DALFONSO ENGINEERING

March 27, 2026

Kris McNeil
Code Enforcement Officer
City Of Gardiner
6 Church Street
Gardiner, ME 04345

Re: Site Plan Application
743 Brunswick Avenue
Gardiner Maine

Dear Mr. McNeil:

On behalf of Gardiner Gas, LLC attached are 12 copies of a site plan submittal for a site plan project at 743 Brunswick Avenue. The owner Gardiner Gas, LLC, is proposing to redevelop the former Gardiner Rental site into a convenience store/gas station. This is the project we discussed with you in a sketch plan meeting on April 12, 2025.
Since that meeting the owner has decided not to pursue construction of a carwash.
We have received the required Traffic Movement permit and DEP fuel storage and dispensing permits.
The submittal includes the required plans and supporting documents for Site Plan Review as outlined in Section 6 of the City ordinance including;

1. Site plan application
2. Project narrative
3. Tax map
4. Property deed
5. Application fee
6. Project cost estimate
7. Project financing letter
8. Technical ability narrative
9. Photos of similar projects
10. Project site plans
11. Building renovation plans
12. Storm water management plan
13. Abutter list

We look forward to meeting with the planning Board to review the project. Should you have any questions or require additional information please contact me at pjdal@maine.rr.com.

Sincerely,
DALFONSO ENGINEERING

Peter Dalfonso, P.E.
cc: Gunjan Patel
Attachments:

17 LEDGE HILL RD. • GORHAM, MAINE • 04038
PHONE: 749-4801

6 Church Street,
Gardiner, Maine 04345
Phone (207) 582-4200

Site Plan Review Application

Project Name: Gardiner Gas, LLC Project Cost: _____

Date of Submission: _____ Received by: _____ Fees: _____

A complete written description of the proposed project including all other local, state and federal permits required for the project. The project is a convenience store with gas station. The project requires site plan approval from the City and permitting for underground fuel storage and fuel dispensing from Maine DEP. The project also requires a MDOT Traffic Movement Permit. These permits area attached.

Anticipated beginning/completion dates of construction: June 2026 October 2026

1. General Information:

Name of Property Owner: Gardiner Gas, LLC

Address: 1 Cordelia Way Falmouth , Maine 04105

Phone/Fax No: 978-886-1188

Applicant/Agent Name: Peter Dalfonso

Address: 17 Ledge Hill Road, Gorham, Maine 04038

Phone/Fax No 207-749-4801

Design Professional(s)/Contractor(s): □ Surveyor ☒ Engineer □ Architect □ Contractor

Name: Peter Dalfonso, P.E.

Address: 17 Ledge Hill Road, Gorham, Maine 04038

Phone/Fax No 207-749-4801

Name: _____

Address: _____

Phone/Fax No _____

Name: _____

Address: _____

Phone/Fax No _____

Signature: _____ Date: 3/27/2026

2. Property Information:

Property Location: 743 Brunswick Ave.

Deed Ref: Book 15331 Page 169-171 . City Tax Map(s) 16 Lot(s) 6A

Property Size/Frontage: Acres 2.8 Sq. Ft. 121,834 Road 350ft Shore _____

Zoning District(s): PD

3. Development Information:

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

a.) The existing conditions on the property including:

1. The property boundaries;
   Boundaries are shown on the site plan.
2. The zoning district and zoning district boundaries if the property is located in more than one zone;
   The site is in the Planned Development Zone
3. The location of required setbacks, buffers and other restrictions:
   The required setbacks buffers are shown on the site plan.
4. The location of any easements or rights-of-way;
   The location of easements and rights of way are shown on the site plan.
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property;
   There is a vacant 2,400 square foot building on site along with paved parking areas.
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;
   The location of existing utilities are shown on the site plan.
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.)
   There is a fire hydrant approximately 250' south east of the site on Brunswick Ave.
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.
   Site topography: both existing and proposed are shown on the grading plan.
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 *The location of wetlands on the property is shown on the site plan.*
10. The location and type of any identified historic or archeological resource on the property.
    There are no known historical archeological resources 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; The property has public water and sewer service.
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; The direction of surface water and proposed stormwater facilities are shown on the grading plan.
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; *Shown on plans*
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities; *The dimensions and materials are shown on the project plans.*
5. The proposed flow of vehicular and pedestrian traffic into and through the property;
   The proposed areas for traffic circulation are shown on the site plan.

6. The location and details for any signs proposed to be install or altered;
Proposed sign information is included in the project plans.
7. The location and details for any exterior lighting proposed to be installed or altered;
Site lighting locations and details are included in the plans.
8. Provisions for landscaping and buffering; and
Proposed landscaping is shown on the planting plan.
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.
All required permits will be submitted to the City when they are issued.

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; *Proposed building plans are included in the application package*.

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; The owner has received a MDOT Traffic movement permit. (attached)

An erosion and sedimentation control plan; and
An erosion and sedimentation control plan is included on sheet C-302.

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. *A project stormwater management plan is included with this application.*

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.
Building elevations are included with the project plans.

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. photographs of similar facilities are included in the application info.

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. Topographic and boundary surveys are included on the site plan.

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.

The application is complete and the application fee is included.

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

The project has been designed to conform to the provisions of the ordinance.

6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.

The project includes adequate provisions for water pollution provention and erosion and sedimentation control.

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.

All wastewater from the site will be disposed of in the municipal sewer.

A dumpster will be located and site and serviced by a private hauler.

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.

The site has previously been developed. There are no known scenic, archeological or historic on site or in the vicinity of te site.

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

There will be no disturbance of wetlands or water bodies associated with this project.

6.5.1.7 The proposal will provide for adequate storm water management.

Storm water management facilities meeting chapter 500 standards are included in the project design.

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

N/A, The site is not located in the shoreland zone.

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

The project is not located within a designated flood plain.

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

The existing building has a water service connected to the Gardiner Water District.water main.

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

The proposal will not use ground water or have any impact on it.

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.

The project is designed to have safe vehicle and pedestrian circulation on site.

The project received a traffic moving permit from MDOT

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.

The project will not cause any reduction in the quality of any municipal services.

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.

Narratives on financial and technical ability are included in the application.

6.5.2 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.

The site has been designed to meet the requirements of 6.5.1.

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 site has been designed to conform to the zoning requirements.

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

The project will not have any adverse impact on neighboring properties

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;

Landscaping, buffering and screening are included on the site plan.

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 site has been designed to minimize earth moving and restore areas previously disturbed.

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 site is a previously developed site. The site design includes restoring areas that were previously disturbed and stabilizing areas that were left unstable.

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;

The site has been designed to accommodate pedestrians

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;

N/A There are no new buildings

6.5.2.8 Proposals with multiple buildings will be designed and placed to utilize common parking areas to the greatest practical extent;

N/A

6.5.2.9 Building entrances will be oriented to the public road unless the layout or grouping of the buildings justifies another approach.

The existing front entrance will remain and it faces the public road.

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.

N/A

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 be required to comply with this provision.

The building has been designed to blend in with area development

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.

The project is located on a rural highway and designed to accommodate vehicular traffic

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.

There are no waivers required.

