

**THREE MAINERS, LLC
PROPOSED SUBDIVISION**

**19 SCHACHT LANE
GARDINER, MAINE**

**Tier 1 (NRPA) Application for:
The Maine Department of Environmental
Protection (MDEP)
January 27th, 2026**



Prepared by



Three Mainers, LLC
19 Schacht Lane Gardiner, Maine
Application for a Tier 1 Natural Resource Protection Act Permit
State of Maine DEP/U.S. Army Corps of Engineers

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APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT

→ PLEASE TYPE OR PRINT IN BLACK INK ONLY

1. Name of Applicant: Three Mainers, LLC Rick Berg		5. Name of Agent: E.S. Coffin Engineering & Surveying	
2. Applicant's Mailing Address: 18 Joseph Drive Sidney, ME 04330		6. Agent's Mailing Address: PO Box 4687 Augusta, ME 04330	
3. Applicant's Daytime Phone #: 207-242-9059		7. Agent's Daytime Phone #: 207-623-9475	
4. Applicant's Email Address (Required from either applicant or agent): rberg@camdennational.bank		8. Agent's Email Address: jcoffin@coffineng.com	
9. Location of Activity: (Nearest Road, Street, Rt.#) 19 Schacht Lane		10. Town: Gardiner	11. County: Kennebec
12. Type of Resource: (Check all that apply)	<input checked="" type="checkbox"/> River, stream or brook <input type="checkbox"/> Great Pond <input type="checkbox"/> Coastal Wetland <input checked="" type="checkbox"/> Freshwater Wetland <input type="checkbox"/> Wetland Special Significance <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Fragile Mountain	13. Name of Resource: Cobbossee Stream	
		14. Amount of Impact: (Sq.Ft.) Fill: 5,775 sf Dredging/Veg Removal/Other:	
15. Type of Wetland: (Check all that apply)	<input checked="" type="checkbox"/> Forested <input type="checkbox"/> Scrub Shrub <input type="checkbox"/> Emergent <input type="checkbox"/> Wet Meadow <input type="checkbox"/> Peatland <input type="checkbox"/> Open Water <input type="checkbox"/> Other _____	FOR FRESHWATER WETLANDS	
		<i>Tier 1</i> <input type="checkbox"/> 0 - 4,999 sq ft. <input checked="" type="checkbox"/> 5,000-9,999 sq ft <input type="checkbox"/> 10,000-14,999 sf	<i>Tier 2</i> <input type="checkbox"/> 15,000 – 43,560 sq. ft. <input type="checkbox"/> > 43,560 sq. ft. or smaller than 43,560 sf not eligible for Tier 1
16. Brief Activity Description: The applicant proposes to subdivide the parcel into 10 single-family lots. The project will impact 5,775 sf of freshwater wetlands.			
17. Size of Lot or Parcel & UTM Locations: <input type="checkbox"/> _____ square feet, or <input checked="" type="checkbox"/> 70.6 acres		UTM Northing: 44-09-53 UTM Easting: 69-48-48	
18. Title, Right or Interest: <input checked="" type="checkbox"/> own <input type="checkbox"/> lease <input type="checkbox"/> purchase option <input type="checkbox"/> written agreement			
19. Deed Reference Numbers: Book#: 15226 Page: 76		20. Map and Lot Numbers: Map #: 3 Lots: 3	
21. DEP Staff Previously Contacted: N/A		22. Part of a larger project: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
23. Resubmission of Application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		24. Written Notice of Violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, previous application #		If yes, name of DEP enforcement staff involved:	
		25. Previous Wetland Alteration: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
26. Detailed Directions to the Project Site: From I95/Rt 201 x-section travel east on Rt 201 0.4 miles. Take a right on Libby Hill Rd and go 1.2 miles & take a right on Booker Rd. Go 0.2 miles to the end of Booker Rd and the project is to the left.			
TIER 1		TIER 2/3 AND INDIVIDUAL PERMITS	
<input checked="" type="checkbox"/> Title, right or interest documentation <input checked="" type="checkbox"/> Topographic Map <input checked="" type="checkbox"/> Narrative Project Description <input checked="" type="checkbox"/> Plan or Drawing (8 1/2" x 11") <input checked="" type="checkbox"/> Photos of Area <input checked="" type="checkbox"/> Statement of Avoidance & Minimization <input checked="" type="checkbox"/> Statement/Copy of cover letter to MHPC		<input type="checkbox"/> Title, right or interest documentation <input type="checkbox"/> Topographic Map <input type="checkbox"/> Copy of Public Notice/Public Information Meeting Documentation <input type="checkbox"/> Wetlands Delineation Report (Attachment 1) that contains the Information listed under Site Conditions <input type="checkbox"/> Alternatives Analysis (Attachment 2) including description of how wetland impacts were Avoided/Minimized <input type="checkbox"/> Erosion Control/Construction Plan <input type="checkbox"/> Functional Assessment (Attachment 3), if required <input type="checkbox"/> Compensation Plan (Attachment 4), if required <input type="checkbox"/> Appendix A and others, if required <input type="checkbox"/> Statement/Copy of cover letter to MHPC <input type="checkbox"/> Description of Previously Mined Peatland, if required	
28. FEES Amount Enclosed: \$331.00 + In Lieu Fee (\$5.25 x 5,775 sf) = \$331.00 + (\$30,318.75) = \$30,649.75			

IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following :

DEP SIGNATORY REQUIREMENT

PRIVACY ACT STATEMENT
Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor a permit be issued.

CORPS SIGNATORY REQUIREMENT
USC Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry shall be fined not more than \$10,000 or imprisoned not more than five years or both. I authorize the Corps to enter the property that is subject to this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

DEP SIGNATORY REQUIREMENT
"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by emailing the decision to the address located on the front page of this application (see #4 for the applicant and #8 for the agent)."


SIGNATURE OF AGENT/APPLICANT

Date: January 21st, 2026

NOTE: Any changes in activity plans must be submitted to the DEP and the Corps in writing and must be approved by both agencies prior to implementation. Failure to do so may result in enforcement action and/or the removal of the unapproved changes to the activity.

October 9th, 2025

Mr. James Coffin, PE
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
Three Mainers, LLC
19 Schacht Lane
Gardiner, Maine

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as our agent in submitting applications and answering questions regarding our Planning Board Application to the City of Gardiner and any Maine Department of Environmental Protection permit applications for the proposed residential subdivision located at the end of Booker Road in Gardiner.

Sincerely,

DocuSigned by:

A3C0D78FB6724F8...
Rick Berg, Owner

Attachment 1: Activity Description/Past History

Three Mainers LLC, herein called the applicant are proposing to subdivide a parcel of land located at 19 Schacht Lane in Gardiner. The 70.63-acre parcel is identified as Lot 3 on Tax Map 3 in the City of Gardiner Tax Maps and is in the Residential Growth (RG) District as shown on the City's Zoning Map. The applicant is proposing to subdivide the parcel into 10 new single-family residential lots with a remainder lot.

There will be 1,460 feet of new roads needed and the electrical services will be installed underground. The minimum lot size with private sewer is 40,000 sf. The parcel flows into Cobbossee Stream, which is not considered a waterbody most at risk from development by the Maine Department of Environmental Protection (MDEP). Almost all runoff from this subdivision lot will be directed through ditches and pipes into two detention ponds. These two ponds outlet to the existing wetland extending in a north-south direction through the property.

There will be 5,775 sf of wetland impacts from the proposed road and ditching as shown on the site plan (C-1). The new impervious area will be 0.61 acres for the road as shown on the site plan. The disturbed area is the same as the developed area, which is 96,720 sf (2.2 acres).

Included with this application are the following items:

1. Stormwater:

The proposed subdivision will result in 0.85 acres of impervious surfaces associated with the proposed roads. A stormwater report is included indicating a reduction in flow for the 2-, 10- and 25-peak storm events. A Stormwater Permit By Rule is being filed for the subdivision.

2. Water Supply:

A letter is included from Rolfe well drilling indicating adequate water supply in the area.

3. Wastewater Disposal:

Vaughn Smith Associates has provided a preliminary soils investigation for the 10 lots and a copy of the report is included with this submission.

4. Solid Waste:

An email from John Cameron (Director) of the Gardiner Public Works Department is included indicating that he sees no negative impact on city services for the project.

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

Attachment 1A: Avoidance and Minimization

Three Mainers LLC, herein called the applicant are proposing to subdivide a parcel of land located at 19 Schacht Lane in Gardiner. The 70.63-acre parcel is identified as Lot 3 on Tax Map 3 in the City of Gardiner Tax Maps and is in the Residential Growth (RG) District as shown on the City's Zoning Map. The applicant is proposing to subdivide the parcel into 10 new single-family residential lots with a remainder lot.

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The parcel is not within the 100-year flood zone and flows into Cobbosseecontee Stream, which is not identified as a stream most at risk from development. Therefore, the DEP stormwater permit application threshold is one acre of new impervious area for the project. The soils in the area of this project are classified as Ridgebury (RdA), Woodbridge (WsB), Scantic (ScA) and Paxton-Charlton (PeB), which are considered to be Type "D" soils, respectively.

Wetlands were flagged by Vaughn Smith Associates and located by our surveyors. There will be 5,775 sf of wetland impacts associated with the project, which will trigger a Tier I Natural Resource of Protection Act (NRPA) permit application with the DEP.

Avoidance: The location of the proposed subdivision road avoids as many freshwater wetlands impacts as possible. The wetlands flow in a north to south direction with Dottie Lane extending in a west-east direction. The only impacts are from this portion of the road with the exception of a small amount (240 sf) associated with the grading along the south side of Schacht Lane. The wetlands have been avoided as much as possible with the Dottie Lane being installed in one of the thinnest portions of wetlands.

Minimization:

The road crossing shown result in the smallest wetland impacts available for the subdivision considering the 7 lots being developed along the east side of the wetlands. The lots have been laid out to minimize wetland impacts and there are adequate upland areas associated with each lot. Every attempt has been made to minimize wetland impacts for the subdivision.

Attachment 2: Analysis of Alternatives

Utilizing, Managing, or Expanding One or More Other Sites

This site is ideal for residential development as it is located near the interstate and has access to electrical facilities. Private septic fields and wells will be utilized for each lot.

Reducing the Size, Scope, Configuration, or Density of the Project

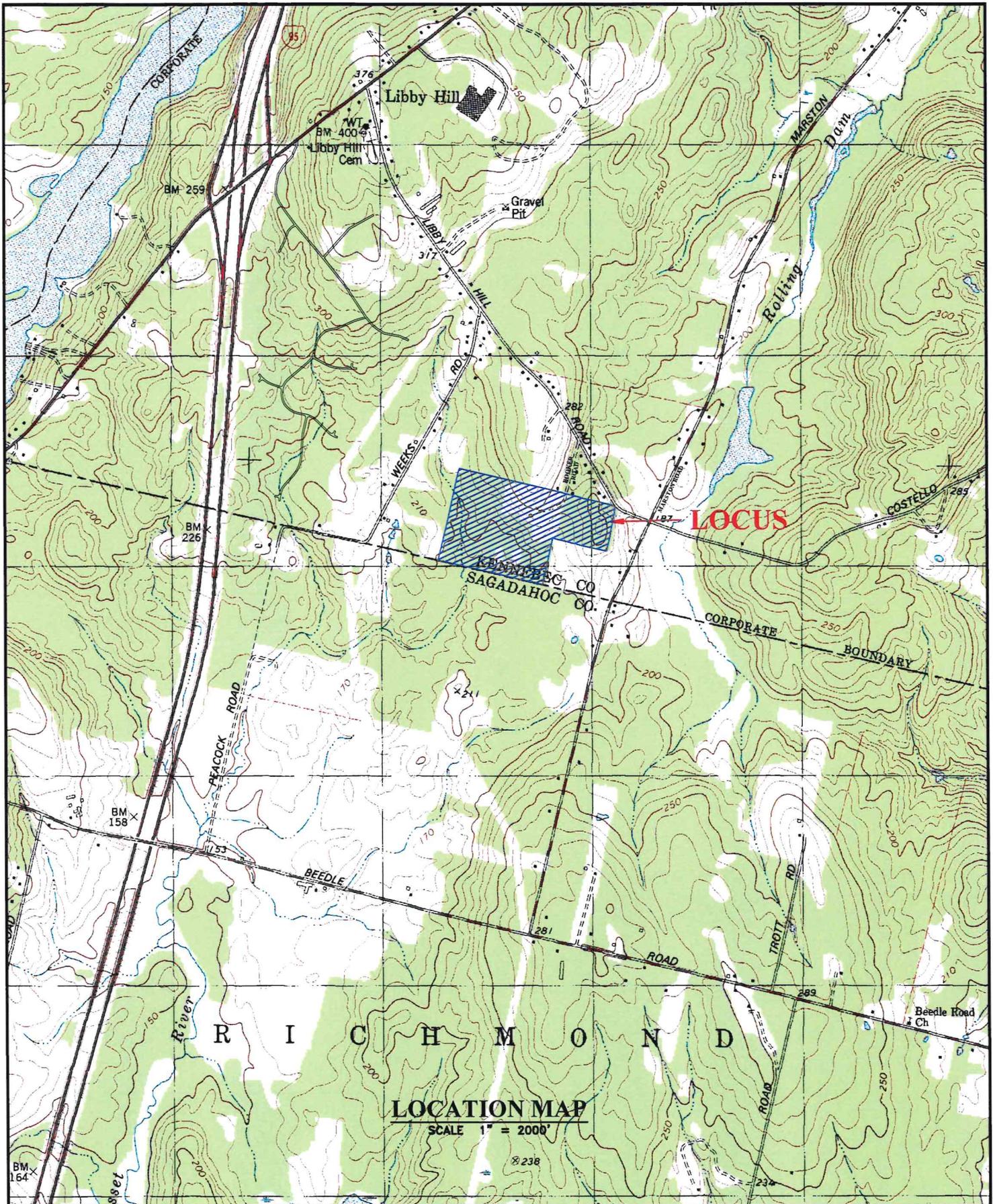
Impacts to natural resources have been avoided to the greatest extent practical. Avoidance is difficult with this subdivision due to the existing wetlands running nearly through the center of the subdivision in a north/south direction. Steps have been taken to reduce impacts nonetheless and the subdivision design has avoided having large impacts. We were able to leave the large wetland in the middle of the parcel with the road going through the thinnest portion of the wetland. These impacts and are shown on the Site Plan (C-1). There will be 10 single-family residential homes constructed.

Developing Alternative Activity Designs

This lot has challenges with regard to slope and wetland location. The existing lot configuration makes construction difficult because the wetland located through the middle of the parcel makes it impossible to avoid with any type of development. Libby Hill Road was evaluated as an entrance/exit into the property, but the slopes in the area resulted in multiple road switchbacks needed to be able to access the top of the hill. The length of road made this option financially unviable.

Attachment 3: Location Map

The site location map is attached.



CLIENT/PROJECT:
THREE MAINERS, LLC

LOCATION: **BOOKER ROAD**

TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**


ES COFFIN
 ENGINEERING & SURVEYING
EST. 1925
 E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
 Ph. (207) 623-9474 Fax (207) 623-0016 Toll Free 1-800-244-9475

SHEET TITLE:
SITE LOCATION MAP

SCALE: 1" = 2000'

DATE: **OCTOBER 9, 2025**

PROJ. NO. 2024-110

SLM

Attachment 4: Photographs

A photo log is included.

Client Name: 1
Three Mainers, LLC

Project No.
24-110

Photo No. 1

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
north towards Booker
Road.



Photo No. 2

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
west at the applicant's
house at 19 Schacht
Lane.



Client Name:
Three Mainers, LLC

Project No.
24-110

Photo No. 3

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
northeast at the
wetland adjacent to the
driveway.



Photo No. 4

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
east at the wetland
along the east side of
Schacht Lane.



Client Name:

Three Mainers, LLC

Project No.

24-110

Photo No. 5

Date: 10-9-2025

Site Location:

19 Schacht Lane
Gardiner, Maine

Description:

Photo taken from
Schacht Lane looking
east at the wetland
along the east side of
Schacht Lane.



Photo No. 6

Date: 10-9-2025

Site Location:

19 Schacht Lane
Gardiner, Maine

Description:

Photo taken from
Schacht Lane looking
southeast at the
wetland along the east
side of Schacht Lane.



Client Name:
Three Mainers, LLC

Project No.
24-110

Photo No. 7

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
south at the wetland
along the east side of
Schacht Lane.



Photo No. 8

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
west at the field along
the west side of
Schacht Lane.



Attachment 5: Plans

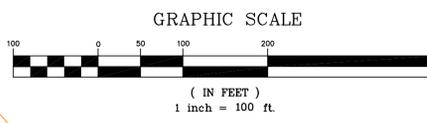
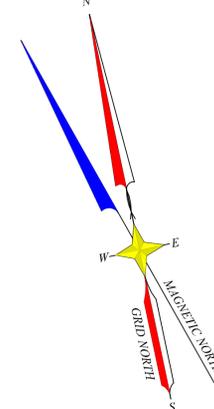
The following plans are included:

BS Boundary Survey
C-1 Site Plan

ROAD STATUS:

The Libby Hill Road is described as three rods (49.5') wide in the Kennebec County Commissioner's Records in Volume 5-Page 162 and dated 1824. The original layout did not agree with the existing travel way of the road. This survey held the general line of the stone wall as the apparent right-of-way line.

The Booker Road is described as two and a half rods (41.25') in the Town of Gardiner Record of Streets Book on Page 38 and accepted on April 5, 1829. All the part of Booker Road which extends beyond the north line of James Booker (now Vitali Brinzow) land toward Richmond was discontinued November 9, 1831. The original layout did not agree with the existing travel way of the road and stone walls. This survey held the general line of the stone walls as the apparent right-of-way line.



