAR HABIT (10-12' MATURE WIDTH) AND SUB-30' MATURE HEIGHT, APPROPRIATE FOR PLACEMENT ADJACENT TO OVERHEAD DISTRIBUTION LINES ALONG EMERY ST. TREE LOCATIONS COORDINATED WITH UTILITY POLE LOCATIONS PER PLAN. NO SPECIES WITH POTENTIAL CONFLICT WITH OVERHEAD INFRASTRUCTURE IS PROPOSED.**CONFORMS**

*EXISTING 18" OAK -- TREE PROTECTION: PROTECTED TREE TO REMAIN; TREE PROTECTION ZONE (TPZ) REQUIRED.*EXISTING 18" DBH OAK DESIGNATED AS PROTECTED TREE. TPZ RADIUS OF 27'-0" (1.5 FT/IN DBH PER ISA SENSITIVE SPECIES STANDARD) ESTABLISHED AND SHOWN ON PLAN. TREE PROTECTION FENCING, MODIFIED CONSTRUCTION SEQUENCING, ROOT-SENSITIVE EXCAVATION METHODS, AND ARBORIST REVIEW REQUIRED. SEE TREE PRESERVATION NOTES THIS SHEET.**SEE NOTES**

SITE SOIL NOTES

1. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION OF STOCKPILE AREAS FOR STRIPPED TOPSOIL AND PLANTING SOIL PRODUCTS. CONTRACTOR SHALL ENSURE AREA IS PROTECTED AND CONTAMINATION OR DISTURBANCE OF STORED PRODUCTS IS NOT ALLOWED.
2. CONTRACTOR SHALL ENSURE SUBGRADE IS SCARIFIED PRIOR TO INSTALLING PLANTING SOIL AND BLEND WITH INITIAL LIFT OR PLACEMENT OF PROPOSED PLANTING SOIL.
3. COORDINATE PLACEMENT OF PLANTING SOIL WITH OTHER WORK, ESPECIALLY UTILITIES. PLACEMENT SHOULD OCCUR AFTER INSTALLATION OF ALL HARDSCAPE IMPROVEMENTS, IRRIGATION SYSTEM, UTILITIES, ETC. AND BEFORE INSTALLATION OF PLANTS.

GENERAL NOTE:

PLANTING PLAN IS INTENDED TO SHOW LANDSCAPE PLANTING, TREE PRESERVATION, AND RELATED LANDSCAPE TREATMENTS ONLY. REFER TO CIVIL DRAWINGS FOR EXISTING CONDITIONS, UNDERGROUND UTILITIES, GRADING, DRAINAGE, HARDSCAPE, PAVEMENT, CURBING, WALLS, DIMENSIONS, AND OTHER SITE IMPROVEMENTS. CONTRACTOR SHALL COORDINATE PLANTING WORK WITH CIVIL DRAWINGS AND FIELD-VERIFY ALL UTILITIES PRIOR TO EXCAVATION. NOTIFY LANDSCAPE ARCHITECT AND CIVIL ENGINEER OF CONFLICTS PRIOR TO PROCEEDING.