Gardiner Gas, LLC
743 Brunswick Ave.
Gardiner Maine
Cost Estimate 3/17/2026

Item	Description	Unit	Quantity	Unit cost	Cost
B	Excavation	CY	2000	$ 12.00	$ 24,000.00
C	Fill	CY	1500	$ 10.00	$ 15,000.00
D	Subbase	CY	1590	$ 28.00	$ 44,520.00
E	base	CY	320	$ 36.00	$ 11,520.00
G	Pavement	Ton	625	$ 110.00	$ 68,750.00
G1	Curb	LF	400	$ 17.00	$ 6,800.00
J1	Stormdrain	LF	200	$ 50.00	$ 10,000.00
K	Sanitary Sewer	LF	120	$ 55.00	$ 6,600.00
Q	Water Service	LF	120	$ 60.00	$ 7,200.00
V	Underdrained filter	SF	3000	$ 20.00	$ 60,000.00
W	Erodion Control	LS	1	$ 10,000.00	$ 10,000.00
X	Loam and seed	Cy	740	$ 35.00	$ 25,900.00
AB	Landscaping	LS	1	$ 9,000.00	$ 9,000.00
AC	UGE	LF	400	$ 25.00	$ 10,000.00
AD	Mobilization	LS	1	$ 15,000.00	$ 15,000.00
AF	Building renovations	LS	1	$ 500,000.00	$ 500,000.00
AG	Gas Station	Ls	1	$ 1,100,000.00	$ 1,100,000.00
	Total project				$ 1,924,290.00

Project Description

Gardiner Gas
743 Brunswick Avenue
Gardiner, Maine

Gardiner Gas, LLC is proposing to construct a variety store and gas station on a 121,834 SF site at 743 Brunswick Avenue in Gardiner Maine. The property was previously occupied by a tool and equipment rental company. The existing site is improved with a 2,500 square foot building and paved and gravel parking and circulation areas

The project involves conversion of an existing building into a convenience/ variety store and construction of a fueling station with underground fuel storage tanks and fuel islands. Parking and circulation areas will be reconstructed to accommodate the proposed sit use.

The project requires Maine Department of Environmental Protection permits for underground fuel storge and Fuel dispensing (issued permit is attached). The project also requires a Maine Department of Transportation Traffic Movement Permit(issued permit is attached).

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Janet T. Mills
GOVERNOR

Dale F. Doughty
COMMISSIONER

Applicant:	Gardiner Gas, LLC 1 Cordelia Way Falmouth, ME 04105 (978) 886-1188
Project Location:	743 Brunswick Avenue (U.S. Route 201) Gardiner, ME 04345 Gardiner Tax Map #16, Lot #6A
Project:	Convenience Store with Fueling Facilities
Identification #:	Reg. 02-000147 -A-N
Permit Category:	100 - 200 PCE's
Traffic Engineer:	Sewall Engineering Attn: Diane W. Morabito, PE, PTOE 4 Blanchard Road, PO Box 85A Cumberland, ME 04021 (207) 817-5440

Pursuant to the provision of 23 M.R.S.A. § 704-A and Chapter 305 of the Department's Regulations, the Maine Department of Transportation (MaineDOT) has considered the application of Gardiner Gas, LLC with supportive data, agency review and other related materials on file.

PROJECT DESCRIPTION

The applicant proposes redeveloping the existing approximate 2,400 square foot (S.F.) former rental center building which is no longer in operation at 743 Brunswick Avenue (U.S. Route 201) in the City of Gardiner, Maine to a 2,400 S.F. convenience store with eight (8) fueling positions under a canopy. The overall site is approximately 2.80 acres in size. Access to the site will be provided by two full movement entrance/exits to Brunswick Avenue (U.S. Route 201).

The development is expected to generate 113 AM and 132 PM adjacent street trips during the weekday peak hours, and 136 generator trips during the Saturday peak hour.

Findings

Based on a review of the files and related information, MaineDOT approves the Traffic Movement Permit Application of Gardiner Gas, LLC. subject to the following conditions:

MITIGATION

The mitigation is intended to describe that conceptually shown on the following plans as provided in the Traffic Movement Permit Application and supplemental information:

1. "Overall Site Plan", Sheet C-100, dated 4/01/2025, Revision 3 dated 1/2/2026, Stamped and signed by Peter J. Dalfonso, PE from Dalfonso Engineering
2. "Site Layout Plan", Sheet C-101, dated 4/01/2025, Revision 3 dated 1/2/2026, Stamped and signed by Peter J. Dalfonso, PE from Dalfonso Engineering
3. "WB-67 Entering", Sheet AT-1, dated 4/01/2025, Revision 3 dated 1/2/2026, Stamped and signed by Peter J. Dalfonso, PE from Dalfonso Engineering
4. "WB-67 Exiting", Sheet AT-2, dated 4/01/2025, Revision 3 dated 1/2/2026, Stamped and signed by Peter J. Dalfonso, PE from Dalfonso Engineering
5. "I-295 Exit 49 Northbound Off and On Ramps", Sheet 1, dated 11/5/2025 from Sewall

If the descriptions contained herein conflict with the plans, these descriptions shall take precedence over the plans. Not all the mitigation discussed herein may be shown on those or any plan. The following mitigation shall be constructed or implemented to MaineDOT's satisfaction prior to opening any of the facilities, unless otherwise approved by MaineDOT.

On-Site Mitigation

Site Entrance, Brunswick Avenue (U.S. Route 201)

A. The existing westerly entrance to Brunswick Avenue (U.S. Route 201) shall be modified to provide a single 18-foot-wide ingress lane and a single 22-foot-wide egress lane, separated by a 12-foot-wide 6-inch-high truck mountable concrete island with sloped face. This entrance is approximately 480 feet from the intersection of Marks Lane.

B. The existing easterly entrance to Brunswick Avenue (U.S. Route 201) shall be modified to provide a single 18-foot-wide ingress lane and a single 18-foot-wide egress lane separated by a double yellow line. This entrance is approximately 610 feet from the intersection of Marks Lane.

General Requirements for All Entrances

A. The entrances shall include a 24-inch STOP bar, 30-inch STOP sign and all appropriate lane, center line, and directional pavement markings supplied, installed/painted, and maintained annually.

B. The entrances shall provide overhead illumination, if not existing, to illuminate the intersections per MaineDOT standards at a minimum. Overhead lighting shall have an

average of 0.6-to-1.0-foot candles, with the maximum to minimum lighting ratio of not more than 10:1 and an average to minimum light level of not more than 4:1.

Off-Site Mitigation

I-295 Exit 49 Northbound Off and On Ramps

"THRU TRAFFIC KEEP LEFT" signage shall be installed for Brunswick Avenue (U.S. Route 201) eastbound traffic. Reference "I-295 Exit 49 Northbound Off and On Ramps" concept. Signage shall meet most recent MaineDOT Standard Specification 645 for Type II sheet aluminum signs and install shall meet the most recent MaineDOT Standard Details 645(09)A & B. Actual locations will be confirmed in the field by the applicant and MaineDOT. Actual location shall not block sight distance or conflict with existing signage.

Other Mitigation

A. Any vehicle associated with the facility larger than a WB-50 shall be restricted to between 9:00 PM and 6:00 AM.

B. Should there be any expansion of use of this lot or parts thereof after initial construction, a left turn lane or two-way-left turn lane and additional permitting may be needed.

Overall Requirements

A. Provide all necessary auxiliary signs, striping, and pavement markings to implement the improvements described herein according to MaineDOT and/or National standards.

B. All plantings and signs (existing and/or proposed; permanent and/or temporary) shall be placed and maintained such that they do not block available sight distances and do not violate the State's "Installations and Obstructions" law. No signage, plantings, or structures shall be allowed within the "clear zone" if they constitute a deadly fixed object as determined by MaineDOT. All signs shall meet MRSA Title 23, Chapter 21, Section 1914: "On-Premise Signs".