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEDGE
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- 4"x4" GRANITE MONUMENT PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- BELOW GROUND ELECTRIC
- LIGHT
- HYDRANT
- WATER VALVE
- WELL
- MONITORING WELL
- UNDERGROUND WATER LINE
- SIGN
- EXISTING CONTOUR
- SURVEYED LINE
- STOCKADE FENCE
- WIRE FENCE
- GUARDRAIL
- STONE WALL
- CATCH BASIN
- STORM PIPE
- SANITARY MANHOLE
- SANITARY PUMP STATION
- SANITARY LINE
- SETBACK
- FLAG
- TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- WETLANDS BY VAUGHN SMITH
- PLY JAMES BROWN
- PRIOR OWNER



E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Camp Road, Chelsea, Maine 04330
Phone (207) 653-9472 Fax (207) 653-9476

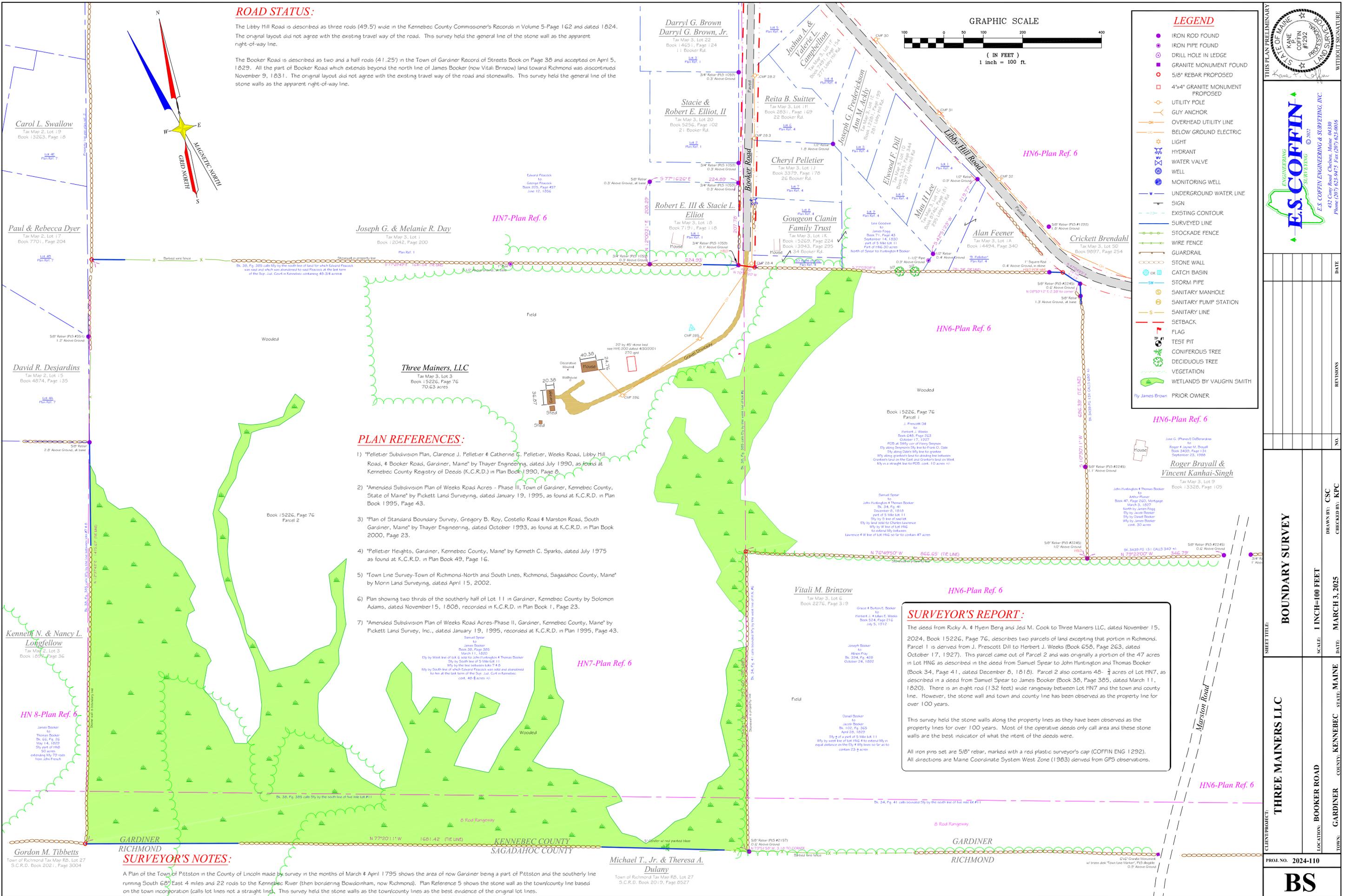
NO.	REVISIONS	DATE

BOUNDARY SURVEY

SCALE: 1 INCH=100 FEET
DATE: MARCH 3, 2025
DRAWN BY: CSC
CHECKED BY: KFC

CLIENT/PROJECT: **THREE MAINERS LLC**
LOCATION: **BOOKER ROAD**
TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. 2024-110
BS



PLAN REFERENCES:

- "Pelletier Subdivision Plan, Clarence J. Pelletier & Catherine C. Pelletier, Weeks Road, Libby Hill Road, & Booker Road, Gardiner, Maine" by Thayer Engineering, dated July 1990, as found at Kennebec County Registry of Deeds (K.C.R.D.) in Plan Book 1990, Page 8.
- "Amended Subdivision Plan of Weeks Road Acres - Phase II, Town of Gardiner, Kennebec County, State of Maine" by Pickett Land Surveying, dated January 19, 1995, as found at K.C.R.D. in Plan Book 1995, Page 43.
- "Plan of Standard Boundary Survey, Gregory B. Roy, Costello Road & Marston Road, South Gardiner, Maine" by Thayer Engineering, dated October 1993, as found at K.C.R.D. in Plan Book 2000, Page 23.
- "Pelletier Heights, Gardiner, Kennebec County, Maine" by Kenneth C. Sparks, dated July 1975 as found at K.C.R.D. in Plan Book 49, Page 16.
- "Town Line Survey-Town of Richmond-North and South Lines, Richmond, Sagadahoc County, Maine" by Morn Land Surveying, dated April 15, 2002.
- Plan showing two thirds of the southerly half of Lot 11 in Gardiner, Kennebec County by Solomon Adams, dated November 15, 1808, recorded in K.C.R.D. in Plan Book 1, Page 23.
- "Amended Subdivision Plan of Weeks Road Acres-Phase II, Gardiner, Kennebec County, Maine" by Pickett Land Survey, Inc., dated January 19, 1995, recorded at K.C.R.D. in Plan 1995, Page 43.

SURVEYOR'S REPORT:

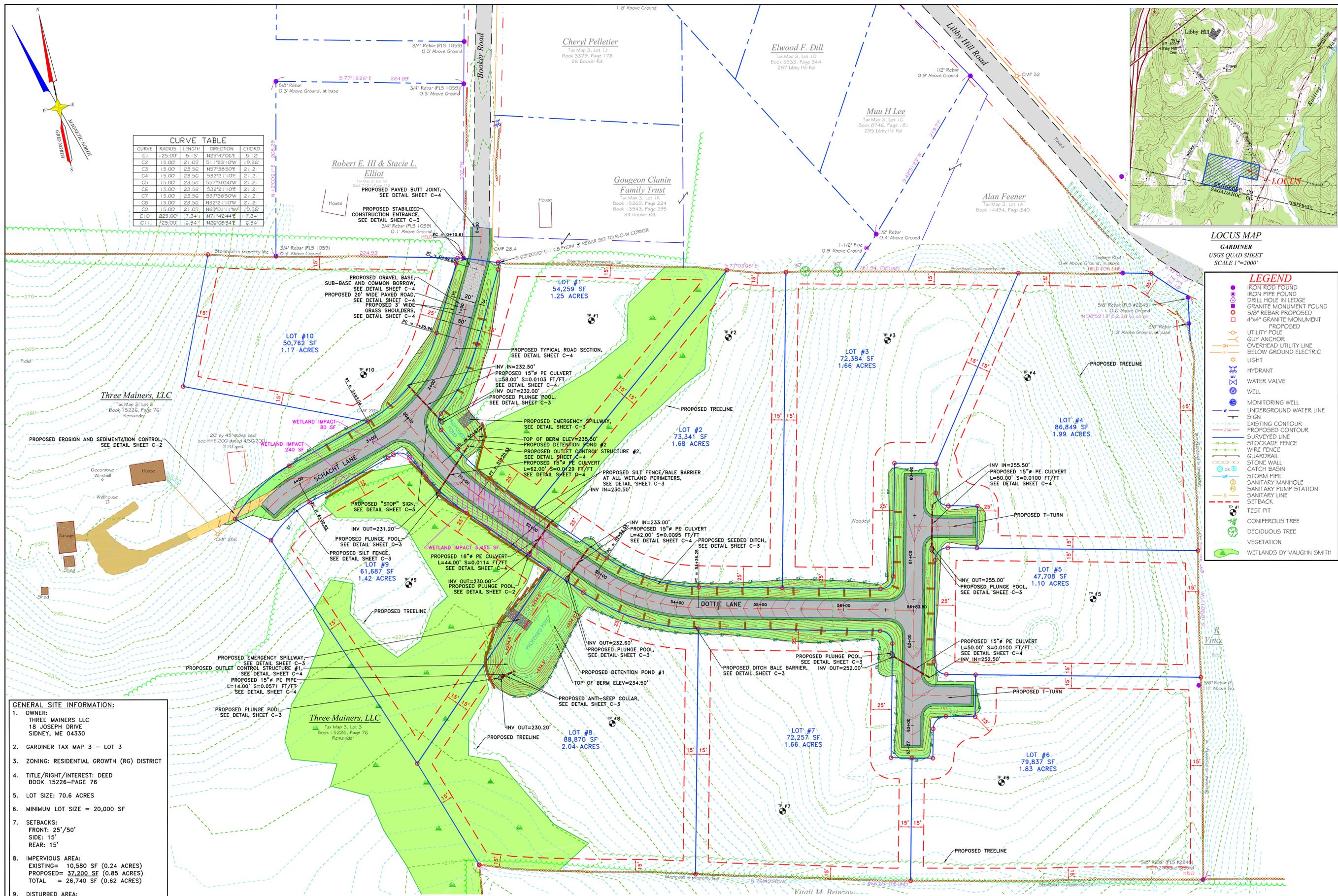
The deed from Ricky A. & Hyein Berg and Jed M. Cook to Three Mainers LLC, dated November 15, 2024, Book 15226, Page 76, describes two parcels of land excepting that portion in Richmond. Parcel 1 is derived from J. Prescott Dill to Herbert J. Weeks (Book 658, Page 263, dated October 17, 1927). This parcel came out of Parcel 2 and was originally a portion of the 47 acres in Lot HNG as described in the deed from Samuel Spear to John Huntington and Thomas Booker (Book 34, Page 41, dated December 8, 1818). Parcel 2 also contains 48.33 acres of Lot HN7, as described in a deed from Samuel Spear to James Booker (Book 38, Page 385, dated March 11, 1820). There is an eight rod (132 feet) wide rangeway between Lot HN7 and the town and county line. However, the stone wall and town and county line has been observed as the property line for over 100 years.

This survey held the stone walls along the property lines as they have been observed as the property lines for over 100 years. Most of the operative deeds only call area and these stone walls are the best indicator of what the intent of the deeds were.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (COFFIN ENG 1292). All directions are Maine Coordinate System West Zone (1983) derived from GPS observations.

SURVEYOR'S NOTES:

A Plan of the Town of Pittston in the County of Lincoln made by survey in the months of March & April 1795 shows the area of now Gardiner being a part of Pittston and the southerly line running South 68° East 4 miles and 22 rods to the Kennebec River (then bordering Bowdoinham, now Richmond). Plan Reference 5 shows the stone wall as the town/county line based on the town incorporation (calls lot lines not a straight line). This survey held the stone walls as the town/county lines as the best evidence of the original lot lines.



CURVE TABLE

CURVE	RADIUS	LENGTH	DIRECTION	CHORD
C1	125.00	8.13	N25°47'06"E	81.22
C2	15.00	21.05	S11°23'10"W	19.36
C3	15.00	23.56	N57°38'50"E	21.21
C4	15.00	23.56	S32°21'10"E	21.21
C5	15.00	23.56	S57°38'50"W	21.21
C6	15.00	23.56	S32°21'10"E	21.21
C7	15.00	23.56	S57°38'50"W	21.21
C8	15.00	23.56	N32°21'10"W	21.21
C9	15.00	21.05	N69°01'11"W	19.36
C10	825.00	7.34	N71°42'44"E	7.34
C11	725.00	6.54	N26°08'54"E	6.54

PROPOSED GRAVEL BASE, SUB-BASE AND COMMON BORROW, SEE DETAIL SHEET C-4
 PROPOSED 20' WIDE PAVED ROAD, SEE DETAIL SHEET C-4
 PROPOSED 3' WIDE GRASS SHOULDERS, SEE DETAIL SHEET C-4

PROPOSED TYPICAL ROAD SECTION, SEE DETAIL SHEET C-4

PROPOSED EMERGENCY SPILLWAY, SEE DETAIL SHEET C-3
 PROPOSED DETENTION POND #2
 PROPOSED OUTLET CONTROL STRUCTURE #2, SEE DETAIL SHEET C-4
 PROPOSED 15" PE CULVERT L=62.00' S=0.0129 FT/FT SEE DETAIL SHEET C-4

PROPOSED SILT FENCE/BALE BARRIER AT ALL WETLAND PERIMETERS, SEE DETAIL SHEET C-3
 INV IN=230.50'

PROPOSED 18" PE CULVERT L=44.00' S=0.0114 FT/FT SEE DETAIL SHEET C-4
 INV OUT=230.00'

PROPOSED EMERGENCY SPILLWAY, SEE DETAIL SHEET C-3
 PROPOSED OUTLET CONTROL STRUCTURE #1, SEE DETAIL SHEET C-4
 PROPOSED 15" PE PIPE L=14.00' S=0.0571 FT/FT SEE DETAIL SHEET C-4

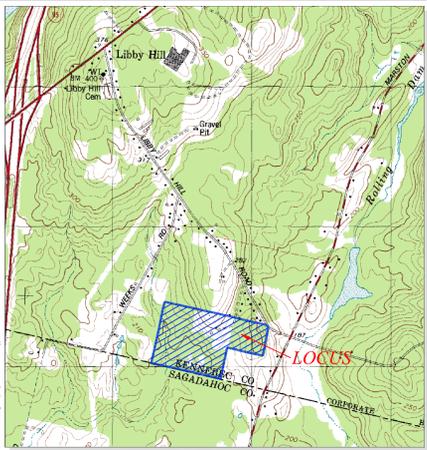
PROPOSED PLUNGE POOL, SEE DETAIL SHEET C-3
 INV OUT=230.20'

PROPOSED DETENTION POND #1
 TOP OF BERM ELEV=234.50'

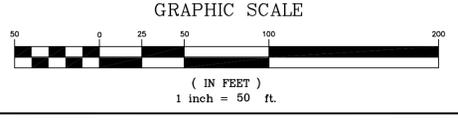
PROPOSED ANTI-SEEP COLLAR, SEE DETAIL SHEET C-3
 INV OUT=230.20'

PROPOSED PLUNGE POOL, SEE DETAIL SHEET C-3
 INV OUT=232.60'

- GENERAL SITE INFORMATION:**
- OWNER: THREE MAINERS LLC
18 JOSEPH DRIVE
SIDNEY, ME 04330
 - GARDINER TAX MAP 3 - LOT 3
 - ZONING: RESIDENTIAL GROWTH (RG) DISTRICT
 - TITLE/RIGHT/INTEREST: DEED
BOOK 15226-PAGE 76
 - LOT SIZE: 70.6 ACRES
 - MINIMUM LOT SIZE = 20,000 SF
 - SETBACKS:
FRONT: 25'/50'
SIDE: 15'
REAR: 15'
 - IMPERVIOUS AREA:
EXISTING= 10,580 SF (0.24 ACRES)
PROPOSED= 37,200 SF (0.85 ACRES)
TOTAL = 26,740 SF (0.62 ACRES)
 - DISTURBED AREA:
96,720 SF (2.22 ACRES)
 - WETLAND IMPACTS = 5,775 SF
 - ROAD RIGHT-OF-WAY = 1.76 ACRES
 - LOTS 1-10 = 15.80 ACRES



- LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - DRILL HOLE IN LEDGE
 - GRANITE MONUMENT FOUND
 - 5/8" REBAR PROPOSED
 - 4"x4" GRANITE MONUMENT
 - PROPOSED
 - UTILITY POLE
 - GUY ANCHOR
 - OVERHEAD UTILITY LINE
 - BELOW GROUND ELECTRIC
 - LIGHT
 - HYDRANT
 - WATER VALVE
 - WELL
 - MONITORING WELL
 - UNDERGROUND WATER LINE
 - SIGN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SURVEYED LINE
 - STOCKADE FENCE
 - WIRE FENCE
 - GUARDRAIL
 - STONE WALL
 - CATCH BASIN
 - STORM PIPE
 - SANITARY MANHOLE
 - SANITARY PUMP STATION
 - SANITARY LINE
 - SETBACK
 - TEST PIT
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - VEGETATION
 - WETLANDS BY VAUGHN SMITH



THIS PLAN PRELIMINARY
 STATE OF MAINE
 PROFESSIONAL LAND SURVEYOR
 KANE
 P.E.
 #1297
 WITHOUT SIGNATURE

E.S. COFFIN
 SURVEYING
 432 Camp Road, Chelsea, Maine 04330
 Phone (207) 893-9492 Fax (207) 893-9016

NO.	REVISIONS	DATE

SITE PLAN

CLIENT/PROJECT: **THREE MAINERS LLC SUNSET RIDGE SUBDIVISION**

LOCATION: **BOOKER ROAD**

TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**

SCALE: **1 INCH=50 FEET**

DATE: **JANUARY 22, 2026**

DRAWN BY: **TCH** CHECKED BY: **JEC**

PROJ. NO. **2024-110**

C-1

Attachment 6: Engineering Details

The following site details are included:

- C-2 Site Details I
- C-3 Site Details II
- C-4 Site Details III

EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES OF THE KENNEBEC COUNTY SOIL CONSERVATION SERVICE AND THE MAINE DEP BEST MANAGEMENT PRACTICES HANDBOOK.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:

EROSION/SEDIMENT CONTROL DEVICES:

THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

- SILT FENCE:** SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.
- STONE CHECK DAMS:** STONE CHECK DAMS ARE TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE STONE CHECK DAMS IN FLOWING WATER OR STREAMS.
- RIPRAP:** PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.
- LOAM, SEED, & MULCH:** ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED ARE THE END OF THIS SPECIFICATION.
- STRAW AND HAY MULCH:** USED TO COVER DENUDED AREA UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY. CURLEX II AND EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH OVER MULCH.
- MULCH NETTING:** SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

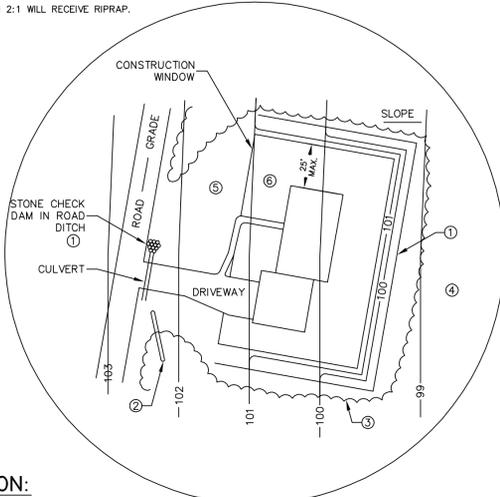
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

- SILTATION FENCE ALONG THE DOWN GRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.
- HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
- PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
 - SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
 - AVOID PLACING TEMPORARY STOCKPILES IN AREA WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
 - THE CONTRACTOR MUST STABILIZE SOIL AND FILL STOCKPILES WITHIN 7 DAYS PRIOR TO ANY RAINFALL.
 - SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.
- ALL DENUDED AREA WHICH HAVE BEEN ROUGH GRADED AND ARE NOTE LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOIL IN ANY AREA OR WITHIN 7 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS IN ANY AREA, OR PRIOR TO ANY RAINFALL. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
- IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 1 DAY MAXIMUM FOR WORK COMPLETED BETWEEN OCTOBER 15TH AND APRIL 15TH.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

PERMANENT EROSION CONTROL MEASURES:

THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/ SEDIMENTATION CONTROL PLAN:

- ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
- SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.



