

Site Plan Review Application

Project Name: Gardiner Snow Dump Project Cost: N/A

Date of Submission: 5/01/2026 Received by: AMC Fees: _____

A complete written description of the proposed project including all other local, state and federal permits required for the project. Public Works would like to use approximately 2 acres of their 7.14 acre

gravel lot used to dispose of snow when it is removed from the roads. The lot will meet necessary criteria and will not need a Discharge of Waste Snow permit.

Anticipated beginning/completion dates of construction: 04/01/2026 / 10/01/2026

1. General Information:

Name of Property Owner: City of Gardiner

Address: 6 Church St

Phone/Fax No: 207-582-4200

Applicant/Agent Name: John Cameron

Address: 197 Old Brunswick Rd

Phone/Fax No 207-582-4200

Design Professional(s)/Contractor(s): ☐ Surveyor ☐ Engineer ☐ Architect ☐ Contractor

Name: _____

Address: _____

Phone/Fax No _____

Name: _____

Address: _____

Phone/Fax No _____

Name: _____

Address: _____

Phone/Fax No _____

Signature: _____ Date: _____

2. Property Information:

Property Location: 197 Old Brunswick Rd
Deed Ref: Book 1419 Page 0750 City Tax Map(s) 019 Lot(s) 015A
Property Size/Frontage: Acres 7.14 Sq. Ft. 311018 Road 340 Shore N/A
Zoning District(s): CPD

3. Development Information:

One or more site maps drawn to scale, prepared and sealed by a professional engineer or architect showing the following:

a.) The existing conditions on the property including:

1. The property boundaries;
2. The zoning district and zoning district boundaries if the property is located in more than one zone;
3. The location of required setbacks, buffers and other restrictions;
4. The location of any easements or rights-of-way;
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property;
6. The locations of existing utilities on and adjacent to the property including sewers, water mains, stormwater facilities, gas mains, and electric and other telecommunication facilities;
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.)
8. The general topography of the property indicating the general slope of the land and drainage patterns. The CEO and/or Planning Board may require a topographic survey of all or a portion of the property for projects involving the construction of new or expanded structures or site modifications.
9. The location, type and extent of any natural resources on the property including wetlands, vernal pools, floodplains, waterbodies, significant wildlife habitats, rare or endangered plants or animals, or similar resources; and
10. The location and type of any identified historic or archeological resource on the property.

b.) The proposed development activity for which approval is requested including:

1. The estimated demand for water supply and sewage disposal together with the proposed location and provisions for water supply and wastewater disposal including evidence of soil suitability if on-site sewage disposal is proposed;
2. The direction of proposed surface water drainage across the site and from the site together with the proposed location of all stormwater facilities and evidence of their adequacy;
3. The location, dimensions, and ground floor elevations of all proposed buildings and structures including expansions or modifications to existing buildings that change the footprint of the building;
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;
5. The proposed flow of vehicular and pedestrian traffic into and through the property;

6. The location and details for any signs proposed to be install or altered;
7. The location and details for any exterior lighting proposed to be installed or altered;
8. Provisions for landscaping and buffering; and
9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.

c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal.

Additional Information Required:

Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance;

An estimate of the peak hour and average daily traffic to be generated by the project and evidence that the additional traffic can be safely accommodated on the adjacent streets;

An erosion and sedimentation control plan; and

A stormwater management plan demonstrating how any increased runoff from the site will be handled if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based on the scale of the project and the existing conditions in the vicinity of the project.

Elevation drawings prepared by a professional engineer or architect showing the façade and roof of the side of all proposed structures facing the road, and the side facing the customer entrance. The drawings shall clearly illustrate the profile of the roof. All façade and roof materials shall be identified including color and texture.

Photographs or similar photo representations or drawings showing the architectural design and context of the proposed structures and adjacent properties on the both sides of the road.

Survey Requirements

The Planning Board may require the applicant to submit a survey of the perimeter of the tract, giving complete descriptive data by bearing and distances, made and certified by a Registered Land Surveyor. The survey may be required for the construction of new structures or any construction proposed on a undeveloped parcel or tract of land, whenever the Planning Board finds that a survey is necessary to show compliance with the requirements of this Ordinance due to the size of the lot, location of the lot or the placement of existing or proposed structures on the lot or neighboring properties.

Additional Studies

The Planning Board may require the applicant to perform additional studies or may hire a consultant to review the application or portions thereof. The cost to perform additional studies or hire a consultant shall be borne by the applicant.

4. Review Criteria

An applicant shall demonstrate that the proposed use or uses meet the review criteria listed below for the type of application. The Planning Board shall approve an application unless one or the other of them makes a written finding that one or more of the following criteria have not been met.

6.5.1.1 The application is complete and the review fee has been paid.

N/A

6.5.1.2 The proposal conforms to all the applicable provisions of this Ordinance.

This project has been designed to meet all provisions of this ordinance.

6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies. *We have consulted with Coffin Engineering to design the site to avoid water pollution, erosion and sedimentation.*

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste. *This project will produce no wastewater or solid waste.*

6.5.1.5 The proposal will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources. *There are no marked archaeological or natural resources on the site.*

6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.

A detention pond and silt fence have been included in the design to avoid run off entering the adjacent wetland.

6.5.1.7 The proposal will provide for adequate storm water management.

We have consulted with Coffin Engineering for our design. Due to the limited amount of impervious surface created by the project, A MDEP Stormwater permit is not required.

6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.

This project does not fall within a Shoreland Zone

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.

This project is not in the floodplain.

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.

This project does not require any water.

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.

This project will not be drawing ground water.

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development. *The design will allow dump trucks and other machinery to enter the area. No pedestrian traffic will enter the area. The general public will not be allowed within the snow dump area.*

6.5.1.13 The proposal will not result in a reduction of the quality of any municipal service due to an inability to serve the needs of the development.

No Municipal services will be impacted.

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance. *The City has financial resources for this project. and Our Public Works department has the expertise to complete the project.*

Site Plan Review Criteria

All applications for Site Plan Review shall meet the Review Criteria contained in 6.5.1 and the additional criteria contained in this section.

6.5.2.1 The proposal will be sensitive to the character of the site, neighborhood and the district in which it is located including conformance to any zoning district specific design standards; *The project is taking place at the Public Works lot. The character of the lot will not change from its current use.*

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties;

A buffer of trees has been left between the work area and the only abutting residential lot.

6.5.2.3 The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses in accordance with the appropriate performance standards;

A buffer of trees has been left between the work area and the only abutting residential lot.

6.5.2.4 The building site and roadway design will harmonize with the existing topography and conserve natural surroundings and vegetation to the greatest practical extent such that filling, excavation and earth moving is kept to a minimum; *The area designated for the snow dump is in an unutilized area above and to the right of the road. The height of the lot will be determined by the depth of ledge on the site in order to minimize disturbance.*

6.5.2.5 The proposal will reflect the natural capabilities of the site to support the development. Buildings, structures, and other features should be located in the areas of the site most suitable for development. Environmentally sensitive areas including waterbodies, steep slopes, floodplains, wetlands, significant plant and wildlife habitats, scenic areas, aquifers and archeological and historic resources shall be preserved to the maximum extent;
The project will be taking place in the wooded undeveloped part of the lot and is designed to not impact the neighboring wetlands.

6.5.2.6 The proposal will provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. The system will connect building entrances/exits with the parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project;
No pedestrians will be allowed to enter the snow dump area.

6.5.2.7 In urban and built-up areas, buildings will be placed closer to the road in conformance with setback requirements and parking areas shall be located at the side or rear of the building;
The project is not in the urban or built up area.

6.5.2.8 Proposals with multiple buildings will be designed and placed to utilize common parking areas to the greatest practical extent; *This project has no buildings.*

6.5.2.9 Building entrances will be oriented to the public road unless the layout or grouping of the buildings justifies another approach. *This project has no buildings.*

6.5.2.10 Exterior building walls greater than 50 feet in length which can be viewed from the public road will be designed with a combination of architectural features with a variety of building materials and shall include landscaping abutting the wall for at least 50% of the length of the wall.
This project has no buildings.