C. If any of the supporting data or representations for which this permit is based changes in any way or is found to be incorrect/inaccurate, the applicant shall request in writing from MaineDOT a decision of what impacts those changes will have on the permit. The applicant will then be required to submit those changes for review and approval and additional mitigation as a result of those changes may be required at the expense of the applicant.

D. If the proposed project affects the State Highway and drainage systems and requires improvement to that system, the applicant must obtain approval of the design plans and coordinate work through MaineDOT's Region Engineer in Augusta, who can be reached by phone at (207) 624-8200.

E. This permit will lapse 5 years from the date signed for all development for which building permits have not been issued. This permit will lapse 7 years from the date signed for all development for which occupancy permits have not been issued.

By:

Stephen Landry, P.E.
State Traffic Engineer

Date: 2/18/2026

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JANET T. MILLS
GOVERNOR

MELANIE LOYZIM
COMMISSIONER

March 12, 2026

Gardiner Gas & Car Wash LLC
1 Cordelia Way
Falmouth, ME 04105
Attn: Gunjan Patel

RE: Gardiner Gas & Car Wash

Dear Mr. Patel:

This letter is to acknowledge the Department's receipt of your registration materials on February 26, 2026, for either a new tank and piping or the replacement of ancillary equipment at Gardiner Gas & Car Wash, Gardiner, Maine. Maine Statute dictates that the installation may take place ten (10) business days following Department notification, Oil Storage Facilities and Groundwater Protection, 38 M.R.S. § 563(1)(A) (2011). This installation may begin on March 12, 2026. Have a copy of your registration and display this letter in a prominent place during the construction or replacement activities.

PLEASE NOTE: It is the owner's responsibility to ensure that the installer complete and submits the Certification of Proper Installation to the Department within thirty (30) days of completing the project, Rules For Underground Oil Storage Facilities, 06-096 C.M.R. ch. 691 § 5(B)(4)(g). (Last amended September 26, 2018)

Additionally, please remember that if the equipment at a facility changes, or the leak detection method changes, any A/B Operators for the facility are required to become recertified using the Department's "TankSmart" operator training program. This should be done within 30 days of receiving a new replacement facility registration form indicating that the approved work has been performed.

If you have any questions or concerns, I can be reached at (207) 287-3547.

Sincerely,

Daniel J. Wehr
Division of Petroleum Management
Bureau of Remediation and Waste Management

PC Landry Turner #464

Santander Bank

71 Main Street

Andover MA 01810

9782478100

Date: 3/19/2026

RE: Proof of Financial Capacity —Principals (KamleshBhai Patel and Himakshi Patel) for Gardiner Gas LLC

743 Brunswick Ave, Gardiner, ME

To Whom It May Concern / Town of Gardiner Building & Permitting Department:

This letter is to confirm that principals, Kamlesh Bhai Patel and Himakshi Patel of Gardiner Gas LLC are valued customers of Santander Bank and maintain account(s) in good standing with our institution.

As of the date of this letter, Gardiner Gas LLC and/or its principals have verified funds on deposit with Santander Bank in an amount no less than Two Million Dollars ($2,000,000.00). These funds are liquid, available, and sufficient to cover the full estimated construction and development costs of the proposed gas station facility located at 743 Brunswick Ave, Gardiner, Maine 04345.

We confirm that these funds are currently on deposit and accessible to Gardiner Gas LLC for the purposes of this project.

This letter is issued for the sole purpose of demonstrating financial capacity to the Town of Gardiner in connection with a building permit application and should not be construed as a guarantee of payment or a commitment to lend.

Should you have any questions or require additional information, please do not hesitate to contact our office at the number listed above.

Sincerely,

Sumeet Malhotra

Sr. Relationship Banker

Santander Bank

9782478100 sumeet.malhotra@santander.us

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Gardiner Gas, LLC
743 Brunswick Ave.
Gardiner, Maine

Technical Capacity – Gardiner Gas, LLC is owned by Kamlesh Patel and will be operated by Gunjan Patel, an experienced operator in the Maine gas station and convenience store industry. Mr. Gunjan Patel also owns and operates Friendly Discount Gas in Westbrook and Casco Gas, LLC in Casco, demonstrating a proven track record of successfully developing and managing multiple gas station and variety store facilities throughout the state.

Recent projects completed under Mr. Gunjan Patel's ownership and operation include a complete renovation of Friendly Discount Gas in Westbrook and the construction of Casco Gas, LLC, a newly built facility in Casco. Photos of both projects are attached.

For the Gardiner Gas project, Mr. Patel has assembled a team of local professionals to assist with design, permitting, and construction. The team includes:

Gardiner Gas, LLC / Owner: Kamlesh Patel; Operator: Gunjan Patel

Peter Dalfonso P.E. – Site design and project permitting

Travis Nadeau, Platz Associates – Building design

Will Bennett, Bennett Engineering – Site lighting and electrical design

To be determined: General / Building Contractor

To be determined: Local earthwork contractor

Casco Gas
Routes 11 and 121
Casco Maine

CLEARANCE 13'-6"
Friendly Discount
Main Street
Westbrook, Maine

Project Site

CITY OF GARDINER

KENNEBEC CO.
MAINE

N
W E
S

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.

Cornerstone Energy Services
AERIAL IMAGERY | MAPPING | GIS

Origo Spatial Systems, Inc.

0 100 200 400
Feet

Map 16

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

TRANSFER TAX PAID

Doc # 2007017857
Book 9412 Page 0092

WARRANTY DEED

Grantor: Area Leasing & Development Corp.
588 River Road
Chelsea, ME 04330

Grantees: Steven G. Bolduc
In Suk Bolduc
440 Dingley Road
Bowdoinham, ME 04008

For consideration received, the Grantor hereby conveys to the Grantees, their heirs and assigns, as joint tenants and with warranty covenants, the land (with any improvements thereon) described in Schedule A, annexed hereto and incorporated herein.

In witness whereof, the Grantor, by Mark Warren, its duly authorized President, has set his hand and its corporate seal this 3rd day of July, 2007.

AREA LEASING & DEVELOPMENT CORP.

Witness

by: Mark Warren, its President

State of Maine
Kennebec, SS.

Then personally appeared before me the above-named Mark Warren, as President of Area Leasing and Development Corp., known to me or whose identity was reasonably established, who acknowledged the forgoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Dated: 7/3/2007

~~Notary Public~~/ Attorney at Law

Stephen T. Hayes, Bar #65

Print or Type Name

2) P Dawson

Schedule A

A certain lot or parcel of land with the buildings thereon situated in the City of Gardiner. County of Kennebec and State of Maine bounded and described as follows:

Commencing on the Northerly side of the Brunswick Road at the Southeasterly corner of land formerly of George Danforth, now or formerly of one Jenkins; thence Northerly on said Jenkins' line and following a stone wall a distance of three hundred fifty (350') feet; thence easterly and parallel with said Brunswick Road a distance of three hundred fifty (350') feet; thence Southerly a distance of three hundred fifty (350') feet to the aforesaid Brunswick Road and a point three hundred fifty (350') feet easterly of the point of beginning; thence Westerly on said Brunswick Road a distance of three hundred fifty (350') feet to the bounds begun at.