INSTALLATION:

- INSTALL SEDIMENT BARRIERS ON YOUR SITE BEFORE DISTURBING SOILS. SEE THE "SEDIMENT BARRIERS" MEASURE FOR DETAILS ON INSTALLATION AND MAINTENANCE.
- CONSTRUCT A DIVERSION DITCH TO KEEP UPSLOPE RUNOFF OUT OF WORK AREA.
- MARK CLEARING LIMITS ON THE SITE TO KEEP EQUIPMENT OUT OF AREAS WITH STEEP SLOPES, CHANNELIZED FLOW, OR ADJACENT SURFACE WATERS AND WETLANDS.
- PRESERVE BUFFERS BETWEEN THE WORK AREA AND ANY DOWNSTREAM SURFACE WATERS AND WETLANDS. SEE THE "BUFFERS" MEASURE FOR BUFFER PRESERVATION.
- USE TEMPORARY MULCH AND RYE--SEED TO PROTECT DISTURBED SOIL OUTSIDE THE ACTIVE CONSTRUCTION AREA. SEE THE "MULCHING" MEASURE AND "VEGETATION" MEASURE FOR DETAILS AND SPECIFICATIONS FOR THESE CONTROLS.
- PERMANENTLY SEED AREAS NOT TO BE PAVED WITHIN SEVEN DAYS OF COMPLETING FINAL GRADING. SEE "VEGETATION" MEASURE FOR INFORMATION ON PROPER SEEDING.

MAINTENANCE:

EVERY MONTH THE FIRST YEAR AFTER CONSTRUCTION AND YEARLY THEREAFTER, INSPECT FOR AREAS SHOWING EROSION OR POOR VEGETATION GROWTH. FIX THESE PROBLEMS AS SOON AS POSSIBLE. EACH SPRING REMOVE ANY ACCUMULATION OF DEBRIS OR WINTER SAND THAT WOULD IMPEDE RUNOFF FROM ENTERING A BUFFER OR DITCH.

HOUSE SITE - BEST MANAGEMENT PRACTICES

NOT TO SCALE

CONSTRUCTION PHASE:

THE FOLLOWING PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

- ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 7 DAYS, SEE ITEM NO. 4.
- PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC ARE, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS T PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
- TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
 - ALL STOCKPILES ANTICIPATED TO REMAIN IN PLACE FOR LESS THAN 30 DAYS SHALL BE TREATED WITH ANCHORED MUCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL), OR PRIOR TO ANY RAINFALL OR COVERED WITH AND ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
 - ALL STOCKPILES ANTICIPATED TO REMAIN IN PLACE LONGER THAN 30 DAYS SHALL BE SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LB/1,000 SQ. FT.) AND MULCHED WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL OR COVERED WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
 - INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE, STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME ESTABLISHMENT AT BASE OF PILE.
- DISTURBED AREAS:
 - DISTURBED AREAS ANTICIPATED REMAINING UNDISTURBED FOR LESS THAN 30 DAYS UNTIL PERMANENTLY STABILIZED SHALL BE TREATED WITH ANCHORED MULCH WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
 - DISTURBED AREAS ANTICIPATED TO REMAIN UNDISTURBED FOR MORE THAN 30 DAYS UNTIL PERMANENTLY STABILIZED SHALL BE TREATED SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1,000 SQ. FT.) AND MULCHED AT A RATE OF 150 LB. PER 1000 S.F. WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
- ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.) ALL SLOPES HAVING A GRADE GREATER THAN 8% WILL BE STABILIZED WITH RIP RAP OR PERMANENT SEEDING WITHIN 5 DAYS OF COMPLETING THE SLOPES FINAL GRADING.
- THE CONTRACTOR SHALL WITHIN 24 HOURS OF PLACING A CULVERT PLACE STONE RIP RAP, APRON OR PLUNGE POOL, AT THE CULVERTS OUTLET. ALL CULVERTS WILL BE PROTECTED WITH STONE RIP RAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.
- ANY DITCH SECTION BROUGHT TO FINAL GRADE WILL BE STABILIZED WITH RIP RAP LINED OR PROPERLY INSTALLED EROSION CONTROL BLANKETS (USED OVER PERMANENT SEEDING) WITHIN 5 DAYS.

POST-CONSTRUCTION REVEGETATION:

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

- A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
- IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1,000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1,000 SQ. FT. WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS
 KENTUCKY BLUEGRASS 0.46 LBS/1,000 S.F.
 CREEPING RED FESCUE 0.46 LBS/1,000 S.F.
 PERENNIAL RYE GRASS 0.11 LBS/1,000 S.F.

SWALES
 RED TOP 0.05 LBS/1,000 S.F.
 TALL FESCUE 0.46 LBS/1,000 S.F.
- AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
 - HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
 - BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
 - SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
- HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
- CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
 - ONLY UNFROZEN LOAM SHALL BE USED.
 - LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
 - WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1,000 SQ. FT.) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
 - WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1,000 SQ.FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
 - ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
- FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. THE CONTRACTOR WILL CARRY OUT RESEEDING WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE:

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

- HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREA UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.
- VISUALLY INSPECT RIP RAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
- REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDD AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIP RAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

EROSION CONTROL DURING WINTER CONSTRUCTION:

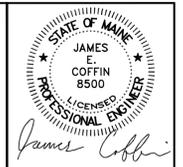
- WINTER CONSTRUCTION PRIOR: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ATE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH TAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- 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 B.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH TAT SOIL SURFACE IS NOT VISIBLE THROUGH THEY MULCH. NOTE: AN AREA TO BE USED AS A ROAD OR VEHICLE PARKING LOT IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH COMPACTED GRAVEL SUBBASE OR COMPACTED STRUCTURAL SAND.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED, DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARLY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARLY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS EITHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS ABOVE 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
- MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
- MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- WINTER RYE IS RECOMMENDED FOR STABILIZATION UNTIL OCTOBER 1ST. AFTER OCTOBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
- IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GUIDELINES FOR STABILIZING SITES FOR THE WINTER:

- STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS. THE CONTRACTOR WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15TH. THE CONTRACTOR WILL CONSTRUCTION AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 1ST. IF THE CONTRACTOR FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 1ST, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
 - INSTALL A SOD LINING IN THE DITCH: THE CONTRACTOR WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS.
 - INSTALL A STONE LINING IN THE DITCH: THE CONTRACTOR WILL LINE THE DITCH WITH STONE RIP RAP BY NOVEMBER 15TH. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINE THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO AS TO PREVENT THE STONE LINING FORM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES: THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF WOOD--WASTE COMPOST AS DESCRIBED IN ITEM 3 OF THIS STANDARD OR WITH STONE RIP RAP AS DESCRIBED IN ITEM 4 OF THIS STANDARD.
 - STABILIZE THE SLOPE WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SLOPE WITH WOOD--WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD--WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE WOOD--WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H: 1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SLOPE WITH STONE RIP RAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIP RAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIP RAP.
- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS: BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS T COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER PROTECTION AS DESCRIBED IN ITEM 3 OF THIS STANDARD.
 - STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PRONTO ROOT GROWTH INTO THE DISTURBED SOIL.
 - STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15 THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH NETTING OR OTHER METHOD TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

SITE INSPECTION AND MAINTENANCE:

- WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEARED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, TOWN AND DEP.
- SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER.
- LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER, TOWN OR THEIR DESIGNEE.



NO.	REVISIONS	DATE

SITE DETAILS I

SHEET TITLE: **SITE DETAILS I**

SCALE: **AS SHOWN**

DATE: **JANUARY 22, 2026**

DRAWN BY: **TCH**

CHECKED BY: **JEC**

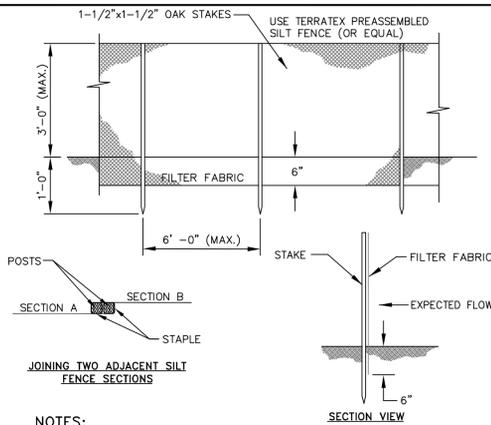
CLIENT/PROJECT: **THREE MAINERS LLC**

LOCATION: **BOOKER ROAD**

TOWN: **GARDNER** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. **2024-110**

C-2



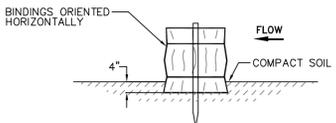
NOTES:
SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

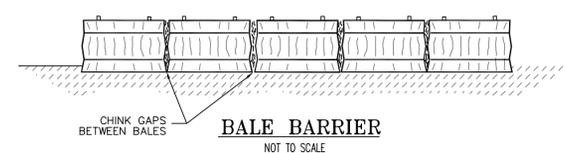
SILT FENCE DETAIL
NOT TO SCALE



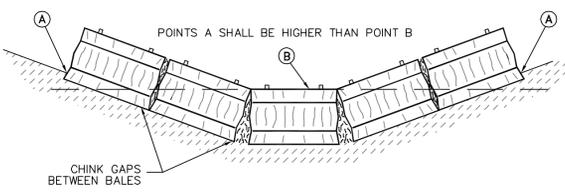
MAINTENANCE

- THE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. THEY MUST BE REMOVED WHEN THE BARRIER IS REMOVED.

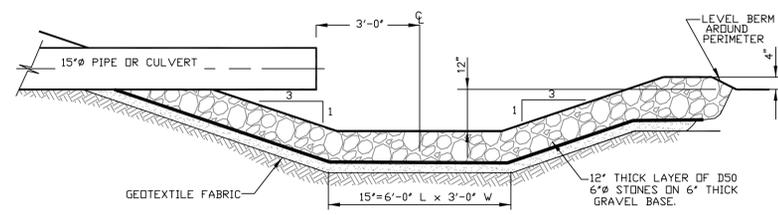
- NOTES:**
- BALES ARE HAY OR STRAW, DIMENSIONS: 14" x 18" x 30", WIRE OR NYLON, PLACED IN DRAINAGE AREAS, UPON THE CONTOUR OF THE GROUND. BALES ARE TO BE PLACED IN A ROW, WITH ENDS TIGHTLY SET AGAINST THE ADJACENT BALE.
 - EACH BALE IS TO BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND ANCHORED IN PLACE BY STAKES DRIVEN THRU THE BALES INTO THE GROUND AT LEAST 18". THE STAKES ARE TO BE DRIVEN IN SUCH A MANNER AS TO FORCE THE ENDS OF THE BALES TOGETHER. STAKES MAY BE REBAR STEEL PICKETS, 2" x 2" SOFTWOOD, OR 1" x 1" HARDWOOD.



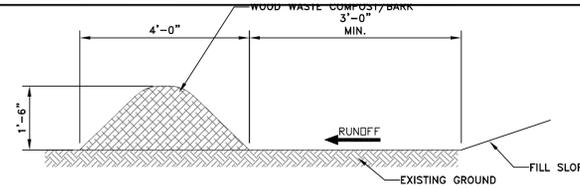
BALE BARRIER
NOT TO SCALE



DITCH BALE BARRIER
NOT TO SCALE



PLUNGE POOL SECTION
NOT TO SCALE



WOOD WASTE COMPOST/BARK FILTER BERMS

THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. COMPOSTED MIXES CAN BE USED UPON APPROVAL OF THE OFFICE OF ENVIRONMENTAL SERVICES LANDSCAPE UNIT.

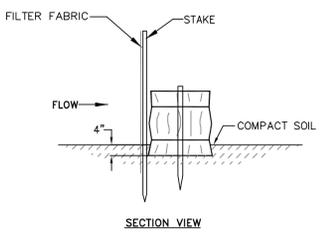
THE MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:

- MOISTURE CONTENT - 30-60%
- pH - 5.0-8.0
- SCREEN SIZE - 100% LESS THAN 3", MAXIMUM 70% LESS THAN 1"
- NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
- NO STONES LARGER THAN 2" IN DIAMETER

THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

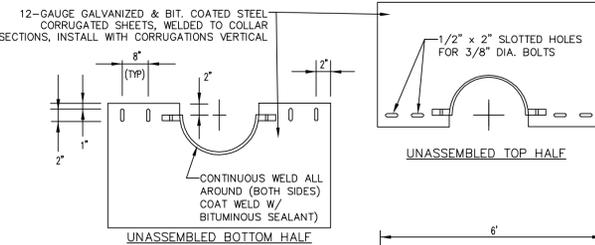
NOTE:
WOOD WASTE COMPOST/BARK FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE WOOD WASTE COMPOST/BARK BERM BY LARGER SEDIMENT PARTICLES. (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST/BARK)

WOOD WASTE COMPOST/BARK FILTER BERM ALTERNATIVE
NOT TO SCALE

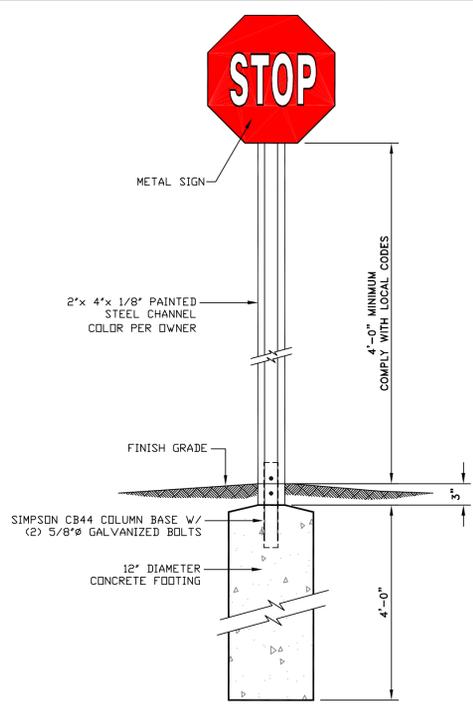
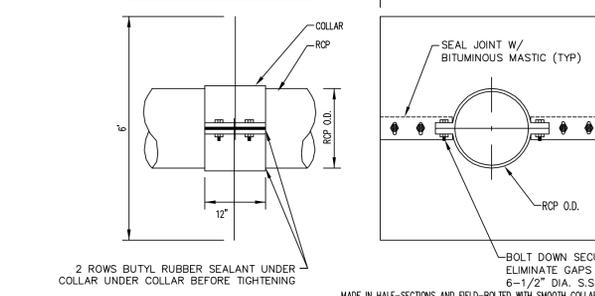


SILT FENCE/BALE BARRIER DETAIL
NOT TO SCALE

- NOTES:**
- ANY SEDIMENT BARRIERS LOCATED AT LOW POINTS OR SUBJECT TO PONDING ALONG THE FENCE SHALL BE REINFORCED AS SHOWN ABOVE WITH A COMBINATION OF HAY/BALES & SILT FENCE.
 - THE CONTRACTOR SHALL REMOVE SEDIMENT TRAPPED AT THESE LOW POINTS AFTER EVERY STORM EVENT.



ANTI-SEEP COLLAR DETAIL
NOT TO SCALE



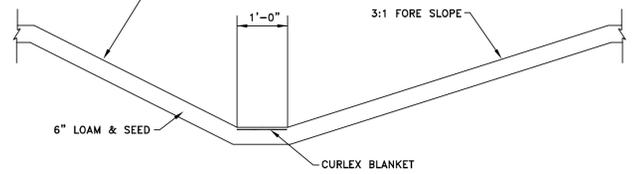
TYPICAL STOP SIGN
NOT TO SCALE

SPECIFICATIONS

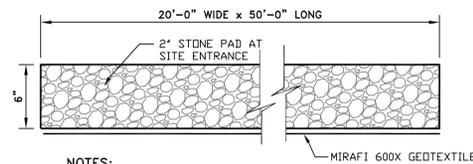
UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED. THE DITCH WILL NOT BE UTILIZED AS AN OUTLET UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. NETTING OR EXCELSIOR MESH SHALL BE INSTALLED AT THE BASE OF THE VEGETATIVE CHANNEL.

MAINTENANCE

MOW WATERWAY AT LEAST ONCE ANNUALLY. WHEN PRACTICAL, DELAY MOWING UNTIL AFTER JULY 15TH TO ACCOMMODATE GROUND NESTING WILDLIFE. MOW TO A HEIGHT OF 4 TO 6 INCHES TO HELP MAINTAIN GOOD SURFACE PROTECTION. EXCESSIVE GROWTH SHALL BE REMOVED. DO NOT MOW LATER THAN 30 DAYS PRIOR TO THE FIRST KILLING FROST.