PLANT LEGEND

SHEET LD1

- EX. TREE
- CANOPY/COLUMNAR TREE
- UNDERSTORY TREE
- SHRUBS/SAPLINGS
- PERENNIALS

PLANTING NOTES

1. LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.
2. PLANT MATERIAL PROVIDED BY THE CONTRACTOR IS TO CONFORM TO THE HIGHEST STANDARD AS ADOPTED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI). PLANT MATERIAL IS TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
3. THE CONTRACTOR IS TO FURNISH PLANTS, SEED, AND SOD SHOWN ON THE DRAWINGS. PLANTS ARE TO CONFORM WITH THE BOTANICAL IDENTIFICATIONS. PLANTS ARE TO BE SOURCED FROM A NURSERY WITHIN THE SAME CLIMATIC ZONE AS THE SITE LOCATION. NO SUBSTITUTIONS OF PLANT SPECIES ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE & THE LANDSCAPE ARCHITECT.
4. SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF, FRUIT, COLOR, TIME OF BLOOM & CLIMATIC LOCATION AS APPROVED BY LANDSCAPE ARCHITECT.
5. LOCATE AND VERIFY EXISTING & PROPOSED UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO LANDSCAPE ARCHITECT.
6. PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REMOVED FROM PLANTING AREAS.
7. THE CONTRACTOR IS TO VERIFY SITE LAYOUT & GRADES & INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CHANGES IN LAYOUT AND/OR GRADING PRIOR TO CONSTRUCTION. NO PLANTING IS TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
8. ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. THE CONTRACTOR SHALL ADJUST THE LOCATIONS AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS FINAL LOCATIONS OF PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
9. INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE. PLANT AND STAKES ARE TO BE SET PLUMB UNLESS OTHERWISE NOTED. PLANT UNDER FULL TIME SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR LANDSCAPE ARCHITECT'S APPROVAL.
10. WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN PLANT MATERIALS INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION AND DURING REQUIRED WARRANTY PERIODS. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
12. REPAIR DAMAGE DUE TO LANDSCAPE INSTALLATION OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK.
13. SOAK ALL PERENNIALS FOR 24 HOURS PRIOR TO INSTALLATION.
14. A LIST OF PLANTS INCLUDING BOTANICAL NAMES, SIZES, AND SPACING ARE SHOWN ON THE DRAWINGS. QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND ARE TO BE VERIFIED. IN THE EVENT THAT QUANTITIES OR OMISSIONS OCCUR THE PLAN DRAWINGS ARE TO BE FOLLOWED.
15. IRRIGATION: A TEMPORARY UNDERGROUND DRIP AND SPRINKLER IRRIGATION SYSTEM IS TO BE PROVIDED FOR ALL PLANT MATERIAL AND SOD OR SEEDED AREAS.
16. DISTURBED SITE AREAS ARE TO BE DRESSED WITH 6" MIN. OF AMENDED TOPSOIL FOR LAWNS AND 12" MIN. FOR PLANT BEDS. TOPSOIL FOR SEEDED AND/OR SEEDED AREAS IS TO BE TWO PARTS SHARP SAND, ONE PART LOAM AND ONE PART ORGANIC COMPOST.
17. PLANT BEDS ARE TO BE MULCHED TO A DEPTH OF 2" MIN. WITH NATURAL BARK MULCH WITH BARK SIZES NO LARGER THAN 3". PERENNIAL PLANT BEDS ARE TO BE MULCHED WITH BARK SIZES NO MORE THAN 1". TREES IN LAWN AREAS ARE TO HAVE MULCH RINGS OF 5' DIA.
18. TREES ADJACENT TO PEDESTRIAN ROUTES AND WITHIN PARKING ISLANDS ARE TO BE LIMBED TO 6' ABOVE GRADE.

TREE PRESERVATION NOTES:

EXISTING 18" OAK TO REMAIN IN CONSTRAINED WORK AREA

EXISTING 18" OAK TREE SHALL BE PRESERVED AND PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION.

DUE TO THE CONSTRAINED URBAN SITE CONDITIONS AND THE NATURE OF THE PROPOSED IMPROVEMENTS AROUND THE TREE, A FULL 18' RADIUS TREE PROTECTION ZONE IS NOT FEASIBLE. TREE PROTECTION SHALL THEREFORE BE PROVIDED THROUGH A COMBINATION OF LIMITED FENCING, TRUNK PROTECTION, ROOT-SENSITIVE CONSTRUCTION METHODS, SOIL PROTECTION, AND ARBORIST REVIEW.

CONTRACTOR SHALL REVIEW THE PROPOSED LIMITS OF WORK AROUND THE EXISTING OAK WITH THE LANDSCAPE ARCHITECT AND/OR PROJECT ARBORIST PRIOR TO CONSTRUCTION.

TREE PROTECTION FENCING SHALL BE INSTALLED WHERE PRACTICAL TO PROTECT THE LARGEST FEASIBLE PORTION OF THE ROOT ZONE. FENCING SHALL BE FIELD-ADJUSTED TO ACCOMMODATE REQUIRED ACCESS, GRADING, PAVING, UTILITIES, AND OTHER APPROVED WORK.

WHERE TREE PROTECTION FENCING CANNOT BE INSTALLED DUE TO WORK LIMITS, CONTRACTOR SHALL INSTALL TEMPORARY TRUNK PROTECTION CONSISTING OF WOOD PLANKING, STRAPPING, OR APPROVED EQUIVALENT PROTECTION AROUND THE TREE TRUNK. PROTECTION SHALL NOT BE NAILED, SCREWED, OR FASTENED DIRECTLY INTO THE TREE.