Excepting and reserving therefrom the following parcel of land, as conveyed by Laurence E. and Audrey H. Dick to the State of Maine by deed dated November 6, 1952 and recorded in Kennebec County Registry of Deeds in Book 933, Page 125, to wit:

a certain lot or parcel of land situate in the City of Gardiner. County of Kennebec and State of Maine, bounded and described as follows, to wit: Being Parcel (26) as shown on a Right of Way Map ,State Highway "Q" Gardiner, "Federal Aid Project No. FI 01-2(1) dated June 1952, on file in the Office of the State Highway Commission (SHC File No.6-55) and recorded in Kennebec County Registry of Deeds.

Beginning at a point thirty-three (33) feet northerly from and as measured along a line at right angles to the Base Line at P.C. Station 1046/79.7;

thence N 60° 30' E three hundred nine and thirty-nine hundredths (309.39) feet to a point forty-three (43) feet northerly from and as measured along a line normal to a two degree (2°) curve of the Base Line at Station 1049/85;

thence N 66° 00' E two hundred thirty-four and three-tenths (234.3) feet to a point fifty (50) feet northerly from and as measured along a line at right angles to the Base Line at P. T. Station 1052/15.5;

thence N 70° 01' E six hundred twenty-three and five-tenths (623.5) feet a point fifty (50) feet northerly from and as measured along a line at right angles to the Base Line at P.C. Station 1058/39.0;

thence easterly along a curved line fifty (50) feet northerly from and concentric with a one degree (1°) curve of the Base Line four hundred seven and forty-one hundredths (407.41) feet to a point on a line normal to said curve of the Base Line at Station 1062/50;

thence continuing easterly along said curved concentric line about seven (7) feet to a point in the westerly line of land now or formerly of Mary B. McLaughlin, Trustee, said point being on a line normal to said curve of the Base Line at about Station 1062/57;

thence southerly along the westerly line of said McLaughlin about thirty-nine (39) feet to the present northerly line of State Highway "Q";

thence westerly along the present northerly line of State Highway "Q" as the same may run, about twelve hundred seventy (1270) feet to the southeasterly corner of land now or formerly of Clifford E. Dill;

thence northerly along the easterly line of said Dill about ten (10) feet to a point about thirty-eight (38) feet northerly from and as measured along a line at right angles to the Base Line at about Station 1046/19;

thence N 64° 35' E about sixty-one (61) feet to the point of beginning.

Including therewith a perpetual right to flow water over and across the land now or formerly of Laurence E. Dick and Audrey H. Dick outside of and adjoining the land herein conveyed from a culvert constructed as part of Federal Aid Project No. FI 01-2(1) at the following location as shown on the Right of Way Map above referred to: at about Station 1053/40 flowing northerly.

Meaning and intending to convey the same premises conveyed to Area Leasing and Development Corp. by deed of Franklin C. Brann dated October 14, 1986 and recorded October 17, 1986 in the Kennebec County Registry of Deeds in Book 3041, Page 182.

Received Kennebec SS.
07/03/2007 2:50PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

PERMITTING PLANS

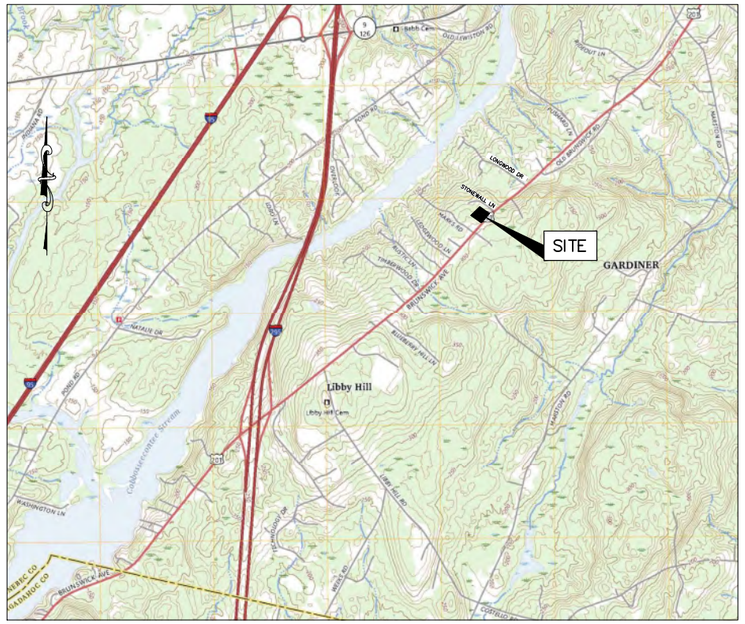
FOR

FUEL STATION AND CONVENIENCE STORE
GARDINER, MAINE

MARCH 2026

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ABUTTER PROPERTY LINE	
	STREAM	
	SETBACK LINE	280
80	CONTOUR (5' INT.)	281
81	CONTOUR (1' INT.)	
	WETLANDS	
	BUILDING	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	CULVERT	
S	SANITARY SEWER LINE	S
W	WATER LINE	W
NG	NATURAL GAS LINE	
OH	OVERHEAD ELECTRICAL	
	STOCKADE FENCE	
	STONEWALL	
	TREELINE	
	PROPERTY MARKERS	
	SURVEY MARKER	
	BENCHMARK	
	UTILITY POLE	
	UTILITY POLE WITH GUY	
S	SEWER MANHOLE	
W	WELL	
WV	WATER GATE VALVE	
	WATER SHUTOFF	
	BOULDER	
	MAILBOX	
	SLOPED CURB	
	VERTICAL CURB	
	SILT BARRIER	SB
	STORM DRAIN LINE	SD
UGE	UNDERGROUND ELECTRICAL	UGE
	CONCRETE PAD	
	DRIP EDGE	
	CATCH BASIN	
	OUTLET CONTROL STRUCTURE	
	RIPRAP OUTLET PROTECTION	
	SEDIMENT BARRER	
	STONE CHECK DAM	
	SIGN	



LOCATION MAP
USGS MAP: GARDINER (2024)
SCALE: 1"=2,000'±

SHEET INDEX

C-001	TITLE SHEET AND SHEET INDEX
C-100	OVERALL SITE PLAN
C-101	SITE AND UTILITY PLAN
C-200	GRADING PLAN
C-300	PLANTING PLAN
C-400	SITE AND UTILITY DETAILS
C-401	DRAINAGE DETAILS
C-402	EROSION CONTROL NOTES AND DETAILS
DP-1	EXISTING CONDITION DRAINAGE PLAN
DP-2	PROPOSED CONDITION DRAINAGE PLAN

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
5	3/17/2026	SUBMITTED FOR SITE PLAN REVIEW	DB	PJD
4	3/11/2026	SUBMITTED WITH MEDEP UST REGISTRATION	DB	PJD
3	1/2/2026	REVISED PER MAINEDOT COMMENTS	DB	PJD
2	11/5/2025	ISSUED WITH MAINEDOT APPLICATION	DB	PJD
1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

STATE OF MAINE
PETER J. DALFONSO
No. 4100
LICENSED
PROFESSIONAL ENGINEER
3/17/2026

TITLE SHEET
FUEL STATION AND
CONVENIENCE STORE
743 BRUNSWICK AVE.
GARDINER, MAINE

Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:
Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