6.5.2.11 Building materials will match the character of those commonly found in the City and surrounding area including brick, wood, native stone, tinted/textured concrete block or glass products. Materials such as smooth-faced concrete block or concrete panels and steel panels will only be used as accent features. Materials shall be of low reflectance, subtle, neutral or earth tone colors. High-intensity and bright colors shall be prohibited except when used as trim or accent. Building materials for industrial or commercial buildings located within an approved industrial park or subdivision are not required to comply with this provision. *This project has no buildings.*

6.5.2.12 Building entrances and points where the development intersects with the public road and sidewalk will be provided with amenities appropriate for the area such as benches, bike racks, bus stop locations and other similar landscape features.
This project has no buildings.

6.5.2.13 A proposal which includes drive-through service will be designed to minimize impact on the neighborhood. Drive-through lanes will be fully screened from adjacent residential properties and communication systems will not be audible on adjacent properties. Applicant shall provide information that demonstrates that the proposal will be sensitive to the character of the site, neighborhood and the district in which it is located by considering the following:*N/A*

6. Waivers

Waiver of Submission Requirements

The Planning Board may, for good cause shown and only upon the written request of an applicant specifically stating the reasons therefor, waive any of the application requirements provided such waiver will not unduly restrict the review process. The Planning Board may condition such a waiver on the applicant's compliance with alternative requirements. Good cause may include the Planning Board's finding that particular submissions are inapplicable, unnecessary, or inappropriate for a complete review. Notwithstanding the waiver of a submission requirement, the Planning Board may, at any later point in the review process, rescind such waiver if it appears that the submission previously waived is necessary for an adequate review. A request for a submission previously waived shall not affect the pending status of an application.

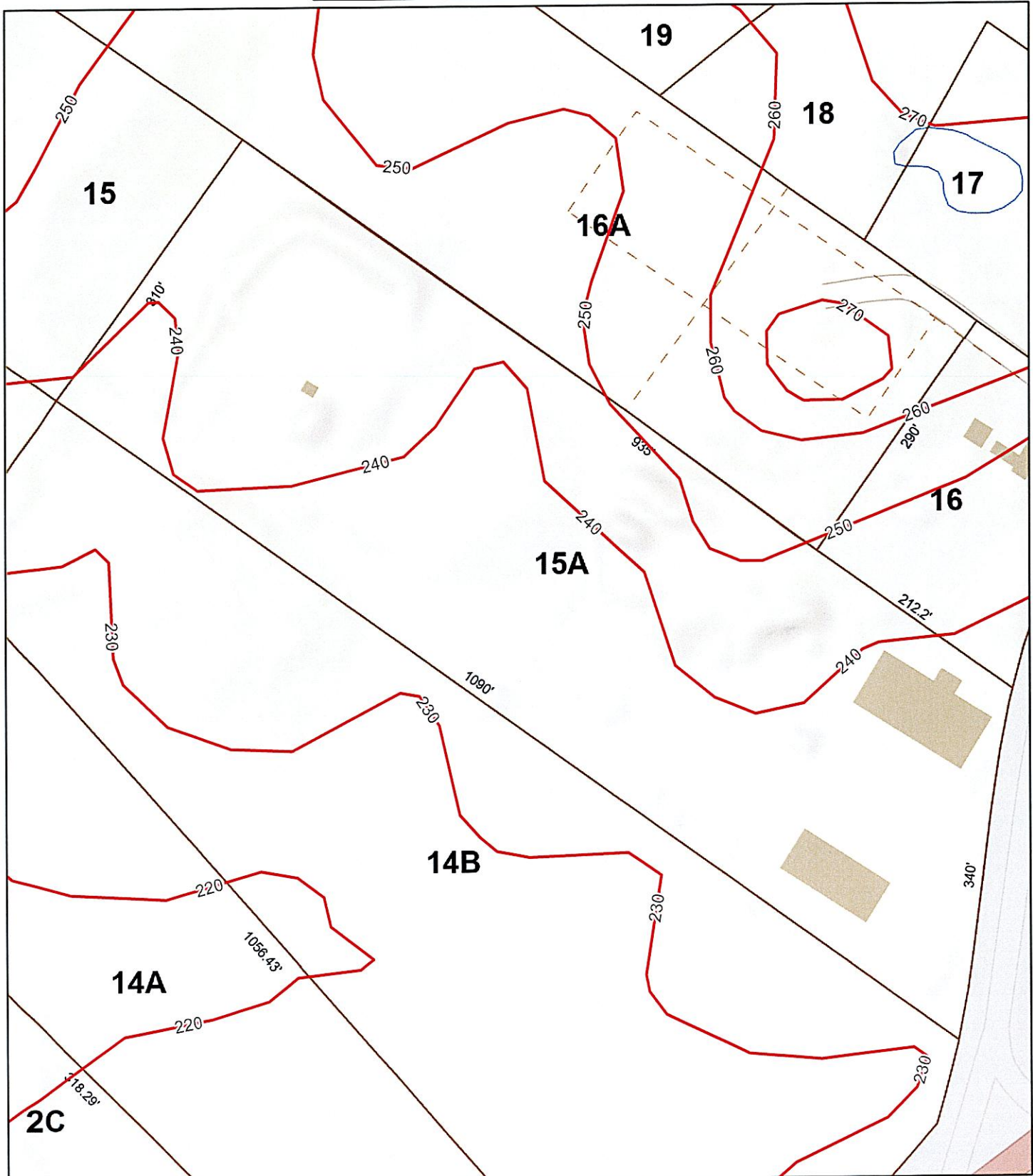
No waivers have been requested.



Gardiner, ME

1 inch = 136 Feet

April 30, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





Tax Map

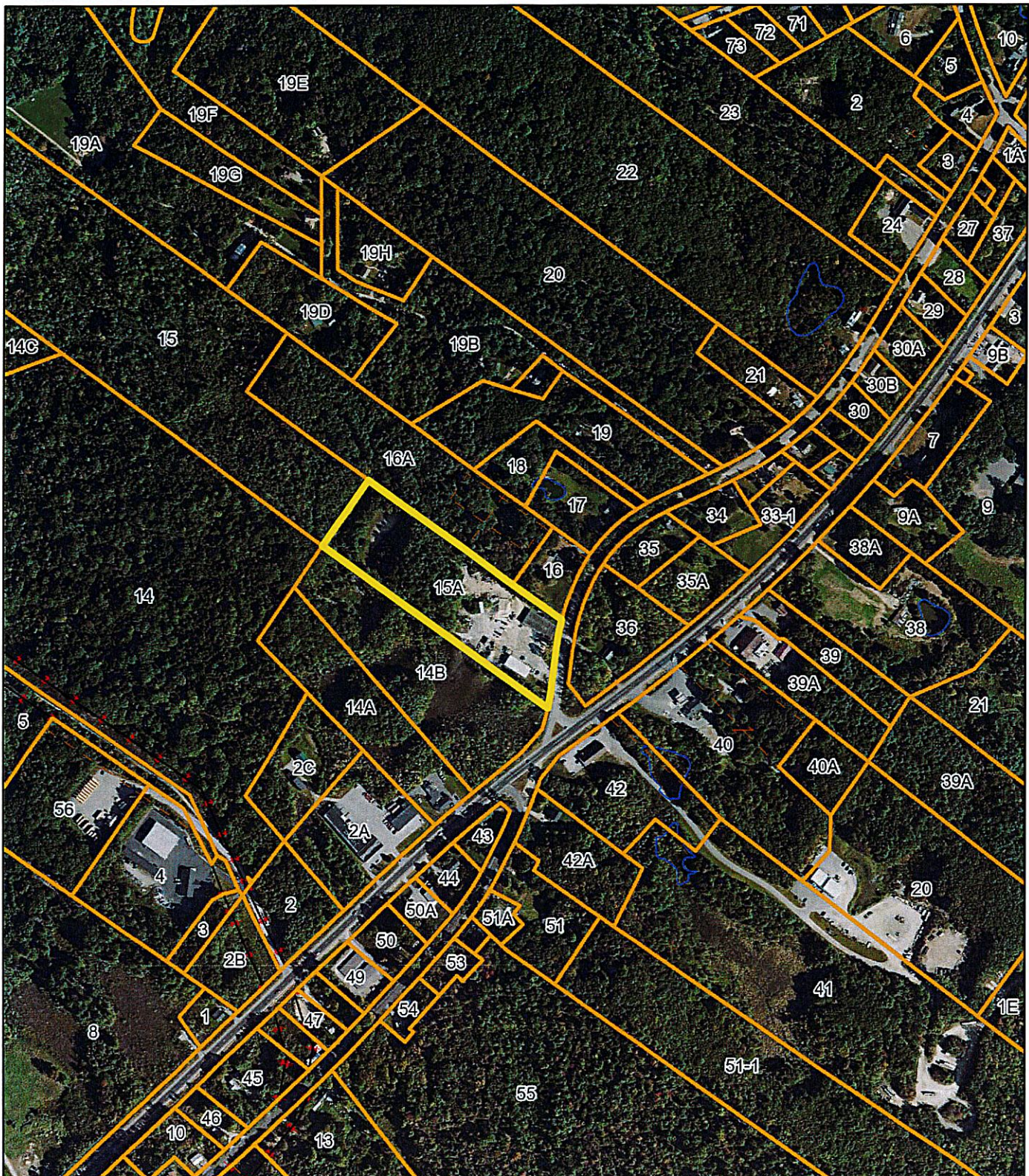
Gardiner, ME

1 inch = 541 Feet



www.cai-tech.com

April 30, 2026



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Property Location
197 OLD BRUNSWICK RD