ROOT ZONE DISTURBANCE SHALL BE MINIMIZED TO THE GREATEST EXTENT PRACTICAL. WORK WITHIN THE CRITICAL ROOT AREA SHALL BE PERFORMED USING ROOT-SENSITIVE METHODS INCLUDING HAND EXCAVATION, AIR SPADE EXCAVATION, LIMITED-DEPTH GRADING, OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT OR PROJECT ARBORIST.

NO ROOTS 2 INCHES IN DIAMETER OR LARGER SHALL BE CUT WITHOUT REVIEW AND APPROVAL BY THE PROJECT ARBORIST.

ANY APPROVED ROOT CUTTING SHALL BE PERFORMED CLEANLY WITH SHARP TOOLS. ROOTS SHALL NOT BE TORN, RIPPED, OR BROKEN BY EQUIPMENT. EXPOSED ROOTS SHALL BE PROTECTED FROM DRYING AND SHALL BE BACKFILLED OR COVERED WITH MOIST BURLAP, MULCH, OR APPROVED SOIL MATERIAL AS SOON AS PRACTICABLE.

WHERE EXCAVATION IS REQUIRED WITHIN THE ROOT ZONE, CONTRACTOR SHALL LIMIT OPEN TRENCH DURATION AND SHALL BACKFILL ROOT AREAS AS SOON AS PRACTICAL. CONTRACTOR SHALL NOT STOCKPILE SOIL, STONE, PAVERS, CONCRETE, EQUIPMENT, OR CONSTRUCTION MATERIALS AGAINST THE TREE TRUNK OR WITHIN UNPROTECTED ROOT ZONE AREAS.

EQUIPMENT ACCESS WITHIN THE ROOT ZONE SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY TO COMPLETE THE WORK. WHERE ACCESS IS REQUIRED, CONTRACTOR SHALL PROVIDE TEMPORARY GROUND PROTECTION SUCH AS TIMBER MATS, COMPOSITE MATS, PLYWOOD OVER MULCH, OR APPROVED EQUIVALENT.
NO CONCRETE WASHOUT, PAINT WASHOUT, FUELING, CHEMICAL STORAGE, EQUIPMENT CLEANING, OR DEBRIS STORAGE SHALL OCCUR WITHIN OR DRAIN TOWARD THE TREE ROOT ZONE.

CONTRACTOR SHALL PROTECT THE TREE TRUNK, ROOT FLARE, LIMBS, AND CANOPY FROM DAMAGE BY EQUIPMENT, MATERIALS, AND CONSTRUCTION ACTIVITY. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE TREE ROOT CROWN. DO NOT PLACE FILL, SEDIMENT, MULCH, OR PAVEMENT MATERIAL AGAINST THE TREE TRUNK OR ROOT FLARE.

FINAL GRADES AROUND THE TREE SHALL BE SET TO PROTECT THE EXISTING ROOT FLARE AND SHALL NOT BURY THE BASE OF THE TREE.

ANY DAMAGE TO THE TREE, INCLUDING BARK DAMAGE, BROKEN LIMBS, ROOT DAMAGE, SOIL COMPACTION, OR UNAUTHORIZED DISTURBANCE, SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

PRUNING, IF REQUIRED FOR CLEARANCE OR TREE HEALTH, SHALL BE PERFORMED BY A QUALIFIED ARBORIST. CONTRACTOR SHALL NOT PRUNE BRANCHES OR ROOTS WITHOUT APPROVAL.

NOTE: This drawing is DESIGN DEVELOPMENT ONLY. It is NOT intended for use as a construction document.

Prepared for:
41 Main LLC, address is 72 Commercial Street, Suite 2, Portland, ME 04101

Prepared By:
dry landscape architecture, l.l.c
31 miller ave.
Biddeford, ME 04005

Date:
MAY 13, 2026

Issued For:
DESIGN REVIEW

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Title: PLANTING PLAN

41 MAIN STREET PARKING LOT

MAIN STREET, BIDDEFORD, ME 04005

Revisions:

REV. 1 STAFF COMMENTS - 06.09.26

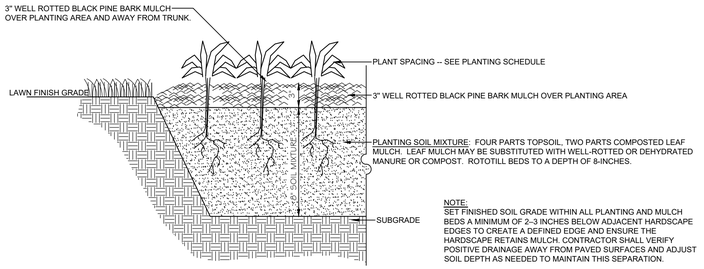
REGISTERED LANDSCAPE ARCHITECT
BRADEN DRYPOLCHER
No.RLA 5043
05/11/26
STATE OF MAINE

North:

Sheet No.: L1

Scale: 1" = 20'-0"

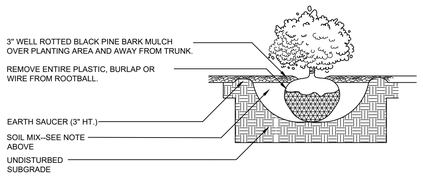
0 10 20 40



NOTE:
SET FINISHED SOIL GRADE WITHIN ALL PLANTING AND MULCH BEDS A MINIMUM OF 2-3 INCHES BELOW ADJACENT HARDSCAPE EDGES TO CREATE A DEFINED EDGE AND ENSURE THE HARDSCAPE RETAINS MULCH. CONTRACTOR SHALL VERIFY POSITIVE DRAINAGE AWAY FROM PAVED SURFACES AND ADJUST SOIL DEPTH AS NEEDED TO MAINTAIN THIS SEPARATION.

01 PLANTING BED AND MULCH DETAIL

SCALE: N.T.S.



PLANT INSTALLATION NOTES:
DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS AND NEEDLED EVERGREEN TREES AND SHRUBS: 1 FULL WHEELBARROW EXISTING SOIL, 3 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.

FOR BROADLEAVED EVERGREENS AND RELATED ERICACAE PLANTS: 1 FULL WHEELBARROW EXISTING SOIL, 3-4 SHOVELS COMPOST, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL OF LOW pH

CONTAINER GROWN STOCK:
REMOVE CONTAINER PROTECTING ROOT BALL. GENTLY COMB OUT ROOTS, PRUNE DAMAGED ROOTS.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER, LET DRAIN, REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE, TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

02 SHRUB INSTALLATION

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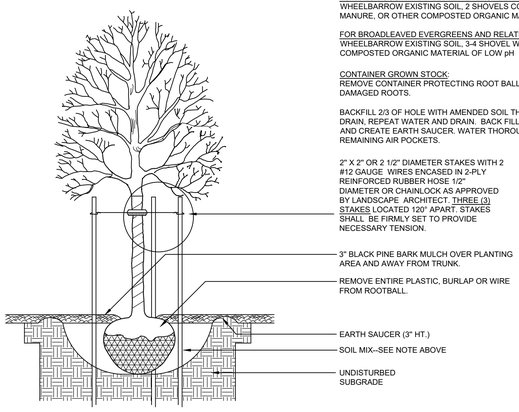


PLANT INSTALLATION NOTES:
DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS AND NEEDLED EVERGREEN TREES AND SHRUBS: 1 FULL WHEELBARROW EXISTING SOIL, 2 SHOVELS COMPOST, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.

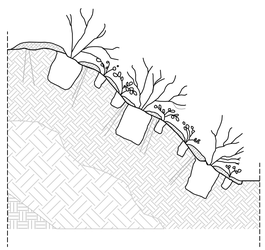
FOR BROADLEAVED EVERGREENS AND RELATED ERICACAE PLANTS: 1 FULL WHEELBARROW EXISTING SOIL, 3-4 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL OF LOW pH

CONTAINER GROWN STOCK:
REMOVE CONTAINER PROTECTING ROOT BALL. GENTLY COMB OUT ROOTS, PRUNE DAMAGED ROOTS.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER, LET DRAIN, REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE, TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

03 DECIDUOUS TREE DETAIL

SCALE: N.T.S.