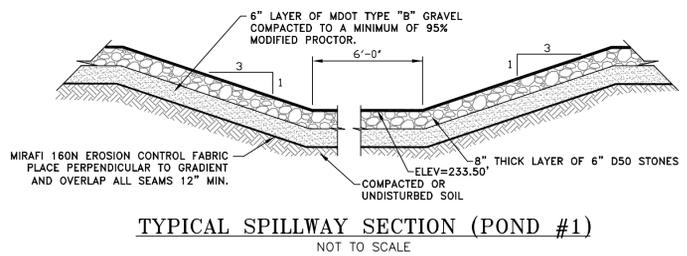


SEEDED DITCH DETAIL
NOT TO SCALE

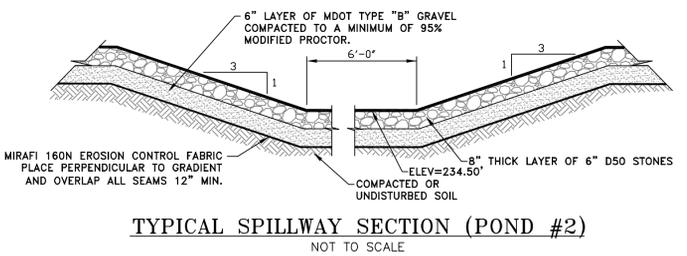


- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO ROAD.

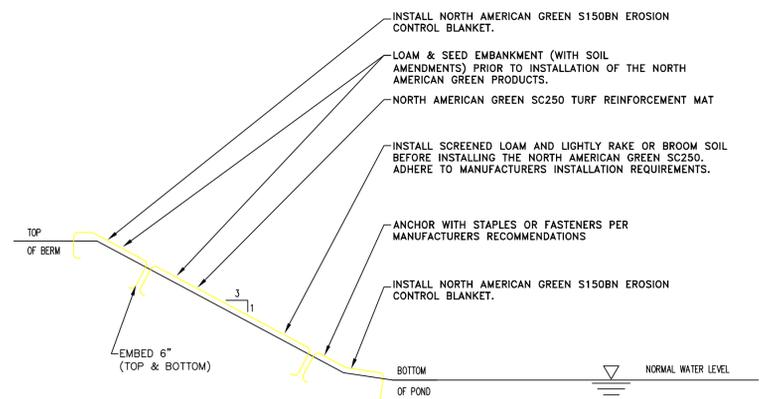
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



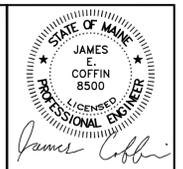
TYPICAL SPILLWAY SECTION (POND #1)
NOT TO SCALE



TYPICAL SPILLWAY SECTION (POND #2)
NOT TO SCALE



PROTECTIVE LINING AT POND FILL SLOPE (BOTH SIDES)
NOT TO SCALE



E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Corn Road, P.O. Box 467, Augusta, Maine 04330
Ph: (207) 625-9473 Fax: (207) 625-9976 Toll Free: 1-800-248-9473

NO.	REVISIONS	DATE

SITE DETAILS II

SCALE: AS SHOWN

DATE: JANUARY 22, 2026

DRAWN BY: TCH

CHECKED BY: JEC

CLIENT/PROJECT: **THREE MAINERS LLC**

LOCATION: **BOOKER ROAD**

TOWN: **GARDNER** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. **2024-110**

GENERAL NOTES

1. AGGREGATE FOR GRAVEL BASE

AGGREGATE FOR GRAVEL BASE SHALL BE SCREENED OR CRUSHED GRAVEL OF HARD DURABLE PARTICLES FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES. THE GRADATION OF THE PART THAT PASSES A 3 INCH SIEVE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES		
	TYPE A	TYPE D	STRUCTURAL AGGREGATE FILL
2" / 3" / 4"	100 (2")	100 (3")	100 (4")
1/2 INCH	45-70	35-80	90-100
1/4 INCH	30-55	25-65	25-90
No. 40	0-20	0-30	0-30
No. 200	0-6	0-7	0-5

TYPE "A" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 2 INCH SQUARE MESH SIEVE.

TYPE "D" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 6 INCH SQUARE MESH SIEVE.

EACH LAYER AS APPLIED SHALL BE ROLLED WITH A 20 TON ROLLER. THE MATERIAL AS SPREAD SHALL BE WELL MIXED WITH NO POCKETS OF EITHER FINE OR COARSE MATERIAL. OVER SIZED STONES SHALL BE REMOVED FROM THE AGGREGATE.

EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PROPERLY CONSTRUCTED.

THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING COMPACTION OPERATIONS IN SUCH A MANNER THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATE IS FIRMLY KEVED. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE MAINTAINED AT THE PROPER PERCENT TO ATTAIN THE REQUIRED COMPACTION AND STABILITY. COMPACTION OF EACH LAYER SHALL BE CONTINUED UNTIL DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY" HAS BEEN ACHIEVED FOR THE FULL WIDTH AND DEPTH OF EACH LAYER AS APPLIED.

THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE 3/8 INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

2. AGGREGATE FOR SUB-BASE

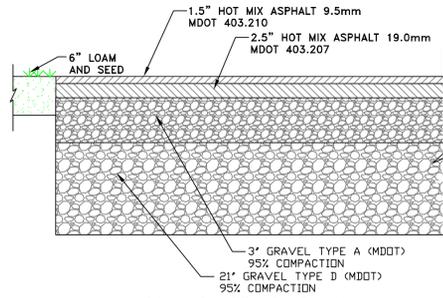
AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

3. COMMON BORROW

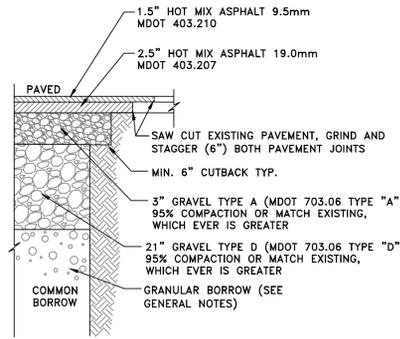
COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT AND OTHER UNSUITABLE MATERIAL.

THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

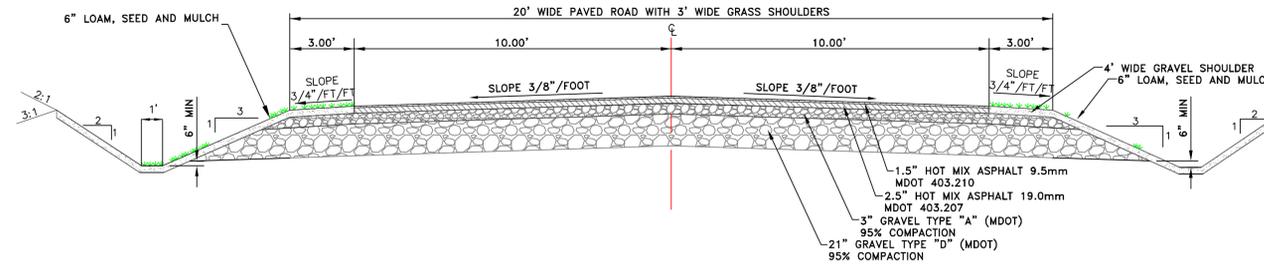
ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



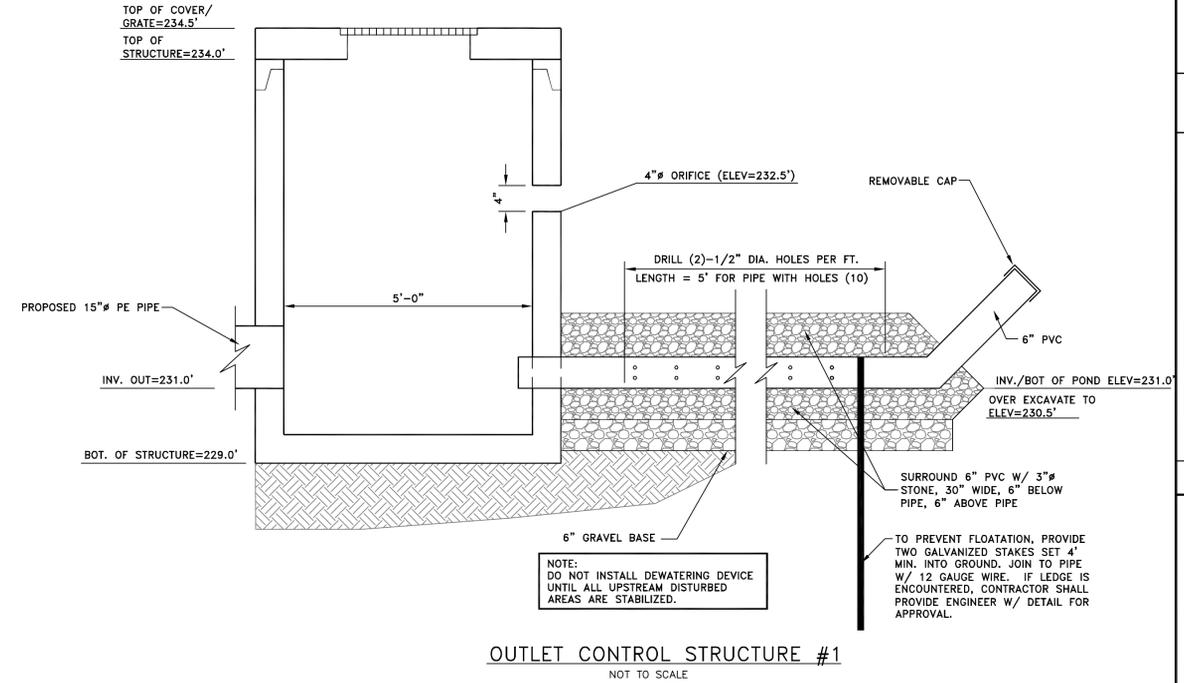
PAVED ROAD DETAIL
NOT TO SCALE



BUTT JOINT DETAIL
NOT TO SCALE



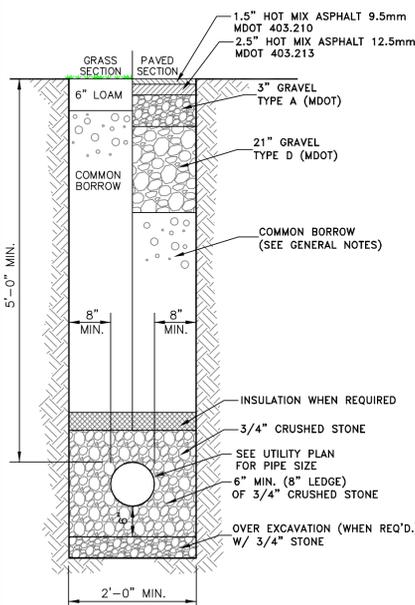
20' WIDE CROWNED ROAD SECTION
NOT TO SCALE



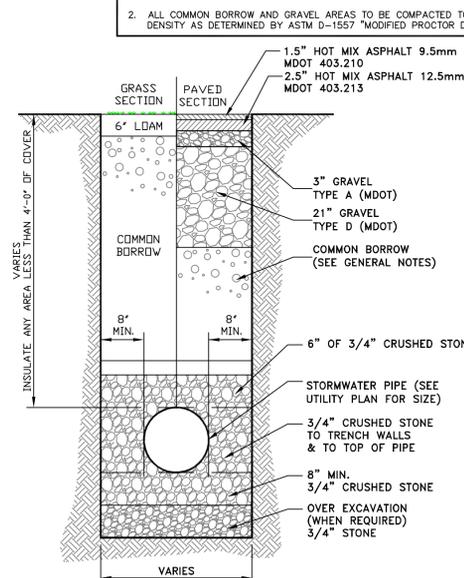
OUTLET CONTROL STRUCTURE #1
NOT TO SCALE

TRENCH NOTES:

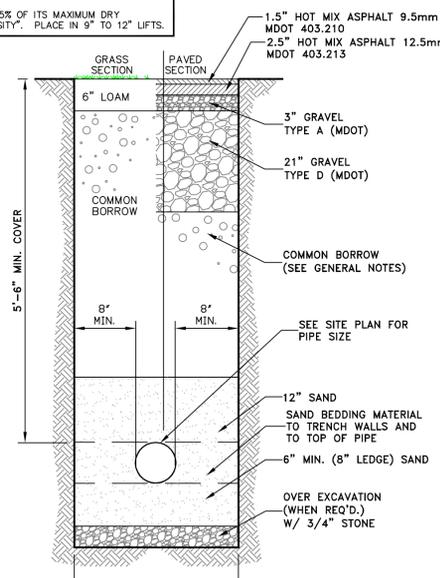
- CONTRACTOR SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REGULATIONS PERTAINING TO THE EXCAVATION OF ALL TRENCHES. CONTRACTOR SHALL ALLOW FOR PAYMENT OF ADDITIONAL EXCAVATION, TRENCH BOXES AND BACKFILL WITH REGARD TO COMPLYING WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS.
- ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



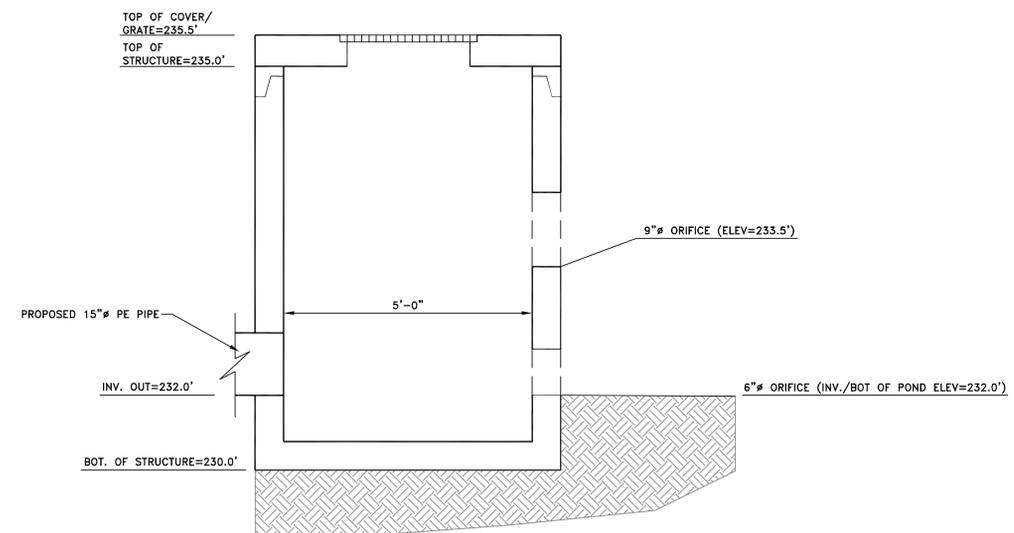
TYPICAL SANITARY TRENCH SECTION
NOT TO SCALE



TYPICAL STORMWATER TRENCH SECTION
NOT TO SCALE



WATER SERVICE TRENCH SECTION
NOT TO SCALE



OUTLET CONTROL STRUCTURE #2
NOT TO SCALE



NO.	REVISIONS	DATE

SHEET TITLE:	SITE DETAILS III
	CLIENT/PROJECT:
SCALE:	AS SHOWN
DATE:	JANUARY 22, 2026
CHECKED BY:	JEC
DRAWN BY:	TCH
COUNTY:	KENNEBEC
STATE:	MAINE
TOWN:	GARDNER
LOCATION:	BOOKER ROAD
PROJ. NO.:	2024-110

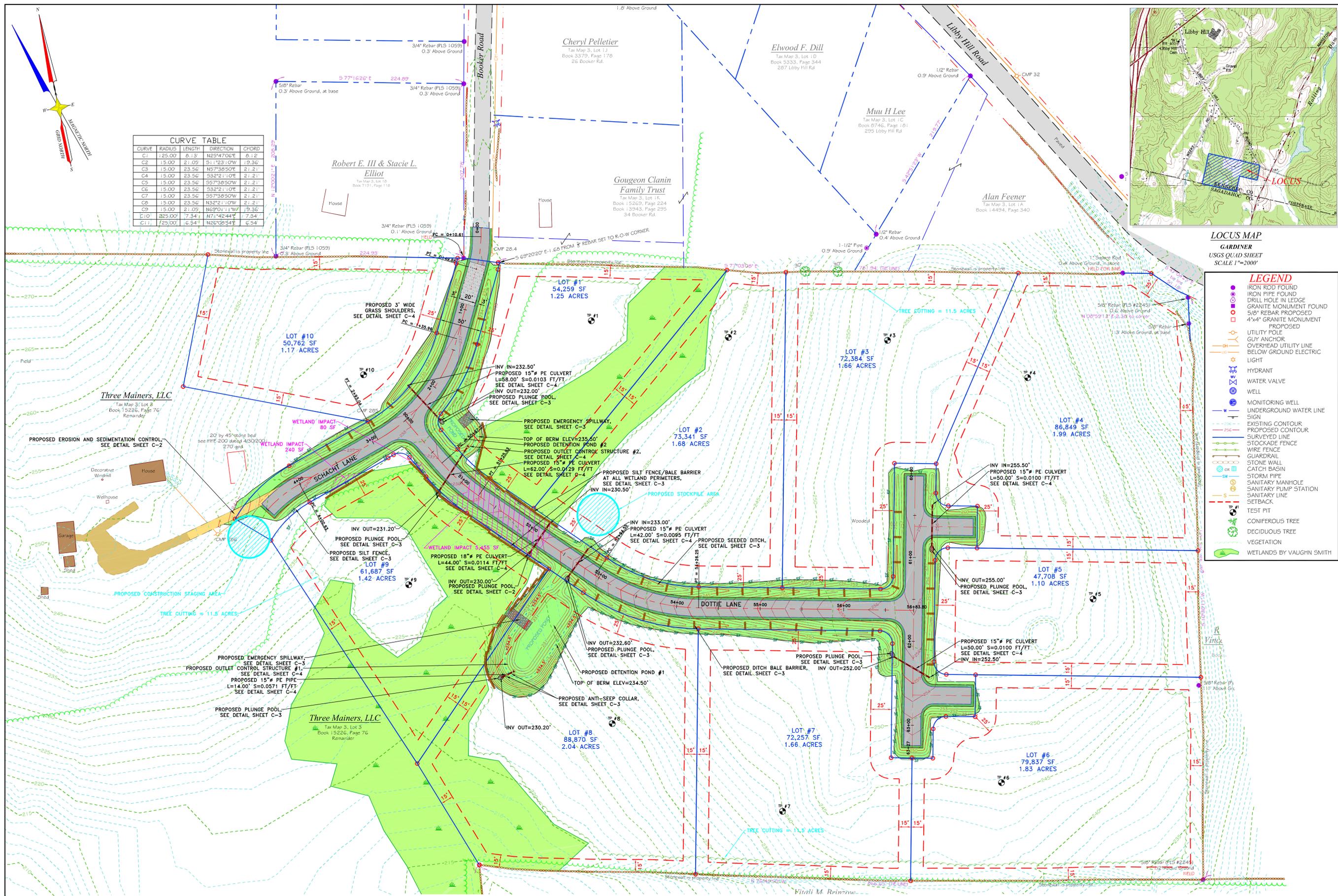
Attachment 7: Construction Plan

1. Outline of construction sequence (major aspects):
 - A construction entrance will be installed.
 - Install silt fence and other pertinent erosion control devices as shown on the plans.
 - Install the new utility poles on site.
 - Install the west access road, underground electric and ditching from Booker Road into the site.
 - Excavate the two detention ponds, which will be used as sediment basins during construction.
 - Strip and stockpile loam on site as shown on the erosion Control Plan (EC).
 - All ditching will be installed with outlet protection devices as shown on the plans.
 - Install the road extending through the wetlands.
 - Grade and install new paved areas.
 - The single-family home construction will commence.
 - All disturbed areas will be loamed and seeded.