Map ID
019/015/ A/1

Bldg #
1

Card #
1 of 1

State Use
903C

Print Date
8/6/2025 11:49:17

Account #
002429

Map ID
019/015/ A/1

Bldg #
1

Card #
1 of 2

State Use
903C

Print Date
8/6/2025 11:49:17

Current Owner
GARDINER CITY OF

TOPO
1 Level
4 Rolling

Utilities
1 All Public

STRT / ROAD
1 Paved

LOCATION
3 Rural

Current Assessment
Code
903C
903C

Assessed
282,500
60,300

Asses
282,500
60,300

3510

6 CHURCH STREET

Supplemental Data
Alt Prcd ID
TIF CODE
USE PRO
TG ENRO
TG PLAN
LD #1 TYP

SEND VAL
TAX ACQ
LISTING A
LIST PRIC
SPEC DIS

Assoc Pld#
019015A

Record of Ownership
GARDINER CITY OF

BK-VOL/PAGE
1419 0750

SALE DATE
U V

SALE PRICE
0 1

VC
0 1

Previous Assessments (History)
Year
2025
2024

Code
903C
903C

Assessed
282,500
60,300

Year
2023

Assessed
282,500
60,300

Total
342,800

Total
342,800

Exemptions
Description
Amount
0.00

Other Assessments
Description
Number
Amount
Comm Int

Assessing Neighborhood
Nbhd Name
0001

Tracing
Batch

Notes

Appraised Value Summary
Appraised Bldg. Value (Card)
Appraised Xf (B) Value (Bldg)
Appraised Ob (B) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method

Appraised Value Summary
Appraised Bldg. Value (Card)
Appraised Xf (B) Value (Bldg)
Appraised Ob (B) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method

Building Permit Record
Permit Id
Issue Date
Type
Description
Amount
Insp Date
% Comp
Date Comp
Comments

Visit / Change History
Date
09-14-2007
09-14-2007

Id
RS
RS

Type
RS
RS

Is
Cd
07
00

Purposi/Result
Measure/Info at Door
Measure + Listed

Land Line Valuation Section
B Use Code
Description
Zone
Land Type
Land Units
I. Factor
Unit Price
Site Index
Cond.
Nbhd.
Nbhd Adj

1 903C
1 903C

GARDINER MDL
GARDINER MDL

13

43,560
6,140

SF
AC

1.08
2,250.00

5
0

1.00
1.00

30
30

1.000
1.000

Total Card Land Units
7.14

Parcel Total Land Area
7.14

Total Land Value

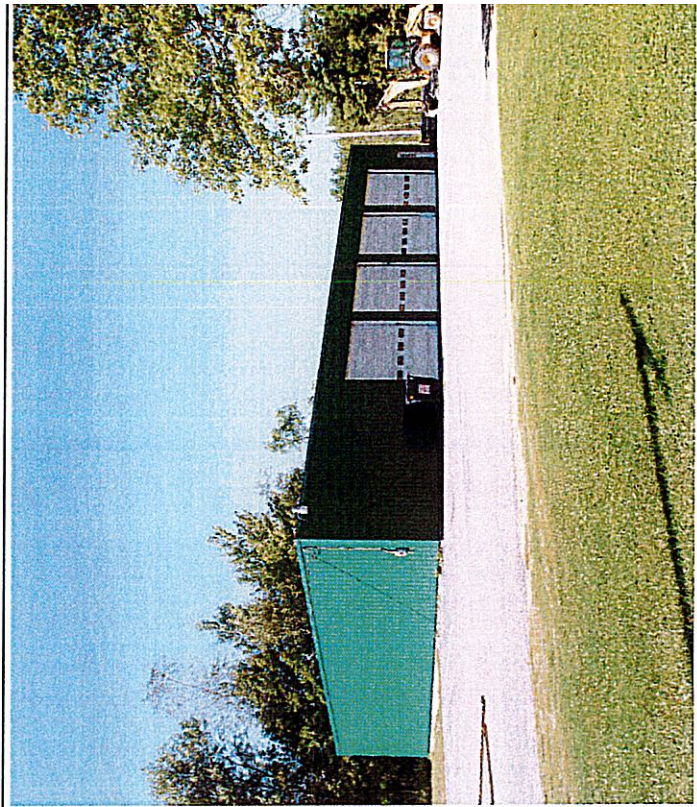
VISION

[illegible]

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description						
Style: Model Grade Stories: Occupancy	25 94 03 1 1.00	Service Shop Commercial Average									
Exterior Wall 1	27	Pre-finish Mtl									
Exterior Wall 2	02	Shed									
Roof Structure	01	Metal/Tin									
Interior Wall 1	01	Minim/Masonry									
Interior Wall 2	03	Concrete									
Interior Floor 1	01	Wood/Coal/None									
Interior Floor 2	01	None									
Heating Fuel	01	None									
Heating Type	01	None									
AC Type	903C	GARDINER MDL-94									
Bldg Use											
Total Rooms											
Total Bedrms											
Total Baths											
Heat/AC	00	None									
Frame Type	02	Wood									
Baths/Plumbing	00	None									
Ceiling/Wall	00	None									
Rooms/Prtns	02	Average									
Wall Height	14.00										
% Comm Wall											
1st Floor Use:											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)			OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)								
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor		4,500	4,500	4,500	26.85	120,825				
SLB	Slab		0	4,500	0	0.00	0				
Ttl Gross Liv / Lease Area			4,500	9,000	4,500	120,825					

848
910

162



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



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

Project Description

The Gardiner Public Works, herein called the applicant is proposing to develop the parcel of land identified as Lot 15A on Tax Map 19 in the City of Gardiner's tax maps. The 7.1-acre parcel is located at 197 Old Brunswick Road and is in the Cobbossee Planned Development district as shown on the city's zoning map. The applicant is proposing to create a 200' x 200' snow dump area behind the salt/sand shed. The city can no longer use the parcel located at 697 Brunswick Avenue for stockpiling snow because it is under contract to be sold.

There are no areas of the parcel within the 100-year flood zone according to the Firmette Map included with this submission. There do not appear to be any wetlands on the area of the proposed snow dump. However, there is a large wetland along the south side of the property in which the property drains to. Silt fence and haybales will be installed along the area where the runoff exits the snow dump to protect the wetland. The soils are classified as Tyman-Tunbridge and Scantic, which are both Type "D" Hydrologic Soil Groups (HSG).

April 8th, 2026

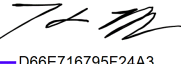
Mr. James Coffin, PE
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
Gardiner Public Works
197 Old Brunswick Road
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 Maine Department of Environmental Protection MCGP permit application for the proposed snow dump area located at 197 Old Brunswick Road in Gardiner.

Sincerely,

Signed by:


D66E716795F24A3...
Kris McNeil, CEO

Know All Men by These Presents,**That**

GARDINER POLICE ASSOCIATION, INC.

a Corporation organized and existing under the laws of the State

of Maine and located at Gardiner

in the County of Kennebec and State of Maine

in consideration of one dollar and other valuable consideration

paid by INHABITANTS OF CITY OF GARDINER, a body corporate, located at
Gardiner, County of Kennebec and State of Maine

the receipt whereof it does hereby acknowledge, does hereby ~~release~~,~~release, bargain, sell and convey~~ and ~~Warranty Quit-Claim~~ unto the said

INHABITANTS OF CITY OF GARDINER

successors

its ~~heirs~~ and assigns forever,

a certain lot or parcel of land located in said Gardiner in said County and State, on the Westerly side of the Old Brunswick Road, so called; commencing in the Southeast corner of land of M. Grant and F. Nicklair on the Westerly side of the Old Brunswick Road; thence running Westerly along the said Grant and Nicklair's Southerly line a distance of nine hundred thirty-five (935) feet, more or less, to a bound or marker; thence at right angles Southerly three hundred ten (310) feet, more or less, to a bound or marker on the Northerly side of land now or formerly of H. R. Gagnon; thence Easterly along said Gagnon's Northerly line one thousand ninety (1090) feet; more or less, to the Westerly side of the Old Brunswick Road; thence Northerly three hundred forty (340) feet, more or less along the Westerly side of the Old Brunswick Road, to the point of beginning, being seven and two tenths (7.2) acres, more or less.