04 SLOPE PLANTING DETAIL

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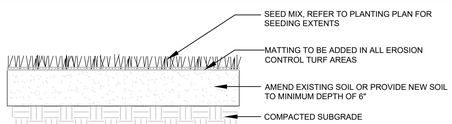

05 SEED DETAIL

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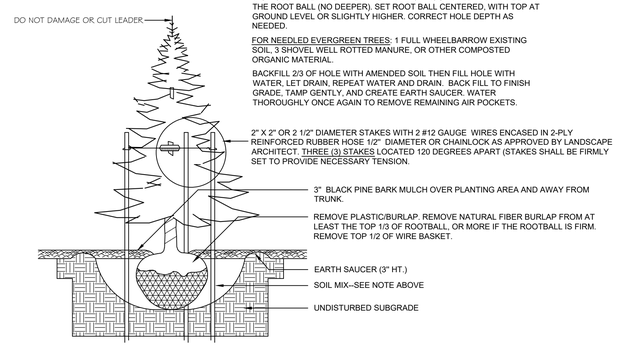


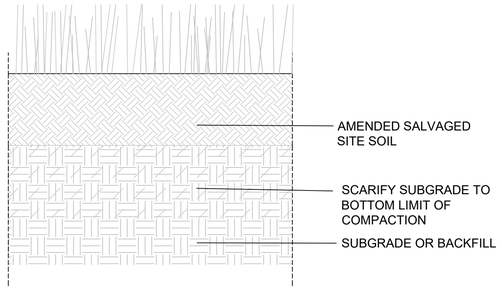
PLANT INSTALLATION NOTES:
DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR NEEDLED EVERGREEN TREES: 1 FULL WHEELBARROW EXISTING SOIL, 3 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER, LET DRAIN, REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE, TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

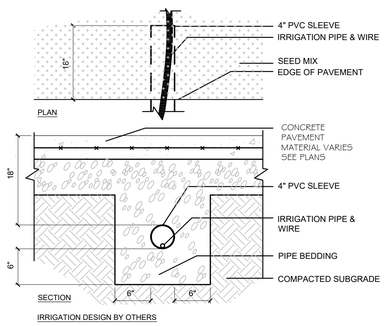
06 CONIFEROUS TREE DETAIL

SCALE: N.T.S.



07 CONSERVATION MIX SOIL PROFILE

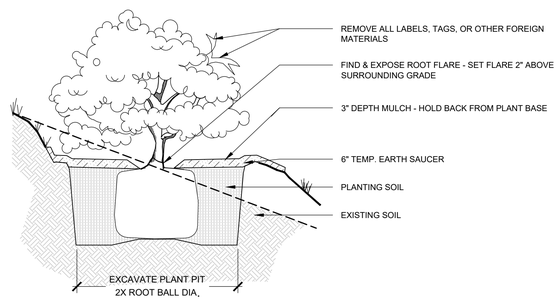
SCALE: N.T.S.



IRRIGATION DESIGN BY OTHERS

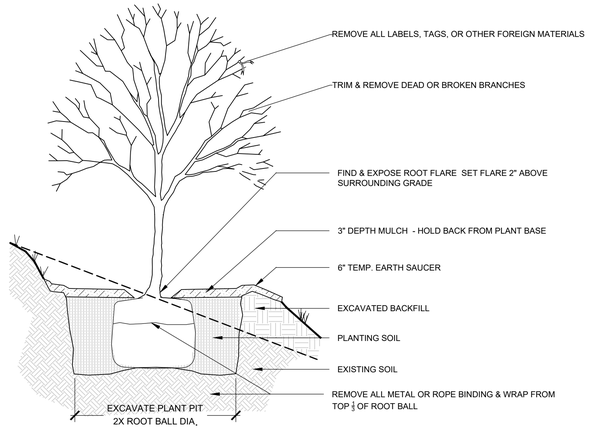
08 IRRIGATION SLEEVE

SCALE: N.T.S.



09 SHRUB PLANTING ON SLOPE

SCALE: N.T.S.



10 TREE PLANTING ON SLOPE

SCALE: N.T.S.

NOTE: This drawing is DESIGN DEVELOPMENT ONLY. It is NOT intended for use as a construction document.

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Biddeford, ME 04005

Date:
MAY 13, 2026

Issued For:
DESIGN REVIEW

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Title: LANDSCAPE DETAILS

41 MAIN STREET PARKING LOT

MAIN STREET, BIDDEFORD, ME 04005

Revisions:

REV. 1 STAFF COMMENTS - 06.09.26

REGISTERED LANDSCAPE ARCHITECT
BRADEN DRYPOLCHER
No.BLA 5043
05/11/26
STATE OF MAINE

North:

Sheet No.: LD1

Scale: AS NOTED

C:\Users\bdrypo\OneDrive\DRY-LA\Projects\41 Main Street Garage\CAD\L-Base 41 Main Street Garage Staff Comments.dwg bdrypo 6/9/2026