DATE: 4/01/2025
PROJ. #: 198
SCALE: NONE

C-001

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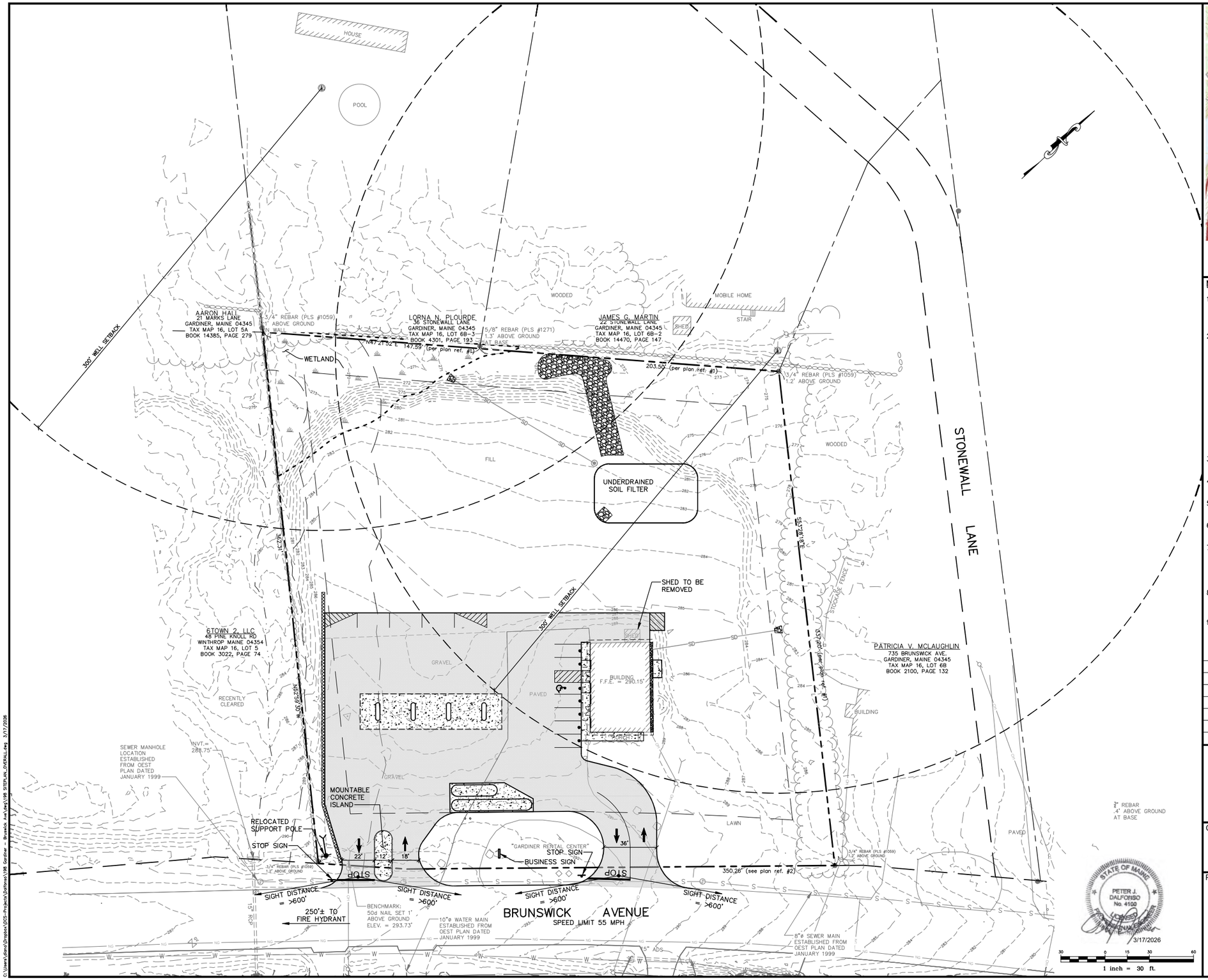

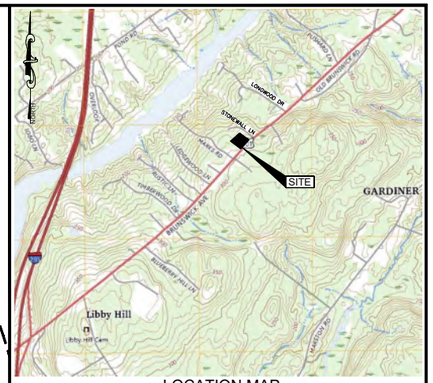

LOCATION MAP
1"=2000'±
USGS 7.5 MINUTE SERIES
GARDINER QUAD, 2024

NOTES:

1. OWNERS OF RECORD:
   GARDINER GAS, LLC, 1 CORDELIA WAY, FALMOUTH, MAINE 04105.
   BOOK 15331, PAGE 169-171, TAX MAP 16, LOT 6A.
   TOTAL AREA = 121,834 S.F.
2. PLAN REFERENCE:
   2.1. "TOPOGRAPHIC SURVEY, GARDINER RENTAL CENTER, STEVEN BOLDUC, 743 BRUNSWICK AVENUE, GARDINER, MAINE", BY E.S. COFFIN ENGINEERING & SURVEYING, INC., JUNE 6, 2023.
   2.2. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGWAY 'Q', GARDINER, KENNEBEC COUNTY, S.H.C. FILE#6-55 SHEET 5 OF 9", AS SIGNED BY HAROLD B. EMERY, CHIEF ENGINEER, DATED JUNE 1952, AS RECORDED AT K.C.R.D. IN PLAN 19, PAGE 90.
   2.3. "PLAN OF DONALD MCLAUGHLIN SUBDIVISION", BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC., JUNE 11, 1992, AS RECORDED AT KENNEBEC COUNTY SS REGISTRY OF DEEDS IN FILE#92086.
3. ALL BEARINGS ARE REFERENCED TO APPROXIMATELY MAINE STATE GRID WEST ZONE NAVD-1988.
4. ALL BOOK AND PAGES REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.
5. PROJECT ENGINEER: PETER J. DALFONSO, P.E., 17 LEDGE HILL ROAD, GORHAM, MAINE 04038.
6. THE PROPERTY CONSISTS OF 121,834 SQUARE FEET LOCATED IN PD ZONE.
7. SPACE AND BULK REQUIREMENTS:

MINIMUM LOT AREA	30,000 S.F.
MINIMUM ROAD FRONTAGE	150 FT.
MINIMUM FRONT YARD	50/75 FT.
MINIMUM SIDE AND REAR YARDS	25 FT.

8. SITE SOILS CONSIST PREDOMINATELY OF PAXTON-CARLTON SERIES VERY STONY, FINE, SANDY LOAM WHICH IS CLASSIFIED AS WELL DRAINED.
9. PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
4 SPACES PER 1,000 S.F. (RETAIL)	10	10

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
5	3/17/2026	SUBMITTED FOR SITE PLAN REVIEW	DB	PJD
4	3/11/2026	SUBMITTED WITH MEDEP UST REGISTRATION	DB	PJD
3	1/2/2026	REVISED PER MAINEDOT COMMENTS	DB	PJD
2	11/5/2025	ISSUED WITH MAINEDOT APPLICATION	DB	PJD
1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

OVERALL SITE PLAN

FUEL STATION AND
CONVENIENCE STORE
743 BRUNSWICK AVE.
GARDINER, MAINE

Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:
Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

DATE: 4/01/2025
PROJ. #: 198
SCALE: 1"=30'

C-100

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AARON HALL
21 MARKS LANE
GARDINER, MAINE 04345
TAX MAP 16, LOT 5A
BOOK 14385, PAGE 279