Together with the right of first refusal to Grantee of Grantor's remaining land, or any part thereof, should Grantor propose the sale of said remaining land or any part thereof or should Grantor cease to do business or dissolve.

Excepting and reserving to Grantor, its successors and assigns, a right of way in common with Grantee, its successors and assigns, across the above described premises, twelve (12) feet wide, more or less, extending from the easterly boundary to the westerly boundary of said premises.

As a material part of the consideration for which this deed is given, Grantee herein, agrees to construct a gravel road twelve (12) feet, more or less, in width, from the westerly boundary of the above described premises across Grantor's remaining land to Cobbosseecontee Stream inserting culverts where the same are deemed necessary. Construction of said road shall be complete within two years from the date of this instrument.

Meaning and intending to convey a portion of the premises conveyed by the Inhabitants of the City of Gardiner to the Gardiner Police Association, Inc. by its deed of April 23, 1958, and recorded in Kennebec County Registry of Deeds in Book 1112, Page 77.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to ~~xxx~~ the said

INHABITANTS OF CITY OF GARDINER

Successors
its ~~Heirs~~ and Assigns forever.

In Witness Whereof, the said GARDINER POLICE ASSOCIATION, INC.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by William E. Thomas

, its President

thereunto duly authorized, this 5th day of June
in the year one thousand nine hundred and sixty-six.

Signed, Sealed and Delivered
in presence of

George W. Newton

GARDINER POLICE ASSOCIATION, INC.

By William E. Thomas
Pres.

(CORPORATE SEAL)

State of Maine.

Kennebec

ss.

June 6, 1966.

Personally appeared the above named William E. Thomas

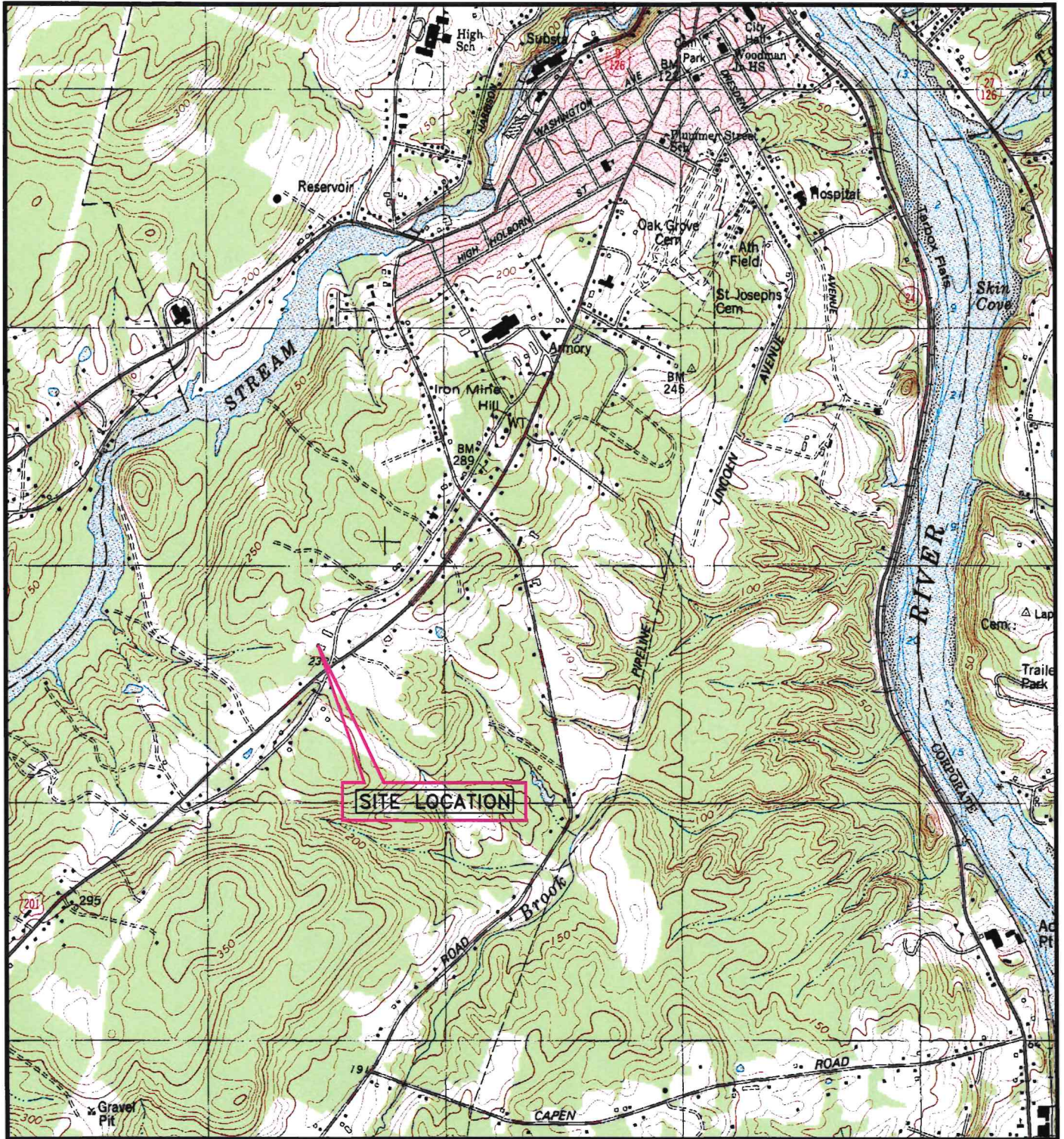
of said Grantor Corporation

as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

KENNEBEC SS:
RECEIVED 6/15/66 - 9H. - M. A. M.
AND RECORDED FROM ORIGINAL

Philip G. Richards
Justice of the Peace



LOCATION MAP
SCALE 1" = 2000'

CLIENT/PROJECT:			
GARDINER PUBLIC WORKS			
LOCATION: 197 OLD BRUNSWICK ROAD			
TOWN:	GARDINER	COUNTY:	KENNEBEC STATE: MAINE



SHEET TITLE:	
SITE LOCATION MAP	
SCALE: 1" = 2000'	
DATE: APRIL 09, 2026	

PROJ. NO. 2026-028	SLM

PHOTOGRAPHS

Client Name: 1

Gardiner Public Works

Project No.

26-028

Photo No. 1

Date: 04-7-2026

Site Location:

197 Old Brunswick Rd.
Gardiner, Maine

Description:

Photo taken from Old Brunswick Road looking south towards Brunswick Avenue.

**Photo No. 2**

Date: 04-7-2026

Site Location:

197 Old Brunswick Rd.
Gardiner, Maine

Description:

Photo taken from Old Brunswick Road looking north towards the Gardiner Public Works building



PHOTOGRAPHS

Client Name:

Gardiner Public Works

Project No.

24-110

Photo No. 3

Date: 04-7-2026

Site Location:

197 Old Brunswick Rd.
Gardiner, Maine

Description:

Photo taken from Old Brunswick Road looking west towards the Gardiner Public Works property.

**Photo No. 4**

Date: 04-7-2026

Site Location:

197 Old Brunswick Rd.
Gardiner, Maine

Description:

Photo taken from the Gardiner Public Works site looking west at the salt/sand shed.



PHOTOGRAPHS

Client Name:

Gardiner Public Works

Project No.

26-028

Photo No. 5

Date: 04-7-2026

Site Location:

197 Old Brunswick Rd.
Gardiner, Maine

Description:

Photo taken from the
Gardiner Public Works
site looking south at
the existing road and
wetlands.