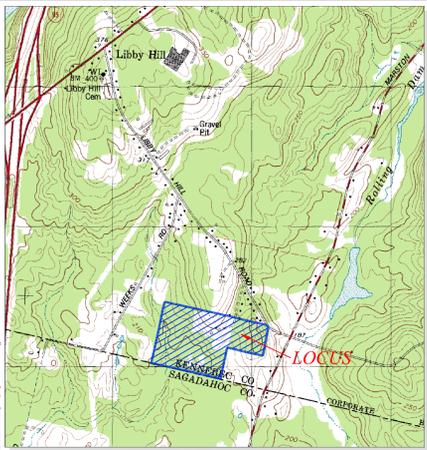
2. Dates: The project will begin once the permit has been granted (June 2026).

Attachment 8: Erosion Control Plan

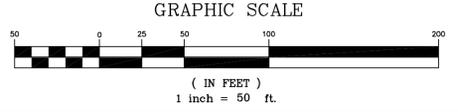
The Erosion Control Plan is shown on sheet EC.



CURVE	RADIUS	LENGTH	DIRECTION	CHORD
C1	125.00	8.13	N25°47'06"E	81.22
C2	15.00	21.05	S11°23'10"W	19.36
C3	15.00	23.56	N57°38'50"E	21.21
C4	15.00	23.56	S32°21'10"E	21.21
C5	15.00	23.56	S57°38'50"W	21.21
C6	15.00	23.56	S32°21'10"E	21.21
C7	15.00	23.56	S57°38'50"W	21.21
C8	15.00	23.56	N32°21'10"W	21.21
C9	15.00	21.05	N69°01'11"W	19.36
C10	825.00	7.34	N71°42'44"E	7.34
C11	725.00	6.54	N26°08'54"E	6.54



- LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - DRILL HOLE IN LEDGE
 - GRANITE MONUMENT FOUND
 - 5/8" REBAR PROPOSED
 - 4"x4" GRANITE MONUMENT
 - PROPOSED UTILITY POLE
 - GUY ANCHOR
 - OVERHEAD UTILITY LINE
 - BELOW GROUND ELECTRIC
 - LIGHT
 - HYDRANT
 - WATER VALVE
 - WELL
 - MONITORING WELL
 - UNDERGROUND WATER LINE
 - SIGN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SURVEYED LINE
 - STOCKADE FENCE
 - WIRE FENCE
 - GUARDRAIL
 - STONE WALL
 - CATCH BASIN
 - STORM PIPE
 - SANITARY MANHOLE
 - SANITARY PUMP STATION
 - SANITARY LINE
 - SETBACK
 - TEST PIT
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - VEGETATION
 - WETLANDS BY VAUGHN SMITH



THIS PLAN PRELIMINARY

KANE
P. E.
#1291
PROFESSIONAL LAND SURVEYOR

E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Camp Road, Chelsea, Maine 04330
Phone (207) 653-9492 Fax (207) 653-9016

NO.	REVISIONS	DATE

EROSION CONTROL PLAN

SCALE: 1 INCH=50 FEET

DRAWN BY: TCH
CHECKED BY: JEC

DATE: JANUARY 22, 2026

CLIENT/PROJECT: **THREE MAINERS LLC
SUNSET RIDGE SUBDIVISION**

LOCATION: **BOOKER ROAD**

TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. 2024-110

EC

Attachment 9: Site Conditions

Three Mainers LLC., herein called the applicant are proposing to subdivide the property located at 19 Schacht Lane in Gardiner. The 70.63-acre parcel is identified as Lot 3 on Tax Map 3 in the City of Gardiner Tax Maps and is in the Residential Growth (RG) District as shown on the City's Zoning Map. The applicant is proposing to subdivide the parcel into 10 new single-family residential lots with a remainder lot.

The lot does feature some wetland areas that have been delineated by Vaughn Smith Associates in March of 2025. The findings from the delineation are explained in the Wetlands Report, Attachment 15.

The existing site landscape consists of varying topography, starting from the high point located on Lot #4 to the low point in the wetland area on Lot #8. Lots #1 thru #9 were all wooded before trees were removed last May. The ground cover of lot #10, which abuts the current house is considered meadow. There are slopes ranging from 15-18% along the east side of the subdivision.

General Site Review

The subdivision is comprised of multiple streets with ditching on both sides. The ditches send the runoff through a series of driveway culverts and eventually to one of two detention ponds located adjacent to the wetland areas. Each pond has an outlet control structure that outlets into the ditch near the wetland. The wetland eventually flows to Cobbossee Stream.

The site is not mapped by the MDIF&W as significant wildlife habitat. No rare species are known to use this site. Deer, turkeys, small mammals and passerine birds are the most common wildlife. The species utilize both upland and wetland habitats.

Description of Wetland Impacts

Information provided in the Wetland Report prepared by Vaughn Smith Associates (Attachment 15) includes the following site information: "The main wetland type is a 'Forested and Meadow Wetland' with small areas that would be considered Scrub/Shrub.

The total amount of wetlands within the subdivision is 2.27 acres. The proposed road is being installed in one of the thinnest portions of the wetlands to try to reduce the wetland impacts. The majority of this wetland is in wooded areas and although this wetland appears to have some surface water moving from north to south, it was determined that this section does not meet the definition of a stream.

Impacts on the areas described above will include filling 5,775 sf of wetlands. Water that previously moved through the wetland described above will now be connected through a 18" diameter PE pipe. All areas that are developed for the purpose of moving water through or around the lot will be properly stabilized with rock or vegetation (See Erosion Control Plan).

Attachment 10: Public Notice

- A. Public Notice Filing and Certification
- B. Abutter Letter
- C. Notice of Intent to File
- D. List of Abutting Property Owners

PUBLIC NOTICE INSTRUCTIONS AND CERTIFICATION

The Department's Chapter 2 rules, *Processing of Applications and Other Administrative Matters*, require an applicant to provide public notice within 30 days prior to filing a license application for most projects or activities requiring a permit from the Department (see Chapter 2, §13). In the notice, the applicant must provide the information included in the Department's Notice of Intent to File form. "Abutter" for the purposes of public notice means any person who owns property that is contiguous with the property on which the project requiring a license from the Department is proposed.

1. **Newspaper:** You must publish the Notice of Intent to File in a newspaper circulated in the area where the activity is located. The notice must appear in the newspaper within 30 days prior to the filing of the application with the Department. You may use the attached Notice of Intent to File form, or one containing identical information, for newspaper publication.
2. **Abutters and Others Owning Land Within 1,000 Feet:** You must mail a copy of the Notice of Intent to File to abutters and all persons owning land within 1,000 feet of the proposed project. Their names and addresses can be obtained from the town tax maps or local officials. They must receive notice within 30 days prior to the filing of the application with the Department.
3. **Municipal Office or County Commissioner(s):** You must mail a copy of the Notice of Intent to File and a duplicate of the entire application to the Municipal Office or, if the proposed project is located in an unorganized or deorganized area of the State, to the county commissioner(s). The Municipal Office or county commissioner(s) must receive notice within 30 days prior to the filing of the application with the Department.

ATTACH a copy of the published notice and a list of persons to whom notice was provided.

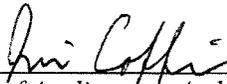
CERTIFICATION

By signing below, the applicant or authorized agent certifies that:

1. A Notice of Intent to File was published in a newspaper circulated in the area where the project site is located within 30 days prior to filing the application;
2. A mailing of the Notice of Intent to File was sent to all abutters and all other persons owning land within 1,000 feet of the proposed project within 30 days prior to filing of the application;
3. A mailing of the Notice of Intent to File, and a duplicate copy of the application was sent to the town office of the municipality in which the project is located or, if applicable, to the county commissioner(s); and
4. Provided notice of and held a public informational meeting, if required, in accordance with the Department's Chapter 2 rules, §12, prior to filing the application. Notice of the meeting was sent to abutters and all other persons owning land within 1,000 feet of the proposed project and to the town office of the municipality in which the project is located or to the county commissioner(s), as applicable, at least at least ten days prior to the meeting. Notice of the meeting was also published once in a newspaper circulated in the area where the project site is located at least seven days prior to the meeting.

The Public Informational Meeting was held on January 13, 2026.
(Date)

Approximately 20 members of the public attended the Public Informational Meeting.



Signature of Applicant or Authorized Agent

January 20, 2026

Date

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

December 22nd, 2025

Property Owner

Subject: Three Mainers LLC
19 Schacht Lane
Gardiner, Maine
NRPA Application

Dear Property Owner:

E.S. Coffin Engineering & Surveying is representing your neighboring landowner for a Natural Resource Protection Act (NRPA) permit application, Maine Construction General Permit (MCGP) and Stormwater Permit By Rule (SWPBR), which require review by the Maine Department of Environmental Protection (MDEP). We are required to notify you as a landowner within 1,000' of the project about these three applications being filed. The MDEP has a specific notice (attached) that is required to be sent by mail. If you require more information than what has been included you can contact us or the MDEP to ask questions or express concerns.

The attached notice identifies the applicant, a description of the project and the type of MDEP permit. It also allows you to review the complete application at the municipal office in Gardiner or the MDEP office in Augusta. You have received this notice because you are listed as a landowner in the City of Gardiner. If you feel you are not an abutter and receiving this notice in error, please let us know so we can update our records.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "James Coffin".

James E. Coffin, PE

**PUBLIC NOTICE:
NOTICE OF INTENT TO FILE**

Please take notice that Three Mainers, LLC with a mailing address of 18 Joseph Drive Sidney, ME 04330 / (207)-242-9059 is intending to file a Natural Resource Protection Act (NRPA) permit application and a Stormwater Management Law Permit by Rule (Stormwater PBR) application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. §§ 480-A thru 490-BB and to the provisions of 38 M.R.S. § 420-D and 38 M.R.S. § 344(7) on or about January 27th, 2026.

The application is for a portion of the 70.6-acre parcel to be subdivided into 10 single-family lots. The project is located at 19 Schacht Lane in Gardiner.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the applications will be accepted throughout the processing of the application.

The applications will be filed for public inspection at the Department of Environmental Protection's office in Augusta during normal working hours. A copy of the applications may also be seen at the municipal offices in Gardiner, Maine.

Written public comments may be sent to the regional office in Augusta where the applications are filed for public inspection: MDEP, Central Maine Regional Office, 17 State House Station, Augusta, Maine 04333



1000 feet Abutters List Report

Gardiner, ME
December 16, 2025

Subject Property:

Parcel Number: 003003
CAMA Number: 003003
Property Address: 19 SCHACHT LN

Mailing Address: THREE MAINERS LLC
18 JOSEPH DR
SIDNEY, ME 04330

Abutters:

Parcel Number: 002001
CAMA Number: 002001
Property Address: 82 WEEKS RD

Mailing Address: AMBURG GEORGE M AMBURG
CHARLOTTE
82 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002001A
CAMA Number: 002001A
Property Address: 74 WEEKS RD

Mailing Address: EATON KEITH A EATON KIMBERLY ANN
74 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002002
CAMA Number: 002002
Property Address: 96 WEEKS RD

Mailing Address: DOWLAND MELISSA J
96 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002003
CAMA Number: 002003
Property Address: 146 WEEKS RD

Mailing Address: LONGFELLOW KENNETH N
LONGFELLOW NANCY L
146 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002005
CAMA Number: 002005
Property Address: 127 WEEKS RD

Mailing Address: BOREL JENNIFER M
127 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002006
CAMA Number: 002006
Property Address: 81 WEEKS RD

Mailing Address: KING CHARLOTTE F
81 WEEKS RD
GARDINER, ME 04345-513

Parcel Number: 002006002
CAMA Number: 002006002
Property Address: 14 BUCKS LN

Mailing Address: BUCK AMY
14 BUCKS LN
GARDINER, ME 04345

Parcel Number: 002006003
CAMA Number: 002006003
Property Address: 107 WEEKS RD

Mailing Address: PRESBY APRIL
107 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002006004
CAMA Number: 002006004
Property Address: 97 WEEKS RD

Mailing Address: THOMPSON KIMBERLY J
97 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002010
CAMA Number: 002010
Property Address: 73 WEEKS RD

Mailing Address: WIGHT MELISSA L WIGHT CHARLES E
73 WEEKS RD
GARDINER, ME 04345



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1000 feet Abutters List Report

Gardiner, ME
December 16, 2025

Parcel Number: 002011
CAMA Number: 002011
Property Address: 9 BARNETT WY

Mailing Address: CARD-SMITH JASMINE A CARD
MATTHEW
PO BOX 202
EDGECOMB, ME 04556

Parcel Number: 002012
CAMA Number: 002012
Property Address: 8 BARNETT WY

Mailing Address: BEYERSDOEFER FLORIAN T
BEYERSDOEFER MARTINA U
8 BARNETT WY
GARDINER, ME 04345

Parcel Number: 002013
CAMA Number: 002013
Property Address: 15 BARNETT WY

Mailing Address: LEWIS TAMMY L PERSONAL
REPRESENTATIVE
15 FAY COURT
DEXTER, ME 04930

Parcel Number: 002014
CAMA Number: 002014
Property Address: 24 BARNETT WY

Mailing Address: CONNOR DERRELL CONNOR TERRY
24 BARNETT WY
GARDINER, ME 04345

Parcel Number: 002015
CAMA Number: 002015
Property Address: 23 BARNETT WY

Mailing Address: DESJARDINS DAVID R
23 BARNETT WY
GARDINER, ME 04345

Parcel Number: 002016
CAMA Number: 002016
Property Address: 88 WEEKS RD

Mailing Address: BERUBE PEGGY
88 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002017
CAMA Number: 002017
Property Address: 35 BARNETT WY

Mailing Address: DYER PAUL DYER REBECCA
35 BARNETT WY
GARDINER, ME 04345

Parcel Number: 002018
CAMA Number: 002018
Property Address: 53 BARNETT WY

Mailing Address: BRIGGS RITA M
53 BARNETT WAY
GARDINER, ME 04345

Parcel Number: 002019
CAMA Number: 002019
Property Address: 41 BARNETT WY

Mailing Address: LEVESQUE RALPH L JR ROLERSON
AMANDA C
41 BARNETT WY
GARDINER, ME 04345

Parcel Number: 003001
CAMA Number: 003001
Property Address: 239 LIBBY HILL RD

Mailing Address: DAY MELANIE R DAY JOSEPH G
239 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 003001A
CAMA Number: 003001A
Property Address: 299 LIBBY HILL RD

Mailing Address: FEENER ALAN
299 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 003001C
CAMA Number: 003001C
Property Address: 295 LIBBY HILL RD

Mailing Address: LE MUU H
295 LIBBY HILL RD
GARDINER, ME 04345-9023



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1000 feet Abutters List Report

Gardiner, ME
December 16, 2025

Parcel Number: 003001D
CAMA Number: 003001D
Property Address: 287 LIBBY HILL RD

Mailing Address: DILL ELWOOD F
287 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 003001E
CAMA Number: 003001E
Property Address: 281 LIBBY HILL RD

Mailing Address: FREDERICKSON JOSEPH G ACKLY ANN
M
281 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 003001F
CAMA Number: 003001F
Property Address: 277 LIBBY HILL RD

Mailing Address: CAMPBELLTON JOSHUA A
CAMPBELLTON VALERIE L
277 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 003001G
CAMA Number: 003001G
Property Address: 269 LIBBY HILL RD

Mailing Address: LAPLANTE JAMES
269 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 003001H
CAMA Number: 003001H
Property Address: 22 BOOKER RD

Mailing Address: SUITTER REITA B
22 BOOKER RD
GARDINER, ME 04345-9022

Parcel Number: 003001J
CAMA Number: 003001J
Property Address: 26 BOOKER RD

Mailing Address: PELLETIER CHERYL
26 BOOKER RD
GARDINER, ME 04345

Parcel Number: 003001K
CAMA Number: 003001K
Property Address: 34 BOOKER RD

Mailing Address: RILEY JORDAN D TRUSTEE GOUGEON
CLANIN FAMILY TRUST
34 BOOKER RD
GARDINER, ME 04345

Parcel Number: 003004
CAMA Number: 003004
Property Address: 270 LIBBY HILL RD

Mailing Address: COTE BRYAN A
270 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 003004001
CAMA Number: 003004001
Property Address: 274 LIBBY HILL RD

Mailing Address: MARIN TANYA L
274 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 003005
CAMA Number: 003005
Property Address: 282 LIBBY HILL RD

Mailing Address: PERUSSE MICHAEL J CRAB PERUSSE
JENNIFER L
282 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 003005A
CAMA Number: 003005A
Property Address: 286 LIBBY HILL RD

Mailing Address: EASTON PAMELA P
286 LIBBY HILL RD
GARDINER, ME 04345-9023

Parcel Number: 003005B
CAMA Number: 003005B
Property Address: LIBBY HILL RD

Mailing Address: DOUGLAS HEATHER DOUGLAS
STEVEN
344 S WINDSOR AV
PALMYRA, PA 17078



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1000 feet Abutters List Report

Gardiner, ME
December 16, 2025

Parcel Number: 003005C
CAMA Number: 003005C
Property Address: 300 LIBBY HILL RD

Mailing Address: VARCOE MEGAN M GABA MAXWELL G
300 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 003005D
CAMA Number: 003005D
Property Address: 314 LIBBY HILL RD