3/4" REBAR (PLS #1059)
1" ABOVE GROUND
IN WALL

LORNA N. PLOURDE
36 STONEWALL LANE
GARDINER, MAINE 04345
TAX MAP 16, LOT 6B-3
BOOK 4301, PAGE 193

5/8" REBAR (PLS #1271)
1.3" ABOVE GROUND
AT BASE

JAMES G. MARTIN
22 STONEWALL LANE
GARDINER, MAINE 04345
TAX MAP 16, LOT 6B-2
BOOK 14470, PAGE 147

N47°21'52"E
147.59' (per plan ref. #1)
N47°21'52"E
203.50' (per plan ref. #1)

3/4" REBAR (PLS #1059)
1.2" ABOVE GROUND

WETLAND

25' REAR SETBACK

75' STREAM SETBACK

25' SIDE SETBACK

25' STREAM SETBACK

300' WELL SETBACK

25' SIDE SETBACK

FILL

UNDERDRAINED SOIL FILTER

WOODED

STONEWALL LANE

S57°18'18"E

362.31'

RETAINING WALL (185 LF)

220.5'

10'

SHED TO BE REMOVED

22' (TYP.)

10' (TYP.)

3 PARKING SPACES

BUILDING ROOF OVERHANG

12'

SHED

7 PARKING SPACES

NEW WINDOW (TYP.)

ADA ACCESSIBLE RAMP

BUILDING F.F.E. = 290.15'

6' CONCRETE WALKWAY

NEW DOOR (TYP.)

SIDEWALK

DUMPSTER PAD AND ENCLOSURE

MECHANICAL PAD

2' WIDE DRIPEDGE

SEE BUILDING PLANS

FUEL PUMPS WITH CANOPY

24'

24'

96'

36'

18' (TYP.)

55'

GRAVEL

PAVED

8'

8'

9' (TYP.)

6TOWN 2, LLC
48 PINE KNOLL RD
WINTHROP MAINE 04354
TAX MAP 16, LOT 5
BOOK 3022, PAGE 74

RECENTLY CLEARED

N57°18'18"W

129.5'

36.6'

37.2'

19.3'

10.9'

8.8'

19.8'

UNDERGROUND TANKS

INSTALL BOLLARDS AT EACH PARKING SPACE AT BLDG.

R40'

R20'

R25'

R15'

R5'

R6'

RELOCATE SUPPORT POLE

INVT.= 288.75'

STOP SIGN

3/4" REBAR (PLS #1059)
1.2" ABOVE GROUND

22'

12'

18'

STOP

"GARDINER RENTAL CENTER"

REMOVE EXISTING BUSINESS SIGN

BUSINESS SIGN

18'

18'

50' FRONT SETBACK

350.26' (see plan ref. #2)

3/4" REBAR (PLS #1059)
1.2" ABOVE GROUND

PATRICIA V. MCLAUGHLIN
735 BRUNSWICK AVE.
GARDINER, MAINE 04345
TAX MAP 16, LOT 6B
BOOK 2100, PAGE 132

S33°20' (per plan ref. #1)

BUILDING

LAWN

STOCKADE FENCE

SEWER MANHOLE LOCATION ESTABLISHED FROM OEST PLAN DATED JANUARY 1999

BENCHMARK: 50d NAIL SET 1' ABOVE GROUND ELEV. = 293.73'

BRUNSWICK AVENUE

10"ø WATER MAIN ESTABLISHED FROM OEST PLAN DATED JANUARY 1999

8"ø SEWER MAIN ESTABLISHED FROM OEST PLAN DATED JANUARY 1999

15" ADS

STATE OF MAINE
PETER J. DALFONSO
No. 4100
REGISTERED PROFESSIONAL ENGINEER
3/17/2026

20 0 10 20 40
1 inch = 20' ft.

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NOTES:

1. OWNERS OF RECORD:
   GARDINER GAS, LLC, 1 CORDELIA WAY, FALMOUTH, MAINE 04105.
   BOOK 15331, PAGE 169-171, TAX MAP 16, LOT 6A.
   TOTAL AREA = 121,834 S.F.
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5. PROJECT ENGINEER: PETER J. DALFONSO, P.E., 17 LEDGE HILL ROAD, GORHAM, MAINE 04038.
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MINIMUM FRONT YARD	50/75 FT.
MINIMUM SIDE AND REAR YARDS	25 FT.

8. SITE SOILS CONSIST PREDOMINATELY OF PAXTON-CARLTON SERIES VERY STONY, FINE, SANDY LOAM WHICH IS CLASSIFIED AS WELL DRAINED.
9. PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
4 SPACES PER 1,000 S.F. (RETAIL)	10	10

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
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4	3/11/2026	SUBMITTED WITH MEDEP UST REGISTRATION	DB	PJD
3	1/2/2026	REVISED PER MAINEDOT COMMENTS	DB	PJD
2	11/5/2025	ISSUED WITH MAINEDOT APPLICATION	DB	PJD
1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

SITE LAYOUT PLAN

FUEL STATION AND
CONVENIENCE STORE
743 BRUNSWICK AVE.
GARDINER, MAINE

Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:
Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

DATE: 4/01/2025
PROJ. #: 198
SCALE: 1"=20'

C-101

AARON HALL
21 MARKS LANE
GARDINER, MAINE 04345
TAX MAP 16, LOT 5A
BOOK 14385, PAGE 279

3/4" REBAR (PLS #1059)
1" ABOVE GROUND
IN WALL

LORNA N. PLOURDE
36 STONEWALL LANE
GARDINER, MAINE 04345
TAX MAP 16, LOT 6B-3
BOOK 4301, PAGE 193

5/8" REBAR (PLS #1271)
1.3" ABOVE GROUND
AT BASE

15' WIDE
EMERGENCY
SPILLWAY

JAMES G. MARTIN
22 STONEWALL LANE
GARDINER, MAINE 04345
TAX MAP 16, LOT 6B-2
BOOK 14470, PAGE 147

SHED

STAIR

WETLAND

25
REAR SETBACK

INV. OUT
= 271.75

12" SD
L = 108'
S = 0.0670

DSB

DOUBLE-ROW SILT
BARRIER NEAR
WETLAND (TYP.)

3/4" REBAR (PLS #1059)
1.2" ABOVE GROUND

SILT BARRIER
(TYP.)

WOODED

STONE CHECK
DAM (TYP.)

STONEWALL LANE

FILL

OCS-1
RIM = 284.50
INV. OUT = 279.00

UNDERDRAINED
SOIL FILTER

4" PE
UNDERDRAIN
(TYP.)

STONE
CHECK DAM

25
SIDE SETBACK

TW 288.00

25 STREAM
SETBACK

6TOWN 2, LLC
48 PINE KNOLL RD
WINTHROP MAINE 04354
TAX MAP 16, LOT 5
BOOK 3022, PAGE 74

RETAINING
WALL (185 LF)

TW 290.50

GRAVEL

289.70

BUILDING
F.F.E. = 290.15'

PAVED

289.75

290.70

290.70

RECENTLY
CLEARED

SILT BARRIER (TYP.)

FUEL PUMPS
WITH CANOPY

291.20

291.20

75' STREAM SETBACK

UNDERGROUND TANKS

STABILIZED
CONSTRUCTION
ENTRANCE (TYP.)