**Photo No. 6**

Date: 04-7-2026

Site Location:

197 Old Brunswick Rd.
Gardiner, Maine

Description:

Photo taken from the
gravel road adjacent to
the Gardiner Public
Works salt/sand shed
looking west at the
snow dump area.



PHOTOGRAPHS

Client Name:

Gardiner Public Works

Project No.

26-028

Photo No. 7

Date: 04-7-2026

Site Location:

197 Old Brunswick Rd.
Gardiner, Maine

Description:

Photo taken from the gravel road adjacent to the Gardiner Public Works salt/sand shed looking north at the snow dump area.

**Photo No. 8**

Date: 04-7-2026

Site Location:

197 Old Brunswick Rd.
Gardiner, Maine

Description:

Photo taken from the gravel road looking north at the snow dump area and sand/salt shed in the background.



Appendix A. Erosion & Sedimentation Control

1. **Pollution prevention.** Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable. Control stormwater volume and velocity within the site to minimize soil erosion. Minimize the disturbance of steep slopes. Control stormwater discharges, including both peak flow rates and volume, to minimize erosion at outlets. The discharge may not result in erosion of any open drainage channels, swales, stream channels or stream banks, upland, or coastal or freshwater wetlands off the project site.
Stormwater discharges will be controlled by the outlet control structures utilized in the pond.
 - a. **Buffers.** Whenever practicable, no disturbance activities should take place within 50 feet of any protected natural resource. If disturbance activities take within 50 feet of any protected natural resource, and stormwater discharges through the disturbed areas toward the protected natural resource, perimeter sediment controls must be doubled.
See sheet C-2 under “Installation”.
2. **Preserve native topsoil, unless infeasible.** Topsoil which is stripped or removed must be stockpiled for use in reclaiming disturbed land areas. Soil stockpiles shall be seeded, mulched, or otherwise stabilized. Preserving native topsoil is not required where the intended function of a specific area of the site dictates that the topsoil is disturbed or removed.
A stockpile area is identified on sheet C-1 and addressed on sheet C-2 under “Construction Phase”.
3. **Minimize soil compaction.** In areas of your site where final vegetative stabilization will occur or where infiltration practices will be installed, restrict vehicle and equipment use. In these locations, avoid soil compaction and use techniques that rehabilitate and condition the soils as necessary to support vegetative growth.
See sheet C-2 under “Permanent Erosion Control Measures”.
4. **High Infiltration Capacity Soils.** To the extent practicable:
 - a. Hydrologic Soil Group (HSG) A and B soils must not be disturbed,
 - b. Stormwater must be directed to low-lying areas and depressions with HSG A and B soils,
 - c. Temporary sediment traps and basins must be installed over HSG A and B soils**There are not any HSG A or B soils on site and this section is not applicable.**

1. **Sediment barriers.** Prior to soil disturbance, properly install sediment barriers at the downgradient edge of any area to be disturbed and adjacent to any drainage channels within the disturbed area. Sediment barriers should be installed downgradient of soil or sediment stockpiles and stormwater prevented from running onto the stockpile. Maintain the sediment barriers by removing accumulated sediment, or removing and replacing the barrier, until the disturbed area is permanently stabilized. Where a discharge to a storm drain inlet occurs, if the storm drain carries water directly to a surface water and you have authority to access the storm drain inlet, you must install and maintain protection measures that remove sediment from the discharge.

See sheet C-1 and C-3.

6. **Stabilized construction entrance.** Prior to construction, properly install a stabilized construction entrance (SCE) at all points of egress from the site. The SCE is a stabilized pad of aggregate underlain by a geotextile filter fabric or an equivalent measure used to prevent traffic from tracking material away from the site onto public right-of-way. Maintain the SCE until all disturbed areas are stabilized.

A construction entrance is not needed as there is an existing access to the snow dump area.

7. **Temporary sediment basins.** Temporary sediment basins must be designed to provide storage for either the calculated runoff from a 2-year, 24-hour storm or provide for 3,600 cubic feet of capacity per acre draining to the basin. Erosion controls and velocity dissipation devices must be used if the discharging waters are likely to create erosion. Accumulated sediment must be removed as needed from the basin to maintain at least $\frac{1}{2}$ of the design capacity of the basin.

- a. Utilize surface outlets. To the maximum extent practicable, outlet structures must be utilized to withdraw water from the surface of temporary sedimentation basins, in order to minimize the discharge of pollutants. Exceptions may include periods of extended cold weather, where alternate outlets are required during frozen periods. If such a device is infeasible for portions of or the entire construction period, justification must be made.

The pond will be utilized as temporary sediment basin.

8. **Cationic treatment chemicals.** If you plan to use cationic treatment chemicals, such as polymers, flocculants, or other chemicals that contain an overall positive charge designed to reduce turbidity in stormwater, you are ineligible for coverage under this general permit unless you notify the Department in advance and the Department authorizes the use. When requesting approval to use cationic treatment chemicals, you must describe appropriate controls and implementation procedures to ensure the use will not lead to a violation of water quality standards. In addition, you must specify the type(s) of soil likely to be treated on the site, chemicals to be used and how they are to be applied and in what quantity, any manufacturer's recommendations, and any training had by personnel who will handle and apply the chemicals.

Cationic treatment chemicals will not be used and this section is not applicable.

9. **Temporary stabilization.** Stabilize any exposed soil with mulch, or other non-erodible cover within 7 days of the temporary cessation of construction activities. Stabilize areas within 75 feet of a downgradient protected natural resource within 48 hours of the initial disturbance of the soil or prior to any storm event, whichever comes first.

See sheet C-2.

10. **Removal of temporary measures.** Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

See #6 under Temporary Erosion/Sedimentation Control Measures on sheet C-2.

11. **Permanent stabilization.** If the area will not be worked for more than one year or has been brought to final grade, then permanently stabilize the area within 7 days by planting vegetation, seeding, sod, or through the use of permanent mulch, or riprap, or road sub-base. If using vegetation for stabilization, select the proper vegetation for the light, moisture, and soil conditions; amend areas of disturbed subsoils with topsoil, compost, or fertilizers; protect seeded areas with mulch or, if necessary, erosion control blankets; and schedule sodding, planting, and seeding so to avoid die-off from summer drought and fall frosts. Newly seeded or sodded areas must be protected from vehicle traffic, excessive pedestrian traffic, and concentrated runoff until the vegetation is well-established. If necessary, areas must be reworked and restabilized if germination is sparse, plant coverage is spotty, or topsoil erosion is evident. One or more of the following may apply to a particular site.

- a. **Seeded areas.** For seeded areas, permanent stabilization means a 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or riling of the topsoil.

See sheet C-2.

- b. **Sodded areas.** For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

See sheet C-2.

- c. **Permanent Mulch.** For mulched areas, permanent mulching means total coverage of the exposed area with approved mulch material. Erosion Control Mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

See sheet C-2.

- d. **Riprap.** For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

The only riprap being used would be for a plunge pool at the pond outlet.

- e. **Agricultural use.** For construction projects on land used for agricultural purposes (e.g., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

This section is not applicable.

- f. **Paved areas.** For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

There are not any proposed paved areas and this section is not applicable.

- g. **Ditches, channels, and swales.** For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap lining, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or downcutting of the channel.

Vegetative channels are addressed in the Basic Standards.

- 12. **Winter Construction.** "Winter construction" is construction activity performed during the period from November 1 through April 15, or outside of the said period if the ground is frozen or snow covered. If areas within the construction activity are not stabilized with temporary or permanent measures outlined above by November 15, then the site must be protected with additional stabilization measures that are specific to winter conditions.

Winter Construction is addressed on Sheet C-2.

- a. **Site Stabilization.** For winter stabilization, hay mulch is applied at twice the standard temporary stabilization rate. At the end of each construction day, areas that have been brought to final grade must be stabilized. Mulch may not be spread on top of snow.

See sheet C-2.

- b. **Sediment Barriers.** All areas within 75 feet of a protected natural resource must be protected with a double row of sediment barriers.

See sheet C-3.

- c. **Ditch.** All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

See sheet C-2.

- d. **Slopes.** Mulch netting must be used to anchor mulch on all slopes greater than 8% unless erosion control blankets or erosion control mix is being used on these slopes.

See sheet C-2.