Mailing Address: BREND AHL CRICKETT
314 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 003006
CAMA Number: 003006
Property Address: 801 MARSTON RD

Mailing Address: BRINZOW VITALI M
P O BOX 638
GARDINER, ME 04345-638

Parcel Number: 003007
CAMA Number: 003007
Property Address: MARSTON RD

Mailing Address: BRINZOW VITALI M
P O BOX 638
GARDINER, ME 04345-638

Parcel Number: 003008A
CAMA Number: 003008A
Property Address: MARSTON RD

Mailing Address: OSTIGUY JAMES E
84 WATER ST
RANDOLPH, ME 04346

Parcel Number: 003009
CAMA Number: 003009
Property Address: 785 MARSTON RD

Mailing Address: BRAYALL ROGER KANHAI-SINGH
VINCENT
785 MARSTON RD
GARDINER, ME 04345

Parcel Number: 003010
CAMA Number: 003010
Property Address: 737 MARSTON RD

Mailing Address: RIDEOUT DENNIS E SR
13 NEW ENGLAND RD
PITTSTON, ME 04345

Parcel Number: 003011007
CAMA Number: 003011007
Property Address: COSTELLO RD

Mailing Address: DANIEL DRIVE ROAD ASSOCIATION
35 DANIEL DR
GARDINER, ME 04345

Parcel Number: 003011A
CAMA Number: 003011A
Property Address: 734 MARSTON RD

Mailing Address: BRONN KATHERINE M
734 MARSTON RD
GARDINER, ME 04345

Parcel Number: 003013A
CAMA Number: 003013A
Property Address: 717 MARSTON RD

Mailing Address: GOVE SUSAN GOVE MICHAEL
717 MARSTON RD
GARDINER, ME 04345-9024

Parcel Number: 003016
CAMA Number: 003016
Property Address: 378 COSTELLO RD

Mailing Address: BALDWIN JAMES
378 COSTELLO RD
GARDINER, ME 04345

Parcel Number: 003018
CAMA Number: 003018
Property Address: 33 BOOKER RD

Mailing Address: ELLIOTT ROBERT E II ELLIOTT STACIE
L
33 BOOKER RD
GARDINER, ME 04345



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12/16/2025

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1000 feet Abutters List Report

Gardiner, ME
December 16, 2025

Parcel Number: 003019
CAMA Number: 003019
Property Address: 60 WEEKS RD

Mailing Address: ZEMLA ROBERT M ZEMLA JULIE L
60 WEEKS RD
GARDINER, ME 04345

Parcel Number: 003020
CAMA Number: 003020
Property Address: 21 BOOKER RD

Mailing Address: ELLIOTT ROBERT E II ELLIOTT STACIE
33 BOOKER RD
GARDINER, ME 04345-9022

Parcel Number: 003022
CAMA Number: 003022
Property Address: 11 BOOKER RD

Mailing Address: BROWN DARRYL G BROWN DARRYL G
JR
971 BRUNSWICK AV
GARDINER, ME 04345

Parcel Number: 003023
CAMA Number: 003023
Property Address: LIBBY HILL RD

Mailing Address: DAY MELANIE R DAY JOSEPH G
239 LIBBY HILL RD
GARDINER, ME 04345

Parcel Number: 008015
CAMA Number: 008015
Property Address: 222 LIBBY HILL RD

Mailing Address: PELLETIER FLORA M
222 LIBBY HILL RD
GARDINER, ME 04345-9021

Parcel Number: 008015001
CAMA Number: 008015001
Property Address: 262 LIBBY HILL RD

Mailing Address: PELLETIER MICHAEL
222 LIBBY HILL RD
Gardiner, ME 04345

Parcel Number: 008016
CAMA Number: 008016
Property Address: 266 LIBBY HILL RD

Mailing Address: DAILEY KIM L
266 LIBBY HILL RD
GARDINER, ME 04345-9023

Parcel Number: 008022
CAMA Number: 008022
Property Address: 58 WEEKS RD

Mailing Address: RENDA JOSEPH F & MELINDA G
58 WEEKS RD
GARDINER, ME 04345



www.cai-tech.com

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Town of Richmond		
Map	Lot	Owner
R-8	24	GAIL MAYO 192 Weeks Road Richmond, ME 04357
R-8	24.1	MARGARETTA SHARMAN & ROBERT HARRIS 176 Weeks Road Richmond, ME 04357
R-8	24.2	MELISSA WINCHESTER 188 Weeks Road Richmond, ME 04357
R-8	25	KENNETH & NANCY LONGFELLOW 146 Weeks Road Gardiner, ME 04345
R-8	26	GORDON TIBBETTS 18 Stewart Lane Windsor, ME 04363
R-8	27	THERESA & MICHAEL DULANY 208 Marston Road Richmond, ME 04357
R-8	32	GORDON TIBBETTS 18 Stewart Lane Windsor, ME 04363
R-8	32A	RENEA HOVEY, EMILY & ALFRED VIGUE 192 Marston Road Richmond, ME 04357
R-8	32B	EMILY & ALFRED VIGUE, JENNY VIGUE 186 Marston Road Richmond, ME 04357
R-8	32C	CORINA PERRY 194 Marston Road Richmond, ME 04357

Attachment 11: MHPC & THPOS Notifications

- A. Letter from Maine Historic Preservation Commission
- B. Tribal Notification Letters (Single letter included)

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

December 22th, 2025

Mi'kmaq Nation
Attn: Ms. Jenny Gaenzle
7 Northern Road
Presque Isle, Maine 04769

Subject: DEP & Army Corps permitting for Three Mainers, LLC
Gardiner, Maine

Dear Jenny,

Three Mainers LLC., herein called the applicant are proposing to subdivide the property located at 19 Schacht Lane in Gardiner. The 70.63-acre parcel is identified as Lot 3 on Tax Map 3 in the City of Gardiner Tax Maps and is in the Residential Growth (RG) District as shown on the City's Zoning Map. The applicant is proposing to subdivide the parcel into 10 new single-family residential lots with a remainder lot.

There is a large wetland extending in a north-south direction on the parcel in which the proposed road will cross. There will be 5,775 sf of wetland impacts associated with the project, which will trigger a Tier I Natural Resource of Protection Act (NRPA) permit application with the DEP and Army Corps.

The entire parcel drains into Cobbossee Stream, which is not classified as a waterbody most at risk from new development. We are requesting concurrence that the proposed actions will be acceptable to the agency and impacts on the low value wetlands have been minimized. Please review the enclosed Site Location Map (SLM) and consider this letter to be notification for the above-mentioned project. Should you have you any questions or concerns do not hesitate to contact me at 623-9475.

Sincerely,

James E. Coffin, PE

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

December 22th, 2025

Houlton Band of Maliseet Indians
Attn: Issac St. John, Director of Environmental Planning
88 Bell Road
Littleton, Maine 04730

Subject: DEP & Army Corps permitting for Three Mainers, LLC
Gardiner, Maine

Dear Issac,

Three Mainers LLC., herein called the applicant are proposing to subdivide the property located at 19 Schacht Lane in Gardiner. The 70.63-acre parcel is identified as Lot 3 on Tax Map 3 in the City of Gardiner Tax Maps and is in the Residential Growth (RG) District as shown on the City's Zoning Map. The applicant is proposing to subdivide the parcel into 10 new single-family residential lots with a remainder lot.

There is a large wetland extending in a north-south direction on the parcel in which the proposed road will cross. There will be 5,775 sf of wetland impacts associated with the project, which will trigger a Tier I Natural Resource of Protection Act (NRPA) permit application with the DEP and Army Corps.

The entire parcel drains into Cobbossee Stream, which is not classified as a waterbody most at risk from new development. We are requesting concurrence that the proposed actions will be acceptable to the agency and impacts on the low value wetlands have been minimized. Please review the enclosed Site Location Map (SLM) and consider this letter to be notification for the above-mentioned project. Should you have you any questions or concerns do not hesitate to contact me at 623-9475.

Sincerely,

James E. Coffin, PE

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

December 22th, 2025

Passamaquoddy Tribe of Indians
Pleasant Point Reservation
Attn: Donald Soctomah, THPO
P.O. Box 343
Perry, Maine 04667

Subject: DEP & Army Corps permitting for Three Mainers, LLC
Gardiner, Maine

Dear Mr. Soctomah,

Three Mainers LLC., herein called the applicant are proposing to subdivide the property located at 19 Schacht Lane in Gardiner. The 70.63-acre parcel is identified as Lot 3 on Tax Map 3 in the City of Gardiner Tax Maps and is in the Residential Growth (RG) District as shown on the City's Zoning Map. The applicant is proposing to subdivide the parcel into 10 new single-family residential lots with a remainder lot.

There is a large wetland extending in a north-south direction on the parcel in which the proposed road will cross. There will be 5,775 sf of wetland impacts associated with the project, which will trigger a Tier I Natural Resource of Protection Act (NRPA) permit application with the DEP and Army Corps.

The entire parcel drains into Cobbossee Stream, which is not classified as a waterbody most at risk from new development. We are requesting concurrence that the proposed actions will be acceptable to the agency and impacts on the low value wetlands have been minimized. Please review the enclosed Site Location Map (SLM) and consider this letter to be notification for the above-mentioned project. Should you have you any questions or concerns do not hesitate to contact me at 623-9475.

Sincerely,

James E. Coffin, PE

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

December 22th, 2025

Penobscot Indian Nation
Indian Island Reservation
Attn: Chris Sockalexis, THPO
12 Wabanaki Way
Indian Island, Maine 04468

Subject: DEP & Army Corps permitting for Three Mainers, LLC
Gardiner, Maine

Dear Chris,

Three Mainers LLC., herein called the applicant are proposing to subdivide the property located at 19 Schacht Lane in Gardiner. The 70.63-acre parcel is identified as Lot 3 on Tax Map 3 in the City of Gardiner Tax Maps and is in the Residential Growth (RG) District as shown on the City's Zoning Map. The applicant is proposing to subdivide the parcel into 10 new single-family residential lots with a remainder lot.

There is a large wetland extending in a north-south direction on the parcel in which the proposed road will cross. There will be 5,775 sf of wetland impacts associated with the project, which will trigger a Tier I Natural Resource of Protection Act (NRPA) permit application with the DEP and Army Corps.

The entire parcel drains into Cobbossee Stream, which is not classified as a waterbody most at risk from new development. We are requesting concurrence that the proposed actions will be acceptable to the agency and impacts on the low value wetlands have been minimized. Please review the enclosed Site Location Map (SLM) and consider this letter to be notification for the above-mentioned project. Should you have you any questions or concerns do not hesitate to contact me at 623-9475.

Sincerely,

James E. Coffin, PE

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

December 22th, 2025

Passamaquoddy Tribe of Indians
Indian Township Reservation
P.O. Box 301
Princeton, Maine 04668

Subject: DEP & Army Corps permitting for Three Mainers, LLC
Gardiner, Maine

To Whom It May Concern,

Three Mainers LLC., herein called the applicant are proposing to subdivide the property located at 19 Schacht Lane in Gardiner. The 70.63-acre parcel is identified as Lot 3 on Tax Map 3 in the City of Gardiner Tax Maps and is in the Residential Growth (RG) District as shown on the City's Zoning Map. The applicant is proposing to subdivide the parcel into 10 new single-family residential lots with a remainder lot.

There is a large wetland extending in a north-south direction on the parcel in which the proposed road will cross. There will be 5,775 sf of wetland impacts associated with the project, which will trigger a Tier I Natural Resource of Protection Act (NRPA) permit application with the DEP and Army Corps.

The entire parcel drains into Cobbossee Stream, which is not classified as a waterbody most at risk from new development. We are requesting concurrence that the proposed actions will be acceptable to the agency and impacts on the low value wetlands have been minimized. Please review the enclosed Site Location Map (SLM) and consider this letter to be notification for the above-mentioned project. Should you have you any questions or concerns do not hesitate to contact me at 623-9475.

Sincerely,

James E. Coffin, PE

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

October 24, 2025

Kirk Mohney
Maine Historic Preservation Commission
55 Capitol Street
State House Station 65
Augusta, Maine 04333



Subject: Three Mainers LLC
19 Schacht Lane
Gardiner, Maine

Dear Kirk:

Three Mainers LLC, herein called the applicant are proposing to subdivide a parcel of land located at 19 Schacht Lane in Gardiner. The 70.63-acre parcel is identified as Lot 3 on Tax Map 3 in the City of Gardiner Tax Maps and is in the Residential Growth (RG) District as shown on the City's Zoning Map. The applicant is proposing to subdivide the parcel into 10 new single-family residential lots with a remainder lot. A site location map has been included for your use.

Please identify any properties in the area of historic, architectural, or archaeological significance that this project may impact and if you should have any questions or concerns; please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "James Coffin".

James E. Coffin, PE

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

A handwritten signature in cursive script that reads "Kirk A. Mohney".
State Historic Preservation Officer
Maine Historic Preservation Commission

11/5/25
Date

Attachment 12: Functional Assessment

Introduction:

This Functional Assessment report analyzes functions and values of wetland impacts from the proposed subdivision located at 19 Schacht Lane in Gardiner. The wetlands were delineated and a report prepared by Vaughn Smith in December of 2025.

The information below will be used to assess changes in the area's pre-project functioning and will guide the analysis of wetland impacts and the potential for compensation. All wetland impacts within the project area were evaluated using the standard ACOE Highway Methodology Workbook for Wetland Functions and Values; A Descriptive Approach.

The "Descriptive Approach" to wetland functions and values is twofold and incorporates both wetland science and human judgment of values. Determinations are made if a wetland is suitable for particular functions and values and why, followed by a determination of what functions and values are principal and why. Functions and values can be principal if they are an important physical component of a wetland ecosystem (function only) and/or are considered of special value to society, from a local, regional, and/or national perspective.

The 13 functions and values that are considered by the Regulatory Division of any Section 404-wetland permit are listed below.

1. Ground Water Recharge/Discharge
2. Floodflow Alteration
3. Fish and Shellfish Habitat
4. Sediment/Toxicant/Pathogen Retention
5. Nutrient Removal/Retention/Transformation
6. Production Export
7. Sediment/Shoreline Stabilization
8. Wildlife Habitat
9. Recreation
10. Educational/Scientific Value
11. Uniqueness/Heritage
12. Visual Quality/Aesthetics
13. Threatened or Endangered Species Habitat

Evaluation of Wetland Functions

GROUNDWATER RECHARGE/DISCHARGE— This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Wetland impacts from the proposed project are small and will not significantly alter groundwater recharge/discharge. **The impacted wetlands do not hold water for long periods of time making it unlikely groundwater recharge/discharge would be a principal function of the wetland impacts.**

FLOODFLOW ALTERATION (Storage & Desynchronization) — This function considers the effectiveness of the wetland in reducing flood damage by water retention for prolonged periods following precipitation events and the gradual release of floodwaters. **These wetlands do not store significant amounts of floodwater.**

FISH AND SHELLFISH HABITAT (FRESHWATER) — This function considers the effectiveness of seasonal or permanent watercourses associated with the wetland in question for fish and shellfish habitat. **Impacted wetlands do not hold water all season and there are no signs of fish or shellfish.**

SEDIMENT/TOXICANT/PATHOGEN RETENTION — This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens in runoff water from surrounding uplands or upstream eroding wetland areas. **Seasonal ponding only, no erosion is present in or around the wetland.**

NUTRIENT REMOVAL/RETENTION/TRANSFORMATION — This function considers the effectiveness of the wetland as a trap for nutrients in runoff water from surrounding uplands or contiguous wetlands and the ability of the wetland to process these nutrients into other forms or trophic levels. One aspect of this function is to prevent ill effects of nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries. **Like all wetlands, there is some ability to trap and process nutrients in this wetland.**

PRODUCTION EXPORT (Nutrient) — This function evaluates the effectiveness of the wetland to produce food or usable products for humans or other living organisms. **No commercially or economically used products were observed in these wetlands.**

SEDIMENT/SHORELINE STABILIZATION — This function considers the effectiveness of a wetland to stabilize streambanks and shorelines against erosion. **No shoreline or bank is evident within this wetland.**

WILDLIFE HABITAT— This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. **Various species of wildlife appear to pass through and feed. Other habitats are located nearby including fields and forest.**

RECREATION (Consumptive and Non-Consumptive) — This value considers the suitability of the wetland and associated watercourses to provide recreational opportunities. **No trails, or public access sites are available to the wetlands that provides little productivity.**

EDUCATIONAL/SCIENTIFIC VALUE— This value considers the suitability of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research. **Although access to the site is good, the wetlands offer limited educational value when compared to other opportunities in the area.**

UNIQUENESS/HERITAGE — This value considers the effectiveness of the wetland or its associated waterbodies to provide certain special values. **These wetlands are not unique and do not provide heritage value.**

VISUAL QUALITY/AESTHETICS— This value considers the visual and aesthetic quality or usefulness of the wetland. **The wetland impacts areas are small and ordinary, and found in areas of forest commonly found throughout the landscape and provide limited visual appeal. Therefore, visual quality/aesthetics is not a principal function of the wetland impacts.**

ENDANGERED SPECIES HABITAT— This value considers the suitability of the wetland to support threatened or endangered species. **Atlantic Salmon, Bat species and Monarch Butterfly were the only endangered species mentioned in the IPAC Species list.**

Conclusion:

The principal functions of these wetlands are wildlife habitat. The impacted wetlands in the proposed project area are considered typical for the surrounding area and region. The wetland impacts associated with the proposed development do not appear to pose a significant threat or risk to the degradation of the surrounding wetland functions and values.

Attachment 13: Compensation Plan

Wetland compensation for the permanent wetland impacts of 5,775 square feet have been calculated to include all of the areas delineated as freshwater wetland by Vaughn Smith Associates Inc. March of 2025 and subsequent wetland report dated December 22, 2025.

This application is for a total of 5,775 square feet of wetland impacts associated with the proposed residential subdivision. The development consists of 10 single-family homes with associated roads and driveways. The applicant has chosen to pay a fee in lieu of a compensation project as outlined in the Natural Resources Protection Act 38 M.R.S.A Sec 480 (Z).

Using the compensation rates for Kennebec County for the period of January 1, 2024 – December 31, 2025, the fee is calculated as \$5.05 for Natural Resource Enhancement & Restoration Cost per square foot and as \$0.20 for Avg. Assessed Land Value per square foot.