TW 294.50

294.40

294.40

INVT.=
288.75'

"GARDINER RENTAL CENTER"

LAWN

50
FRONT
SETBACK

INV. 283.00

PATRICIA V. MCLAUGHLIN
735 BRUNSWICK AVE.
GARDINER, MAINE 04345
TAX MAP 16, LOT 6B
BOOK 2100, PAGE 132

BUILDING

25
SIDE SETBACK

3/4" REBAR (PLS #1059)
1.2" ABOVE GROUND

3/4" REBAR (PLS #1059)
1.2" ABOVE GROUND

TW 295.00

SEWER MANHOLE
LOCATION ESTABLISHED
FROM OEST PLAN
DATED JANUARY 1999

BENCHMARK:
50d NAIL SET 1'
ABOVE GROUND
ELEV. = 293.73'

BRUNSWICK AVENUE

10"ø WATER MAIN
ESTABLISHED FROM
OEST PLAN DATED
JANUARY 1999

8"ø SEWER MAIN
ESTABLISHED FROM
OEST PLAN DATED
JANUARY 1999

15" RCP

15" ADS

STOCKADE FENCE

STATE OF MAINE
PETER J.
DALFONSO
No. 4100
REGISTERED
PROFESSIONAL
ENGINEER
3/17/2026

20 0 10 20 40
1 inch = 20' ft.

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
5	3/17/2026	SUBMITTED FOR SITE PLAN REVIEW	DB	PJD
4	3/11/2026	SUBMITTED WITH MEDEP UST REGISTRATION	DB	PJD
3	1/2/2026	REVISED PER MAINEDOT COMMENTS	DB	PJD
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1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

GRADING PLAN
FUEL STATION AND CONVENIENCE STORE
743 BRUNSWICK AVE.
GARDINER, MAINE

Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:

Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

DATE: 4/01/2025
PROJ. #: 198
SCALE: 1"=20'

C-200

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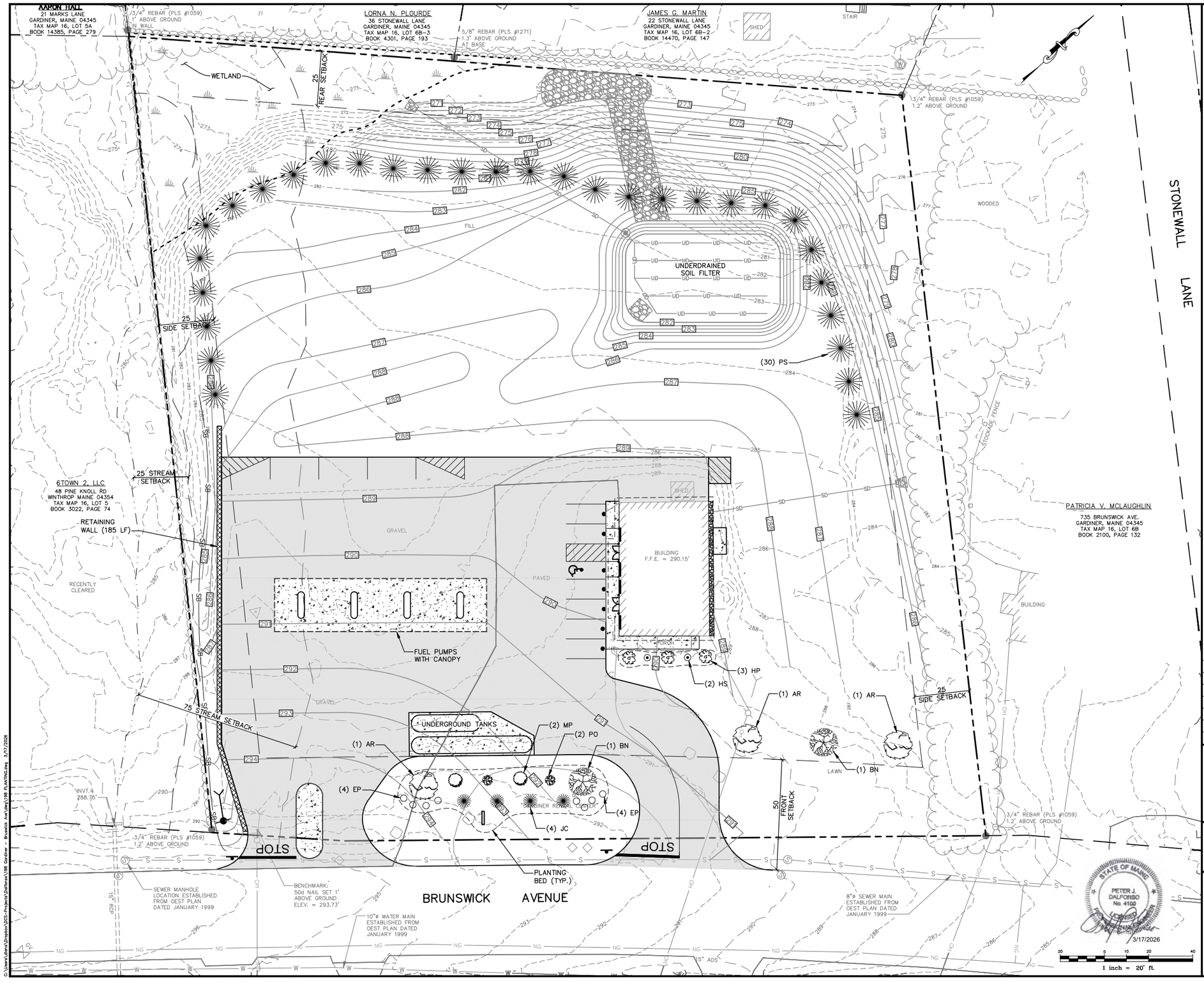

PLANTING SCHEDULE			
Quantity	Key	Size	Description
3	AR	2-2.5"	Acer Rubrun-red maple
2	BN	8'	Betula Heritage- River Birch
8	EP	#2	Echinacea Pur- Ruby Star
3	HP	#7	Hydrangea paniculea-Quick fire hydrangea
2	HS	#2	Perennial - hemerocallis-Stella Dora Daylily
4	JC	#2B	Juniperus Communis- Juniper
2	MP	#5	Myrica pennsylvanica -
2	PO	#7	Physocarpus opulifolius- Summer Wine Ninebark
30	PS	5-6'	Pinus Strobus- White Pine

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
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PLANTING PLAN

FUEL STATION AND
CONVENIENCE STORE
743 BRUNSWICK AVE.
GARDINER, MAINE

Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:
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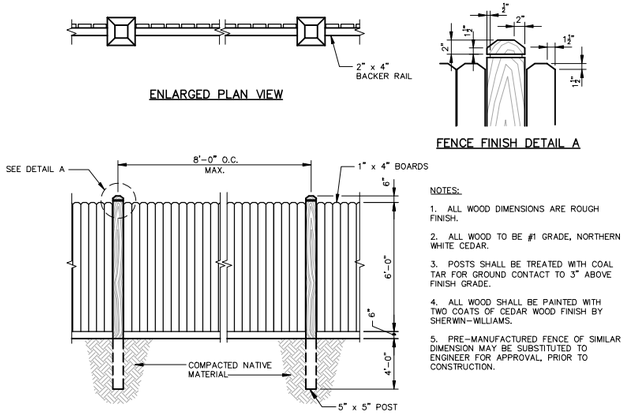
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

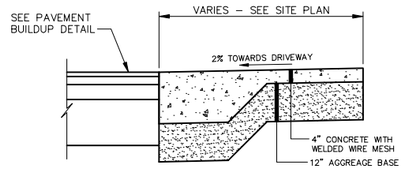
DATE: 4/01/2025
PROJ. #: 198
SCALE: 1"=20'