13. **Laydown & Staging Areas.** This section applies to the projects which will use areas within a project's limit of disturbance for material laydown and staging.

a. Upland areas must be selected for laydown and staging to the extent practicable,
The entire Gardiner Public Works yard is utilized for laydown and staging areas are depicted on sheet C-1.

b. Use of wet areas (e.g., minor depressions along drainageways) hydraulically connected to downgradient protected natural resources and/or parcel must be justified using specific site or operational limitations. Temporary structures (e.g., swales, dikes) must be provided to intercept upgradient stormwater and divert it away from these laydown and staging areas,

The site is unique in that it drains towards the ditch along Route 202. Ditching along the proposed road contains several plunge pools to reduce velocities and capture sediment before it flows towards the UDSF. There is a small wetland (750 sf) that will be impacted as a result of the project.

c. Provide stormwater quality treatment in compliance with the applicable Chapter 500 standard for the areas which will be used for more than 12 months.

The entire snow dump will drain to the detention pond, which will act as a temporary sediment forebay during construction.

14. **Parking areas.** Parking areas must be constructed to ensure runoff is delivered to adjacent swales, catch basins, curb gutters, or buffer areas without eroding areas downslope. The parking area's subbase compaction and grading must be done to ensure runoff is evenly distributed to adjacent buffers or side slopes. Catch basins must be located and set to provide enough storage depth at the inlet so to allow inflow of peak runoff rates without by-pass of runoff to other areas.

There will not be any parking areas and this section is not applicable.

15. **Roads.** Gravel and paved roads must be designed and constructed with crowns or other measures, such as water bars, to ensure that stormwater is delivered immediately to adjacent stable ditches, vegetated buffer areas, catch basin inlets, or street gutters.

A gravel cross section is shown on sheet C-3.

16. **Culverts.** Culverts must be sized to avoid unintended flooding of upstream areas or frequent overtopping of roadways. Culvert inlets must be protected with appropriate materials for the expected entrance velocity, and protection must extend at least as high as the expected maximum elevation of storage behind the culvert. Culvert outlet design must incorporate measures, such as aprons or plunge pools, to prevent scouring of the stream channel. Culvert inlet and outlet protection measures must be installed within 48 hours of culvert installation, or prior to a storm event, whichever is sooner. Outlet protection measures must be designed to stay within the channel limits. The design must take account of tailwater depth.

All culverts utilize riprap for outlet protection and a detail is shown on sheet C-3. Tailwater is not applicable to the project.

17. **Stormwater channels.** All disturbed ditches, swales, and other open stormwater channels must be stabilized by the end of each workday. Stabilization shall be maintained on a daily basis.

New ditches, swales, and other open stormwater channels must be designed, constructed, and stabilized using measures that achieve long-term erosion control. Ditches, swales and other open stormwater channels must be sized to handle, at a minimum, the expected volume runoff. Each channel should be constructed in sections so that the section's grading, shaping, and installation of the permanent lining can be completed the same day. If the channel's final grading or permanent lining installation must be delayed, then diversion berms must be used to divert stormwater away from the channel, properly spaced check dams must be installed in the channel to slow the water velocity, and a temporary lining installed along the channel to prevent scouring. Permanent stabilization for channels is addressed under Appendix A(11)(g) above.

Ditches and vegetative channels are addressed on Sheet C-2, C-3 and in the Basic Standards.

- a. The channel should receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.

See seeded ditch detail on sheet C-3.

- b. When the subcatchment draining to a ditch or swale is less than 1 acre of total drainage and less than $\frac{1}{4}$ acre of impervious area, diversion of runoff to adjacent wooded or otherwise vegetated buffer areas is encouraged where the opportunity exists.

This can't be done as these areas need to be treated by the pond.

18. **Utility Trench.** Trenches shall be backfilled and temporarily stabilized (including spoil and/or backfill piles) at the end of each working day.

There will not be any utility trenches and this section is not applicable.

19. **Additional requirements.** Additional requirements may be applied on a site-specific basis.

No response required.

Appendix B. Inspection & Maintenance

1. Erosion and sedimentation control plan:
 - a. Location plan: A U.S.G.S seven and one-half minute topographic map delineating the site is enclosed.
 - b. Site details:
 - i. Erosion and sedimentation control notes: see sheet C-3.
 - ii. Construction and installation details: see sheets C-4, C-5, C-6 & C-7.
2. Inspection and maintenance plan:
 - a. List of measures: The following erosion control and stormwater management measures shall be inspected and maintained:
 - 1.) Pipe outlet protection
 - 2.) Sediment barriers
 - 3.) Vegetative waterways
 - 4.) Mulching
 - 5.) Detention Pond
 - 6.) Outlet Control Structure
 - 7.) Vegetated areas
 - b. Inspection and maintenance tasks: The following is a list of inspection and maintenance tasks specific to each erosion control and stormwater measure:
 - 1) Pipe outlet protection: If any evidence of erosion or scouring is apparent, modify the design as needed to provide long-term protection.
 - 2) Sediment barriers: Should the fabric of 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 should be replaced promptly. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier. Filter berms should be reshaped as needed. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared and seeded. If there are signs of undercutting at the center or the edges of the barrier, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.
 - 3) Vegetative waterways: Mow to a height of 4 to 6 inches to help maintain good surface protection. Excessive growth shall be removed.

- 4) Mulching:
 - a. Temporary: If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.
 - b. Permanent: Any required repairs should be made immediately, with additional erosion control mix placed on top of the mulch to reach the recommended thickness. When the mulch is decomposed, clogged with sediment, eroded or ineffective, it must be repaired or replaced.
- 5) Detention pond:
 - a) Grass slope: Inspect for erosion twice yearly, including one spring inspection. Remove debris and sediment in the diaphragm and grass slope area. Repair any erosion with loam, seed, and mulch. Inspect for sound grass cover, repair bare patch areas with loam, seed, and mulch.
 - b) Soil bed (bottom section of swale): Repair any erosion and remove fine sediment, which accumulates at the bottom of the swale.
 - c) Grass cover: Mow grass to maintain 6" or less in height and regularly remove debris and litter, to encourage mowing and proper maintenance. Reseed with turf mix combined with reed canary grass at bare spots.
 - d) Sediment: Remove substantial sediment accumulation before accumulation has reduced the swale capacity by 25%.
- 6) Outlet control structure: The structure shall be inspected before and after each rain event and repaired as needed. All grates must be maintained by keeping them free of materials that may reduce flow. Sediment shall be removed from each structure when the sediment has accumulated to ½ the available sump. The outlet pipe's orifice shall be inspected for sediment accumulation and maintained to prevent clogging.
- 7) Vegetated areas: Inspect vegetated areas, particularly slopes and embankments, to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

c. Task frequency:

- 1) Pipe outlet protection: periodically check all aprons and pipe outlets for damage and repair them as needed. If any evidence of erosion or scouring is apparent, modify the design as needed to provide long-term protection
- 2) Sediment barriers: Hay bale barriers, silt fences and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired immediately if there are any signs of erosion or sedimentation below them.
- 3) Vegetative waterways: Mow waterway at least once annually and when practical delay mowing until after July 15 to accommodate ground nesting wildlife. Do not mow later than 30 days prior to the first killing frost.
- 4) Mulching:
 - a) Temporary: All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion.
 - b) Permanent: The mulched area should be inspected regularly and after each large rainfall.
- 5) Detention pond: Inspections will be performed on a monthly basis from March to November and quarterly during the remainder of the year. The owner shall keep a record of inspections and maintenance or corrective measures. The owner will inspect the detention basin and check the embankment and outlet for erosion damage, piping, settling, seepage or slumping along the toe or around the barrel; and repair immediately. The owner will regularly inspect for sediment accumulation, obstructions, debris, and other potential causes for operational difficulty in the conveyance system as described above. Immediate action shall be taken to remedy detrimental obstructions.
- 6) Outlet control structures: Outlet control structure inlet must be cleaned at the end of construction and after the site has been fully stabilized. Structures shall be inspected periodically and maintained in proper working order.
- 7) Vegetated areas: Inspect vegetated areas early in the growing season or after heavy rains.

d. Responsible parties:

The owner of the project is:

City of Gardiner

John Cameron, Director

197 Old Brunswick Road

Gardiner, ME 04345

The engineer for the project is E.S. Coffin Engineering & Surveying.

c/o Jim Coffin

P.O. Box 4687

Augusta, ME 04330

A maintenance log (attached) shall be maintained and made available at any time when requested by Maine DEP, city, or the Engineer. The log shall record when specific maintenance tasks were completed. Include the names of key people or companies that completed the work. James E. Coffin (E.S. Coffin Engineering & Surveying P.O. Box 4673 Augusta, ME 04330 (207-623-9475)) shall be responsible for the stormwater system inspection and verifying the maintenance tasks have been completed properly.