The fee is calculated as follows: $(\$5.05 + \$0.20) \times 5,775 \text{ sf} = \mathbf{\$30,318.75}$

Attachment 14: Title, Right or Interest, Tax Map, IF&W Response & Appendix A

- A. Deed
- B. Tax Map
- C. IF&W Response
- D. Appendix A

BK15226 PGS 76 - 78 11/18/2024 09:04:18 AM
INSTR#: 2024025108 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

**NO REAL ESTATE
TRANSFER TAX PAID**

WARRANTY DEED
DLN: 2147800

Ricky A. Berg and Hyein Berg, of 18 Joseph Drive, Sidney, ME 04330, and Jed M. Cook, of 164 Port Road, Kennebunk, ME 04043 for consideration paid, GRANT to Three Mainers LLC, a Maine limited liability company, duly organized and existing, with its principal place of business located at 18 Joseph Drive, Sidney, ME 04330, with WARRANTY COVENANTS, the real estate described as follows:

A certain lot or parcel of land situate in Gardiner, Kennebec County, State of Maine, bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of Henry Simpson; thence running easterly along said Simpson's southerly line to land now or formerly of Frank O. Dale; thence running southerly along said Dale's westerly line to land of the late Herbert J. Weeks, now deceased; thence running westerly along said Week's land to the dividing line between the said land formerly of Herbert J. Weeks and land formerly of J. Prescott Dill on the west; thence running northerly in a straight line to the point of beginning; containing ten acres, more or less.

Also, that portion of another certain lot or parcel of land with the buildings thereon, situate in said Gardiner, County of Kennebec, State of Maine, bounded and described as follows:

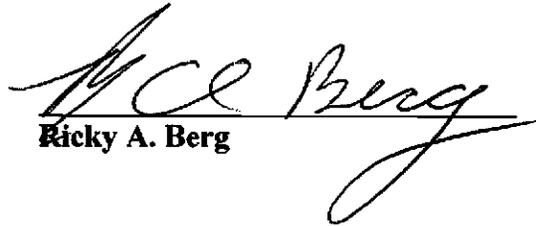
On the north by land formerly of John Peacock; on the east by land conveyed by said J. Prescott Dill to said Herbert J. Weeks by deed dated October 17, 1927 and by other land at that time owned by said Herbert J. Weeks; on the south by land formerly of Burton E. Booker and land now or formerly of Rufus H. Niles; and on the west by land now or formerly of Charles Douglas and land now or formerly of Ralph Weeks.

EXCEPTING that portion of the foregoing description that is located within the municipal boundaries of the Town of Richmond, Sagadahoc County, Maine, lost to automatic foreclosure of tax liens imposed against Robert and Claudia Caspole by the Town of Richmond (recorded in Kennebec Registry of Deeds Book 1068, Page 277 and Book 1132, Page 203 – Richmond Tax Map R08, Lot 26).

Being the same premises conveyed to Ricky A. Berg and Hyein H. Berg and Jed M. Cook by virtue of a warranty deed from Claudia A. Caspole, dated October 12, 2024 and recorded at Kennebec

of a warranty deed from Claudia A. Caspole, dated October 12, 2024 and recorded at Kennebec County Registry of Deeds in Book 15194, Page 315.

WITNESS our hands and seals this 15 day of November, 2024.


Ricky A. Berg

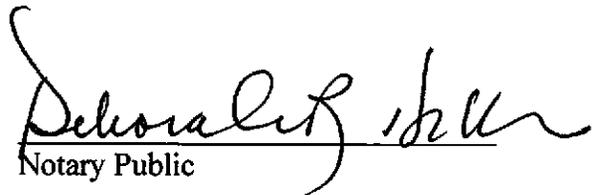
STATE OF MAINE
COUNTY OF KENNEBEC

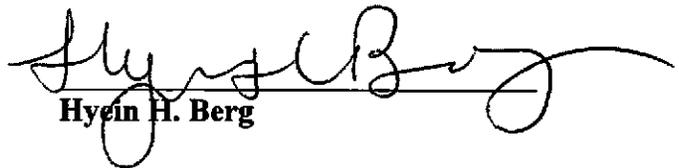
November 15, 2024

Personally appeared the above-named **Ricky A. Berg** and acknowledged the foregoing to be his free act and deed,



Before me,

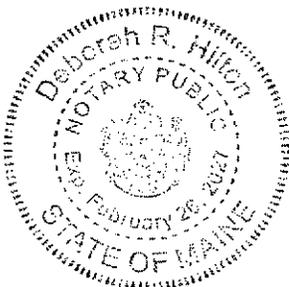

Notary Public


Hyein H. Berg

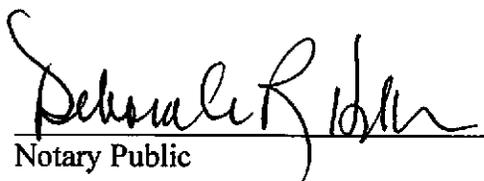
STATE OF MAINE
COUNTY OF KENNEBEC

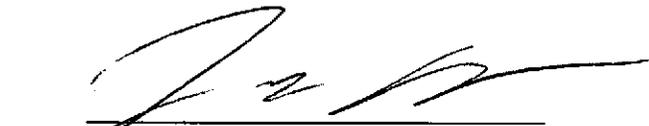
November 15, 2024

Personally appeared the above-named **Hyein H. Berg** and acknowledged the foregoing to be her free act and deed,



Before me,


Notary Public



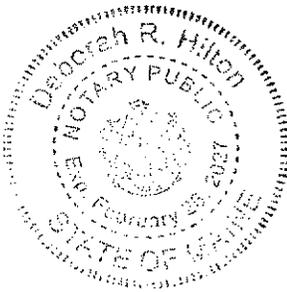
Jed M. Cook

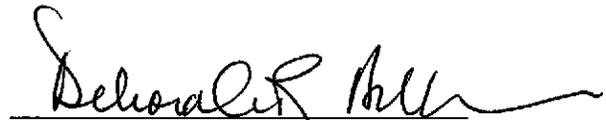
STATE OF MAINE
 COUNTY OF Kennebec

November 15, 2024

Personally appeared the above-named **Jed M. Cook** and acknowledged the foregoing to be his free act and deed,

Before me,





 Notary Public



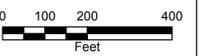
**CITY OF
GARDINER**
KENNEBEC CO.
MAINE



LEGEND

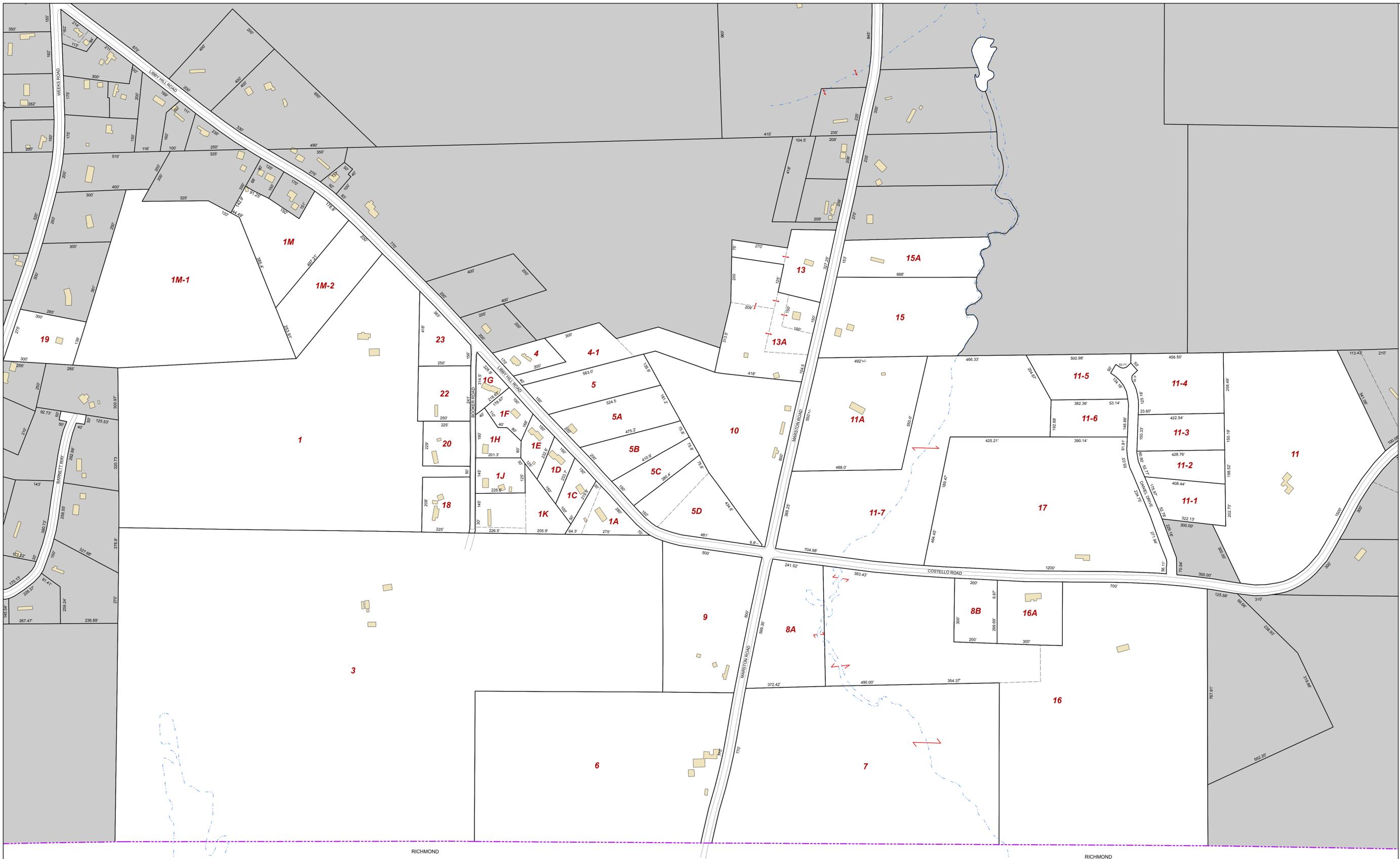
- Lot Hook
- Private Right of Way
- Sub-lot Line
- Transmission Line ROW
- River, Stream or Pond
- Railroad
- Road
- Town Line
- Building
- Parcel

For Assessment Purposes. Not to be used for conveyances.



Map 3

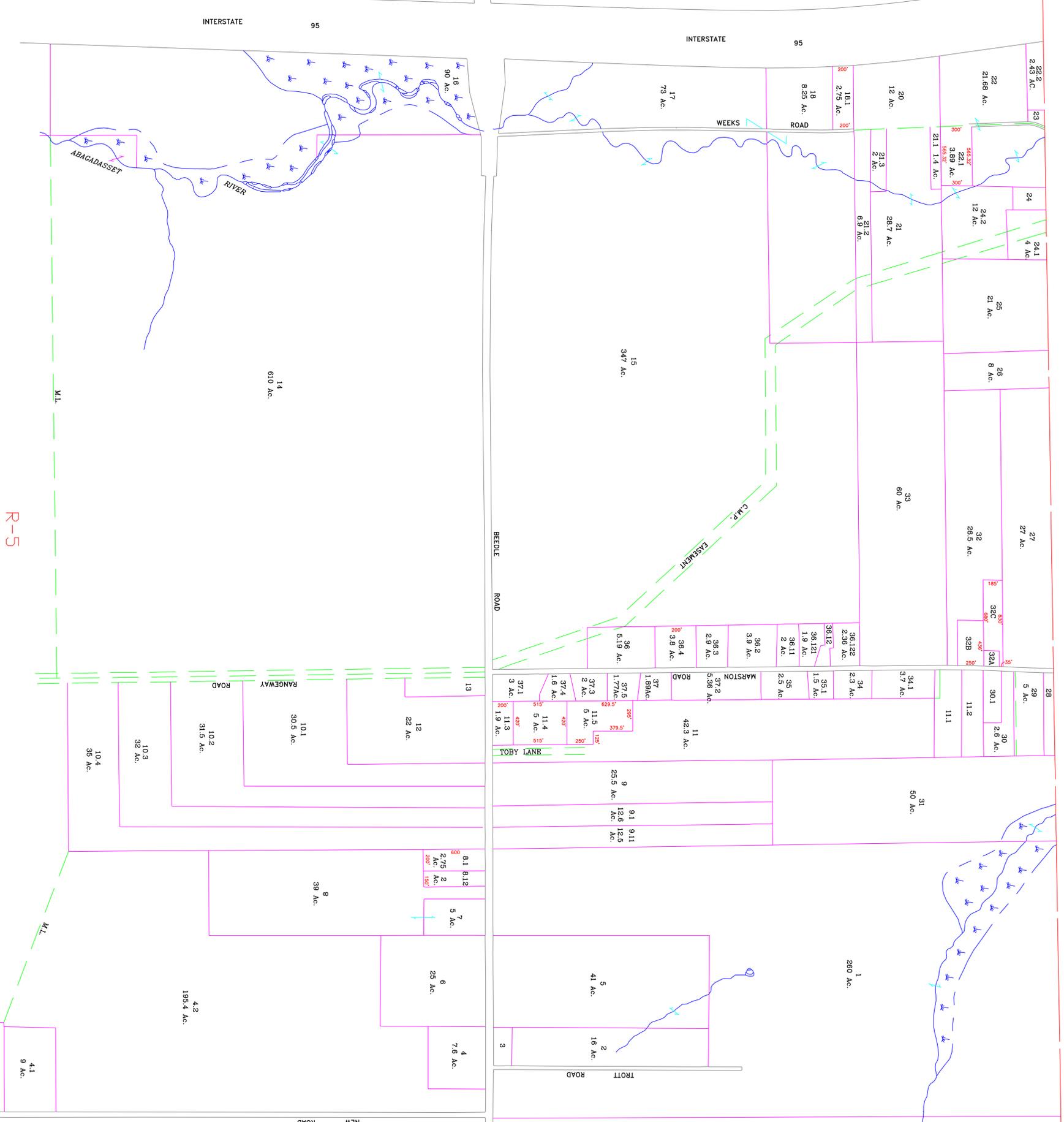
Printed: 9/26/2024
Effective Date: 4/1/2024



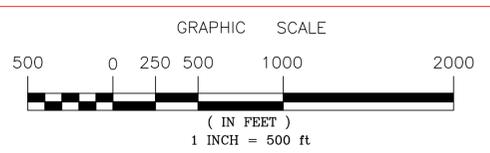
GARDINER

R-9

R-7



R-5



PROPERTY MAP
RICHMOND
 MAINE

LEGEND
 ADJACENT SHEET NO. 12
 COMMON OWNERSHIP OR
 DEVELOPMENT LOT NO. @
 SCALED DIMENSION ±

PREPARED BY
DIRIGO SURVEYING
 Winthrop, Maine 923-3443

UPDATED
 03-14-2023
R-8





JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



JUDITH CAMUSO
COMMISSIONER

January 06, 2026

James Coffin
E.S. Coffin
432 Cony Road, P.O. Box 4687
Augusta, ME 04330

RE: Information Request - 19 Schacht Lane, Subdivision, Gardiner Project ID 9755-11337

Dear James:

Per your request received on **December 22, 2025**, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the **19 Schacht Lane, Subdivision, Gardiner** project, pursuant to MDIFW's authority. Please note that as project details are lacking, our comments should be considered preliminary. For the purposes of this review, we assume that tree clearing is proposed.

Our Department has not mapped any Essential Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under the Maine Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Department does not anticipate significant impacts to any of the bat species as a result of project activities.

SIGNIFICANT WILDLIFE HABITAT

Deer Wintering Area

The project area intersects with a Deer Wintering Area (DWA). DWAs contain habitat cover components that provide conditions for protection from deep snow and cold wind, which is important for overwinter survival of white-tailed deer. DWA Travel Corridors contain similar habitat qualities and provide the means for DWA ingress and egress. MDIFW generally

January 6, 2026

Letter to James Coffin, E.S. Coffin

Comments RE: 19 Schacht Lane, Subdivision, Gardiner

recommends that development projects be designed to avoid impacts to the continued availability of coniferous winter shelter within important DWAs and Travel Corridors. Any removal of vegetation should be conducted in such a way that improves the quality and vigor of the coniferous species providing this winter shelter. If the project will involve the removal of trees important to overwintering deer, we recommend that you contact our regional wildlife staff for additional guidance. Project-related alterations within designated DWAs and Travel Corridors are considered as impacts to be avoided or minimized to the extent practicable and, if determined reasonable, appropriately mitigated.

Inland Waterfowl/Wading Bird Habitat

This project is adjacent to an Inland Waterfowl and Wading Bird Habitat (IWWH), a Significant Wildlife Habitat under Maine's Natural Resources Protection Act. These habitats provide important breeding, feeding, migration, and staging habitat for waterfowl and wading bird species. High and moderate value IWWHs include both the wetland complex and a 250-foot upland zone. MDIFW recommends that these resources be avoided entirely, including no clearing within the 250-foot upland zone extending from the wetland edge. Based on our understanding, the limits of the project are outside of the IWWH; if so, minimal impacts to this habitat are anticipated.