By signing below, you agree to complete the above maintenance tasks as recommended. If problems should arise, please contact the engineer immediately, James E. Coffin (207-623-9475).

I agree to complete the required maintenance items as outlined above.

Print Name John Cameron, Director

Signature _____

GARDINER PUBLIC WORKS

STORMWATER MANAGEMENT INSPECTION LOG

How to Complete:

1. Enter Date
2. Initial All areas that are satisfactory
3. Note any deficiencies or required maintenance items
4. Sign as inspector, submit to Owner

Section	Areas of Concern	Date/ Initial	Date/ Initial	Date/ Initial	Date/ Initial
Drainage Ways	Erosion Loss of Ground Cover				
Road Surfaces	Excess Solids/Sand Settlement				
Culverts & Storm Lines	Blockage Sediment Accumulation				
Catch Basins/ Outlet Control structures	Blockage Sediment Accumulation				
Swale Embankment	Erosion Settlement Loss of Ground Cover				
UDSF Bottom	Erosion				
UDSF Bottom	Accumulation >0.5'				
UDSF Bottom	Holding water > 2 days				
Swale Outlets	Erosion				
UDFS Bed	Sediment Accumulation (clean annually in Spring)				
UDSF Bed Vegetation	Mow once or twice annually to a height no less than 6". Short grass (lawn height) is not acceptable.				
Other	Erosion Soil Migration				

Notes:

Work Items Undertaken:

REVIEWED AND ACKNOWLEDGED BY OWNER:

BY: _____

- 4) Re-certification: The owner shall submit a certification of the following to the department within three months of the expiration of each five-year interval from the date of issuance of the permit:
 - a) Identification and repair of erosion problems: All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
 - b) Inspection and repair of stormwater control system: All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system.
 - c) Maintenance: The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the department, and the maintenance log is being maintained.
- 5) Duration of maintenance: Perform maintenance as described and required in the permit unless and until the system is formally accepted by the municipality or quasi-municipal district, or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system.
- 6) Duration of Inspection Log: The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

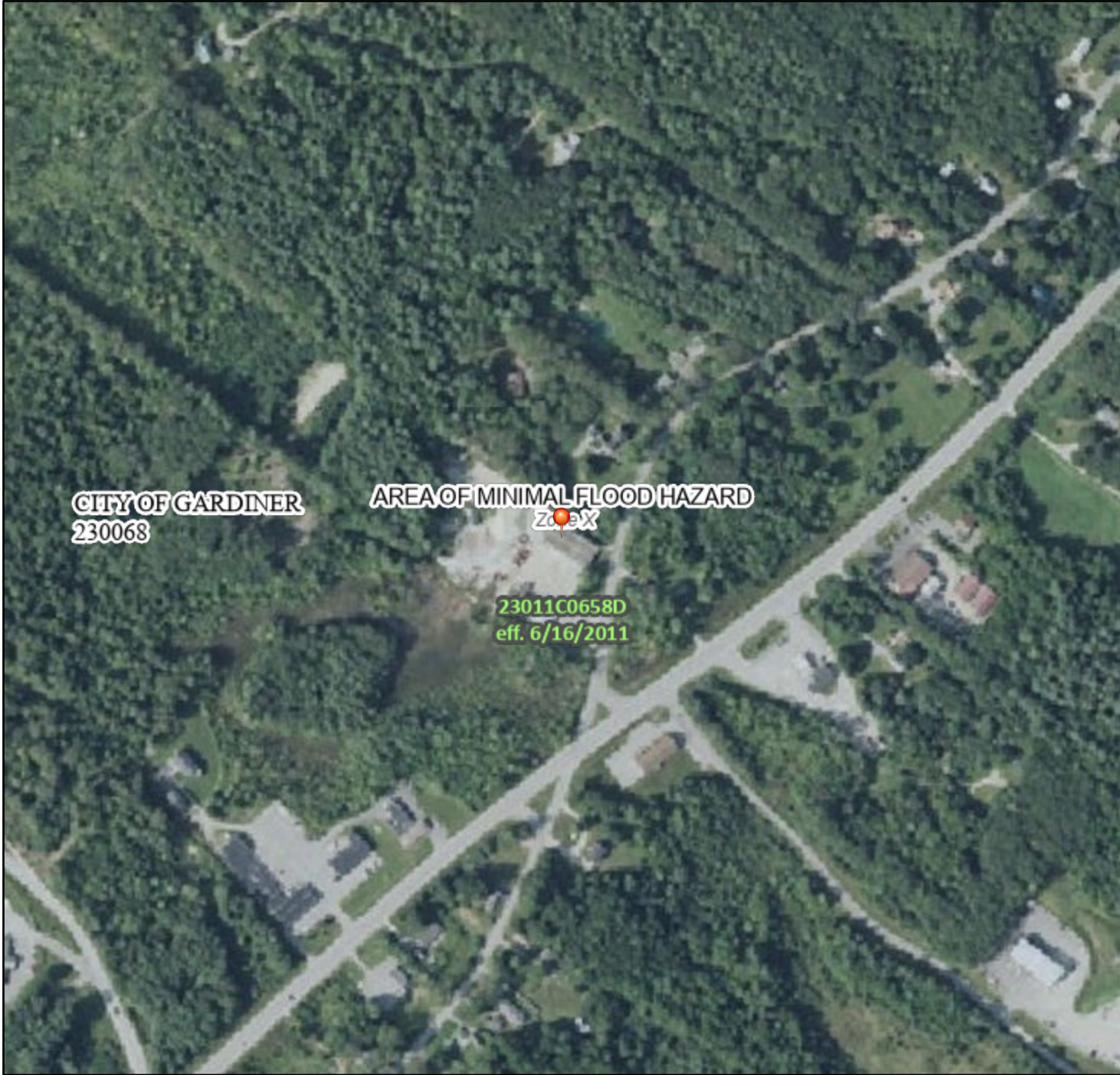
Appendix C. Housekeeping:

- 1) Spill prevention: All materials stored on site that may become pollutants shall be stored in such a manner as to minimize exposure of said materials to stormwater. All appropriate spill prevention, containment, and response planning and implementation shall be in place prior to the materials arrival on site.
- 2) Groundwater protection: During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to any infiltration areas. Utilize dikes, berms, sumps, and other forms of secondary containment to prevent discharge to groundwater.
- 3) Fugitive sediment and dust: A construction entrance will be installed prior to construction to help prevent the tracking of mud off the site onto public roads. Operations during dry months, that experience fugitive dust problems, should wet down the access roads once a week or more frequently as needed.
- 4) Debris and other material: All materials that may become a source for pollutants shall comply with applicable provision of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine waste management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.
- 5) Excavation dewatering: Any water collected within: trenched, foundations or ponds and any other areas within the construction area that retain water after excavation shall be spread through natural wooded buffers. Avoid allowing the water to flow over disturbed areas of the site.
- 6) Authorized non-stormwater discharges: Identify any potential non-stormwater discharges and bring to the attention of the engineer immediately.
- 7) Unauthorized non-stormwater discharges: N/A
- 8) Additional requirements: N/A

National Flood Hazard Layer FIRMMette



69°47'58"W 44°12'31"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

69°47'21"W 44°12'5"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/8/2026 at 1:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Kennebec County, Maine



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kennebec County, Maine

Survey Area Data: Version 24, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	0.4	16.1%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	2.0	74.6%
ScA	Scantic silt loam, 0 to 3 percent slopes	0.3	9.3%
Totals for Area of Interest		2.7	100.0%



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.

1. **SILT FENCE:** SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.
2. **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.
3. **RIPRAP:** PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.
4. **LOAM, SEED, & MULCH:** ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED ARE THE END OF THIS SPECIFICATION.
5. **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.
6. **MULCH NETTING:** SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

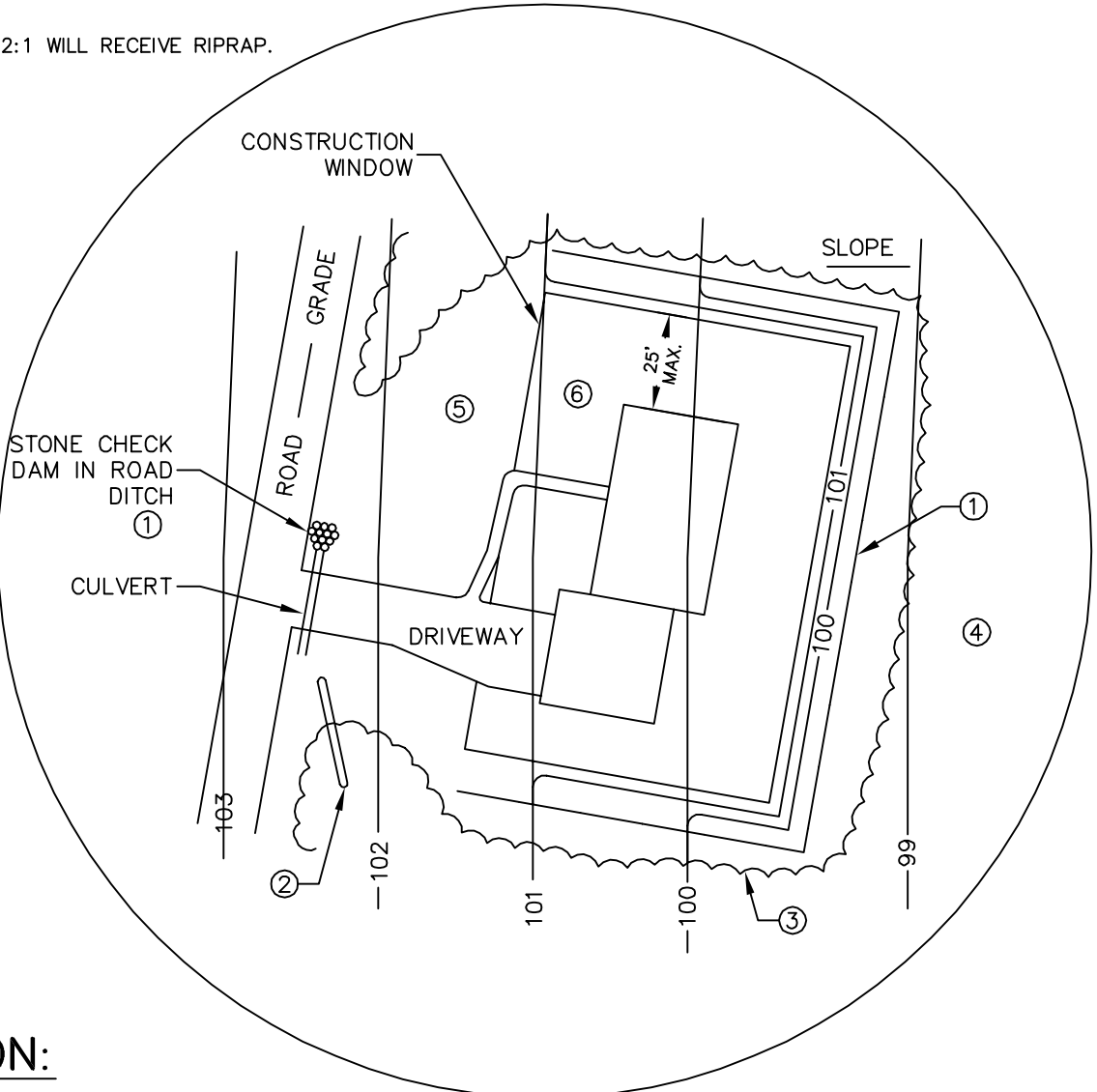
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

1. SILTATION FENCE ALONG THE 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.
2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
- (A) SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
- (B) AVOID PLACING TEMPORARY STOCKPILES IN AREA WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
- (C) THE CONTRACTOR MUST STABILIZE SOIL AND FILL STOCKPILES WITHIN 7 DAYS PRIOR TO ANY RAINFALL.
- (D) SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.
4. 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.
5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 1 DAY MAXIMUM FOR WORK COMPLETED BETWEEN OCTOBER 15TH AND APRIL 15TH.
6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

PERMANENT EROSION CONTROL MEASURES:

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

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. VEHICLE & EQUIPMENT USE SHALL BE RESTRICTED IN THESE AREAS. SOIL COMPACTION SHALL BE AVOIDED AND TECHNIQUES THAT REHABILITATE THE SOILS TO SUPPORT GROWTH SHALL BE UTILIZED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.



INSTALLATION:

1. INSTALL SEDIMENT BARRIERS ON YOUR SITE BEFORE DISTURBING SOILS. SEE THE "SEDIMENT BARRIERS" MEASURE FOR DETAILS ON INSTALLATION AND MAINTENANCE.
2. CONSTRUCT A DIVERSION DITCH TO KEEP UPSLOPE RUNOFF OUT OF WORK AREA.
3. MARK CLEARING LIMITS ON THE SITE TO KEEP EQUIPMENT OUT OF AREAS WITH STEEP SLOPES, CHANNELIZED FLOW, OR ADJACENT SURFACE WATERS AND WETLANDS.
4. PRESERVE BUFFERS BETWEEN THE WORK AREA AND ANY DOWNSTREAM SURFACE WATERS AND WETLANDS. SEE THE "BUFFERS" MEASURE FOR BUFFER PRESERVATION.
5. 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.
6. 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.

1. 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.
2. 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.
3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
- (A) 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.
- (B) 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.
- (C) INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE, STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME ESTABLISHMENT AT BASE OF PILE.
4. DISTURBED AREAS:
- (A) 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.
- (B) 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.
5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 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.
6. 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.
7. 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.

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 136 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.

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

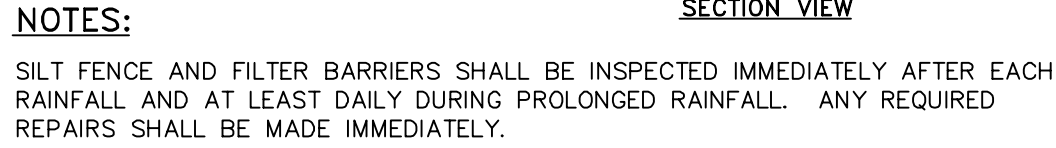
1. HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREA UNDERGOING FINAL GRADING. SHOULD THE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

EROSION CONTROL DURING WINTER CONSTRUCTION:

1. WINTER CONSTRUCTION PRIOR: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ATE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH TAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 B.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH TAT SOIL SURFACE IS NOT VISIBLE THROUGH THEIR 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.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED, DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS 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.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
9. 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.
10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GUIDELINES FOR STABILIZING SITES FOR THE WINTER:

1. 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.
- (A) 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.
- (B) 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.
2. 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.
- (A) 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.
- (B) 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.
- (C) 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 CONTRACT



SHOULD THE FABRIC ON A SILT FENCE OF 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 SEED.

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.

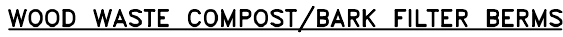
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- THE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
- NECESSARY REPAIRS TO BARRIERS 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 SET 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.



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:

- A. MOISTURE CONTENT - 30-60%
- B. pH - 5.0-8.0
- C. SCREEN SIZE - 100% LESS THAN 3", MAXIMUM 70% LESS THAN 1".
- D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
- E. 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)

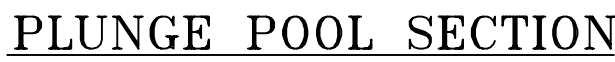
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NOTES:

ANY SEDIMENT BARRIERS LOCATED AT LOW POINTS OR SUBJECT TO PONDING ALONG THE FENCE SHALL BE REINFORCED AS SHOWN ABOVE WITH A COMBINATION OF HAYBALES & SILT FENCE. ANY AREAS WITHIN 75' OF A PROTECTED NATURAL RESOURCE SHALL ALSO INCORPORATE THIS DETAIL. THE CONTRACTOR SHALL REMOVE SEDIMENT TRAPPED AT THESE LOW POINTS AFTER EVERY STORM EVENT.



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.



NOT TO SCALE

James E. Coffin

E.S. COFFIN
ENGINEERING
SURVEYING
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E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cory Road, P.O. Box 4087 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475

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SITE DETAILS II

SHEET TITLE: SITE SCALE: AS SHOWN

SNOW DUMP FACILITY
GARDINER PUBLIC WORKS

CLIENT/PROJECT:

LOCATION: 197 OLD BRUNSWICK AVENUE

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

PROJ. NO. 2026-028

C-3