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. Our Department recommends that any potential Significant Vernal Pool depressions be avoided as well as the 250-foot surrounding the pool, which is the associated Critical Terrestrial Habitat. If not already completed, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

AQUATIC RESOURCES

Fish Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be

January 6, 2026

Letter to James Coffin, E.S. Coffin

Comments RE: 19 Schacht Lane, Subdivision, Gardiner

avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,



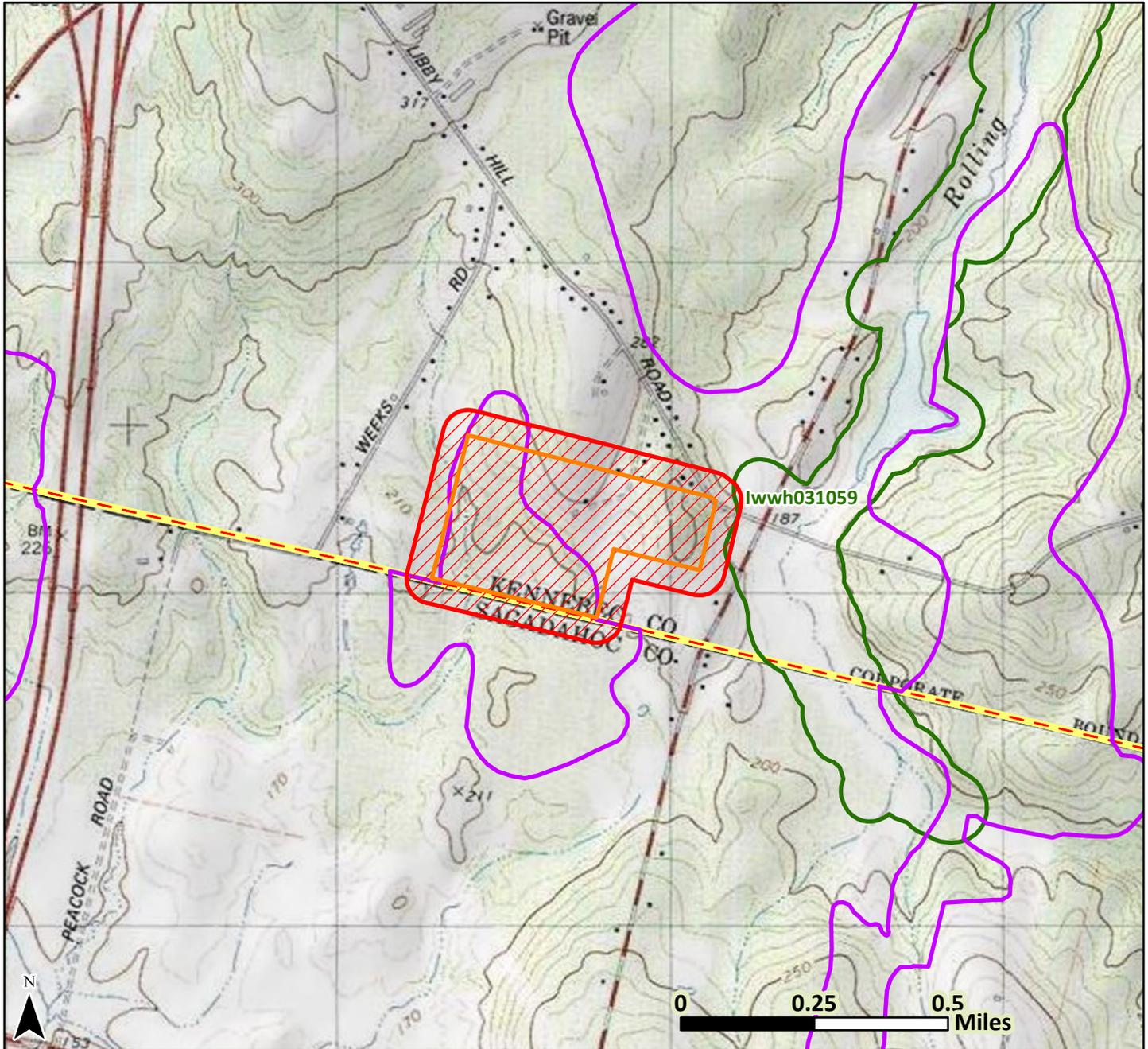
Ciara Wentworth
Natural Resource Biologist



Maine Department of Inland Fisheries and Wildlife
Project Area Review of Fish and Wildlife Observations and Priority Habitats

19 Schacht Lane, Subdivision, Gardiner

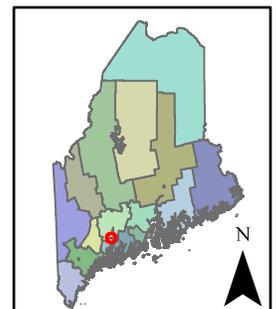
Project ID 9755, Version ID 11337



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

- County Boundary
- Township Boundary
- Project Footprint
- Search Area
- Deer Wintering Area
- Inland Waterfowl/Wading Bird

Date: 12/31/2025
UTM Zone 19N, NAD83



This map contains sensitive information - do not distribute it beyond the project applicant, consultant, or the permitting agency.

**APPENDIX A: MDEP VISUAL EVALUATION
FIELD SURVEY CHECKLIST**
(Natural Resources Protection Act, 38 M.R.S.A. §§ 480 A - Z)

Name of applicant: Three Mainers, LLC. Phone: 207-242-9059

Application Type: Tier 1 Permit

Activity Type: (brief activity description) Wetland impacts involving the subdivision of 10 single-family lots and associated roads.

Activity Location: Town: Gardiner County: Kennebec

GIS Coordinates, if known: 44.1647 69.8133

Date of Survey: 12/05/25 Observer: Jim Coffin Phone: 207-623-9475

**Distance Between the Proposed Visibility
Activity and Resource (in Miles)**

1. Would the activity be visible from:	0-¼	¼-1	1+
A. <i>A National Natural Landmark or other outstanding natural feature?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. <i>A State or National Wildlife Refuge, Sanctuary, or Preserve or a State Game Refuge?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. <i>A state or federal trail?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. <i>A public site or structure listed on the National Register of Historic Places?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. <i>A National or State Park?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. 1) <i>A municipal park or public open space?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) <i>A publicly owned land visited, in part, for the use, observation, enjoyment and appreciation of natural or man-made visual qualities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) <i>A public resource, such as the Atlantic Ocean, a great pond or a navigable river?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. What is the closest estimated distance to a similar activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. What is the closest distance to a public facility intended for a similar use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the visibility of the activity seasonal? (i.e., screened by summer foliage, but visible during other seasons)		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Are any of the resources checked in question 1 used by the public during the time of year during which the activity will be visible?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Attachment 15: Wetlands Report – Vaughn Smith Associates

A wetland report by Vaughn Smith Associates is included.



VAUGHN SMITH ASSOCIATES

Septic Design • Wetland Analysis • Soil Mapping

January 11, 2026

Three Mainers LLC
ATTN: Jed Cook
18 Joseph Drive
Sidney, ME 04330

RE: Wetland Report, +/- 17.6 acres, Phase I, Booker Road, Gardiner, Maine

The delineation was conducted in accordance with the U.S. Army Corps of Engineers document *Corps of Engineers Wetland Delineation Manual*, (1987) along with the required *Regional Supplement to the Corps of Engineers, Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2, January 2012).

Hydric soil determinations were conducted in accordance with the United States Department of Agriculture, Natural Resources Conservation Service document *Field Indicators of Hydric Soils in the United States, Version 8.0* (2016) along with the manual *Field Indicators for Identifying Hydric Soils in New England* (Version 4, May 2017). Plant species indicator status was based on the U.S. Army Corps of Engineers 2016, *National Wetland Plant List*, (Version 3.3, 2016).

This site consists of a small open field (a few acres) that abuts Booker Road to the east with the remaining property being forested that has been selectively timber harvested in recent years. While the field is nearly flat, the majority of the site is gently sloping easterly up to a knoll that plateaus and slopes back down to the easterly property line. Please refer to the site plan prepared by E.S. Coffin with the wetlands plotted on to the topographic map.

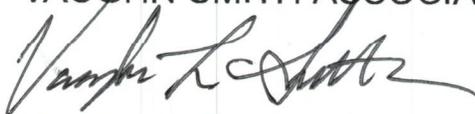
The wetland is located just easterly of Booker Road, near the property entrance. Here, there is a remaining stand of Hemlock and Pine that transitions to mixed hardwoods across the wetland. The forested wetland is a collection area at the base of the slope that narrows as the water/wetland moves southerly across the property. The soils associated with the wetlands on this site are glacial tills with seasonal water tables and restrictive layers near the soil surface. These sandy loam textured soils have moderate infiltration and slow percolation rates in the firm subsoil, thus readily supporting the growth of hydrophytic vegetation when the wetland hydrology is present. The hydrology appears mainly from precipitation events with the watershed divide line on or near this site, hence, there appears to be only a little hydrology being contributed from off site.

The Herbaceous/wet meadow portion of this wetland is dominated by Cinnamon and Sensitive Ferns. Some areas exhibited communities of Bullrush, Meadowsweet, and Steeplebush. The Sapling -Scrub/Shrub portions of these wetlands contain clusters of Speckled Alders, Red Osier, Red Maple with Meadow Sweet and Steeplebush. The Forested portions of these wetlands contain large mature Eastern White Pine, Red Maple, and Eastern Hemlock. Additionally, there were **no vernal pools observed** on this site.

I hope this information is sufficient for your current needs. If you are in need of further assistance, please do not hesitate to call.

Sincerely,

VAUGHN SMITH ASSOCIATES



Vaughn L. Smith

Certified Soil Scientist #290



Attachment 16: U.S. Fish & Wildlife Service – Official Species List

The Official Species List from the U.S. Fish & Wildlife is included.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Maine Ecological Services Field Office
P. O. Box A
East Orland, ME 4431
Phone: (207) 469-7300 Fax: (207) 902-1588

In Reply Refer To:
Project Code: 2026-0029825
Project Name: Sunset Ridge Subdivision

12/22/2025 17:31:28 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Maine Ecological Services Field Office

P. O. Box A
East Orland, ME 4431
(207) 469-7300

PROJECT SUMMARY

Project Code: 2026-0029825

Project Name: Sunset Ridge Subdivision

Project Type: Residential Construction

Project Description: Three Mainers LLC, herein called the applicant, is proposing to subdivide a parcel of land located at 19 Schacht Lane in Gardiner. The 70.63-acre parcel is identified as Lot 3 on Tax Map 3 in the City of Gardiner Tax Maps and is in the Residential Growth (RG) District as shown on the City's Zoning Map. The applicant is proposing to subdivide the parcel into 10 new single-family residential lots with a remainder lot. There will be 1,460 feet of new roads and 5,775 sf of wetland impacts. The work starts in May 2026 and completed in December of 2027.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.1640511,-69.81612355749098,14z>



Counties: Kennebec County, Maine

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

FISHES

NAME	STATUS
Atlantic Salmon <i>Salmo salar</i> Population: Gulf of Maine DPS There is final critical habitat for this species. Your location overlaps the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2097	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

There is 1 critical habitat wholly or partially within your project area under this office's jurisdiction.

NAME	STATUS
Atlantic Salmon <i>Salmo salar</i> https://ecos.fws.gov/ecp/species/2097#crithab	Final

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts

activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

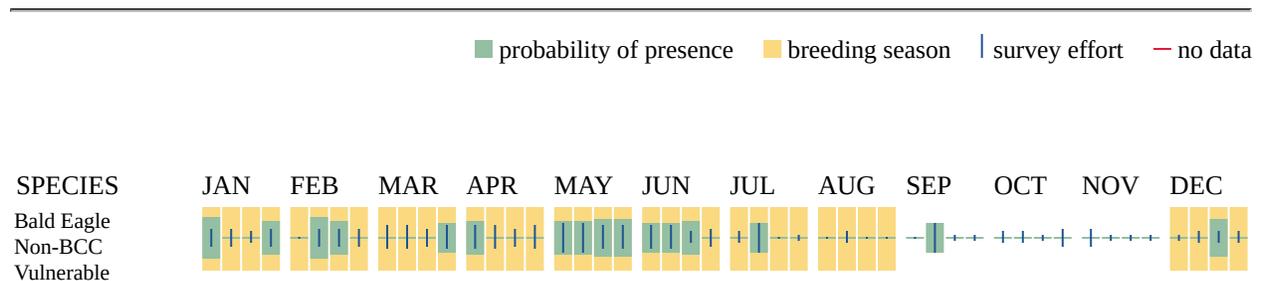
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Bay-breasted Warbler <i>Setophaga castanea</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9583	Breeds May 25 to Aug 1
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Cape May Warbler <i>Setophaga tigrina</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/10571	Breeds Jun 1 to Jul 31

NAME	BREEDING SEASON
<p>Chimney Swift <i>Chaetura pelagica</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9406</p>	Breeds Mar 15 to Aug 25
<p>Evening Grosbeak <i>Coccothraustes vespertinus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9465</p>	Breeds May 15 to Aug 10
<p>Lesser Yellowlegs <i>Tringa flavipes</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere
<p>Olive-sided Flycatcher <i>Contopus cooperi</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/3914</p>	Breeds May 20 to Aug 31
<p>Prairie Warbler <i>Setophaga discolor</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9513</p>	Breeds May 1 to Jul 31
<p>Rose-breasted Grosbeak <i>Pheucticus ludovicianus</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/11965</p>	Breeds May 15 to Jul 31
<p>Veery <i>Catharus fuscescens fuscescens</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/11987</p>	Breeds May 15 to Jul 15
<p>Wood Thrush <i>Hylocichla mustelina</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9431</p>	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

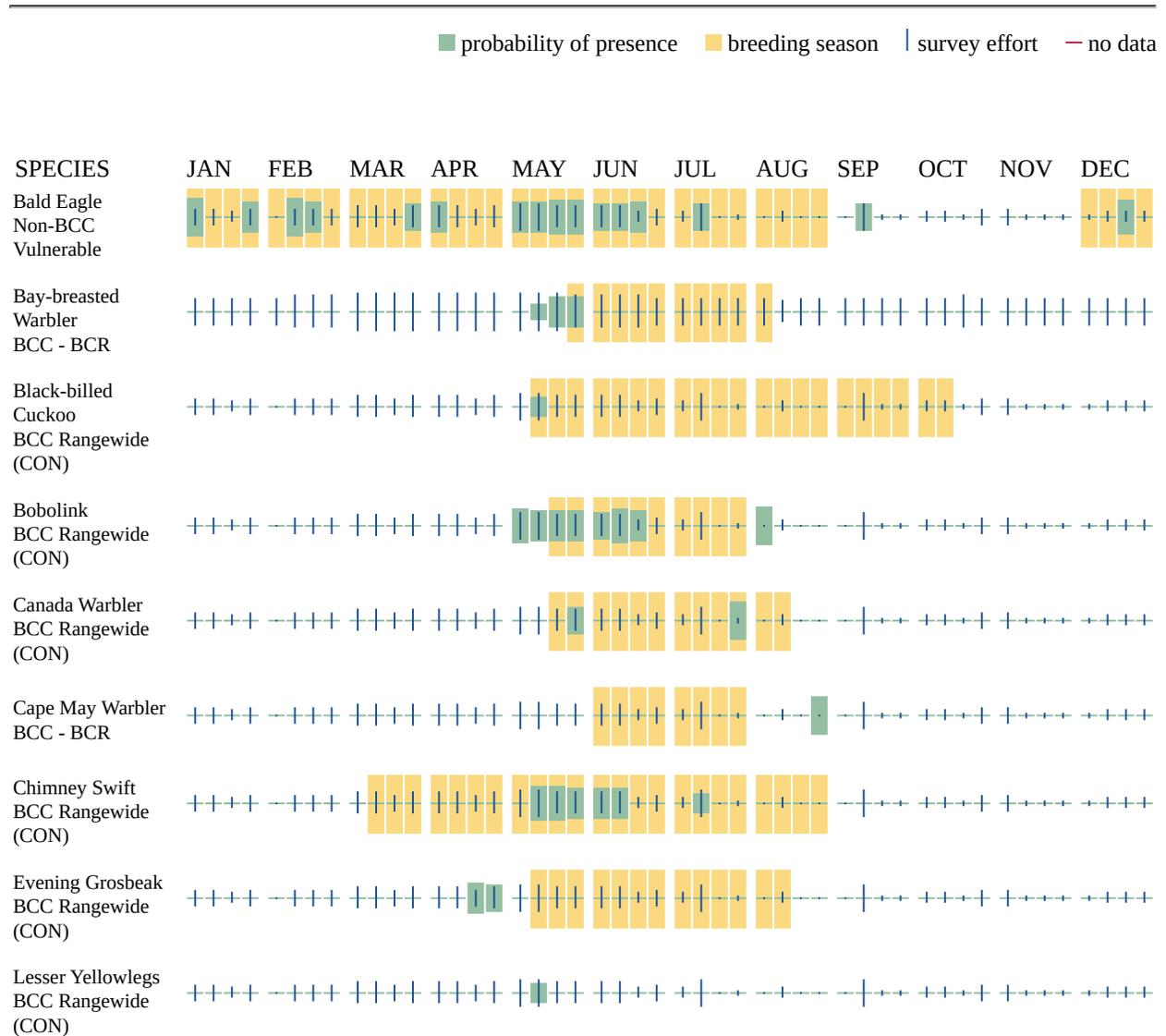
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

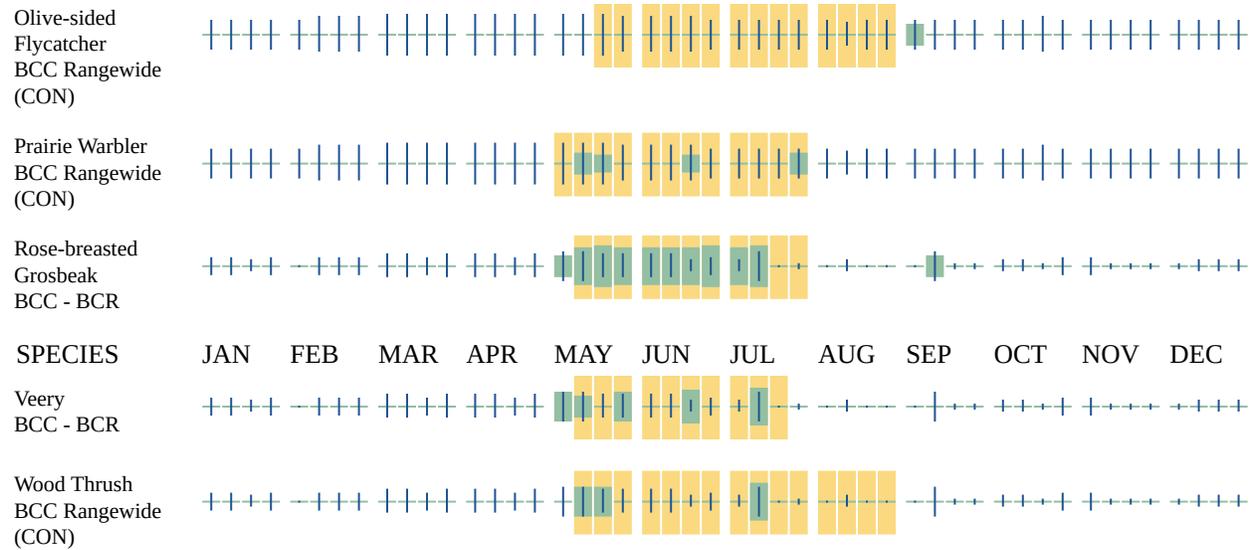
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER POND

- PUBFb

RIVERINE

- R4SBC

FRESHWATER FORESTED/SHRUB WETLAND

- PFO4/1B

- PSS1E

IPAC USER CONTACT INFORMATION

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