C-300

C:\Users\ddano\Dropbox\DCS--Projects\Dalfonso's\198 Gardiner -- Brunwick Ave\dwg\198 PLANTING.dwg 3/17/2026



STOCKADE FENCE
NOT TO SCALE



CONCRETE WALKWAY
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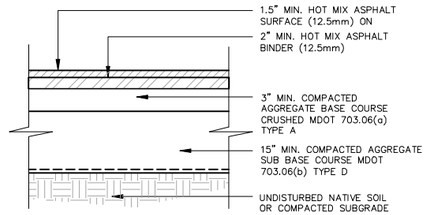

PAVEMENT BUILDUP DETAIL
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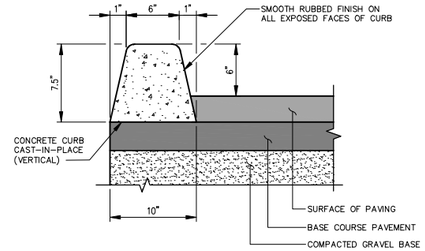

VERTICAL SLIPFORM CONCRETE CURB
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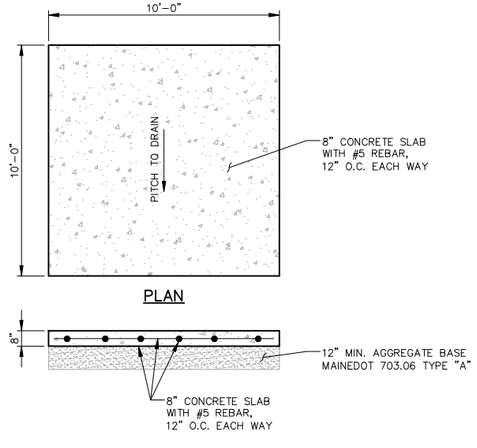

CONCRETE DUMPSTER PAD
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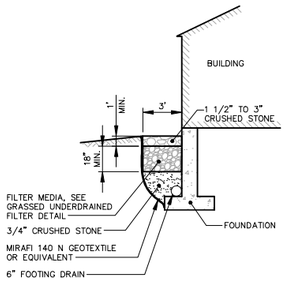

DRIP EDGE FILTER
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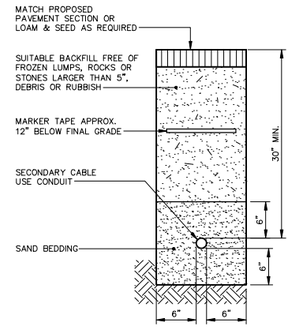

SECONDARY ELECTRICAL TRENCH
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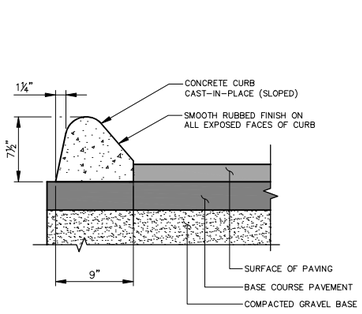
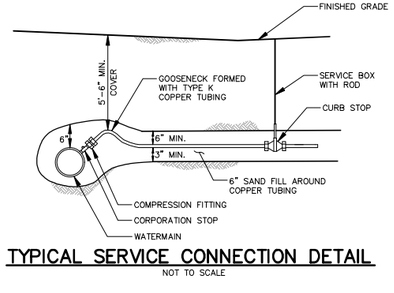


SLOPED SLIPFORM CONCRETE CURB
NOT TO SCALE



TYPICAL SERVICE CONNECTION DETAIL
NOT TO SCALE

STATE OF MAINE
PETER J. DALFONSO
No. 4100
LICENSED PROFESSIONAL ENGINEER
3/17/2026

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
5	3/17/2026	SUBMITTED FOR SITE PLAN REVIEW	DB	PJD
4	3/11/2026	SUBMITTED WITH MEDEP UST REGISTRATION	DB	PJD
3	1/2/2026	REVISED PER MAINEDOT COMMENTS	DB	PJD
2	11/5/2025	ISSUED WITH MAINEDOT APPLICATION	DB	PJD
1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

SITE AND UTILITY DETAILS
FUEL STATION AND CONVENIENCE STORE
743 BRUNSWICK AVE.
GARDINER, MAINE

Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:
Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

DATE: 4/01/2025
PROJ. #: 198
SCALE: NONE

C-400

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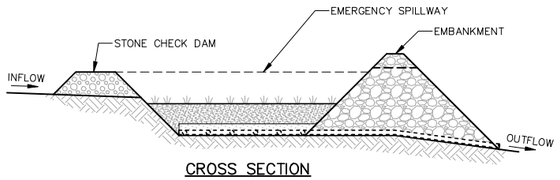
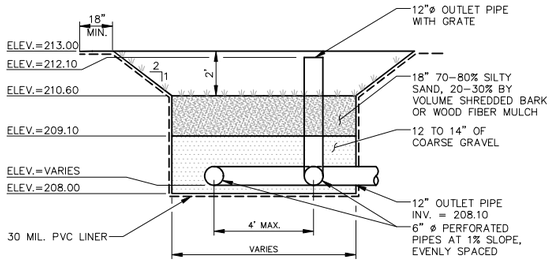
GRASSED UNDERDRAIN SOIL FILTER NOTES:

FILTER MEDIA INSTALLATION AND TESTING SPECIFICATIONS:
- INSTALL FILTER MEDIA IN 2 LIGHT COMPACTED LIFTS. TARGET DENSITY IS 90 TO 92% STANDARD PROCTOR
- THE HYDRAULIC CONDUCTIVITY OF THE FILTER MEDIA SHALL BE VERIFIED.
- THE TARGET CONDUCTIVITY SHALL BE 1.7 TO 2.8 x 10−3 CM/SEC.
- COURSE GRAVEL SHALL BE MAINEDOT 703.22 TYPE B UNDERDRAIN BACKFILL

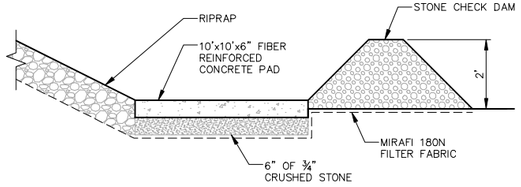
CONSTRUCTION OVERSIGHT:
INSPECTION OF THE FILTER BASIN SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER.
AT A MINIMUM, INSPECTIONS WILL OCCUR:
- AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED;
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA;
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED;
- AFTER ONE YEAR TO INSPECT THE HEALTH OF THE VEGETATION AND MAKE CORRECTIONS; AND;
- ALL MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN WILL BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.



CROSS SECTION

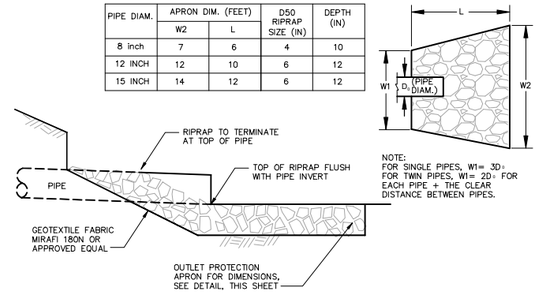


DETAIL
GRASSED UNDERDRAIN SOIL FILTER
NOT TO SCALE

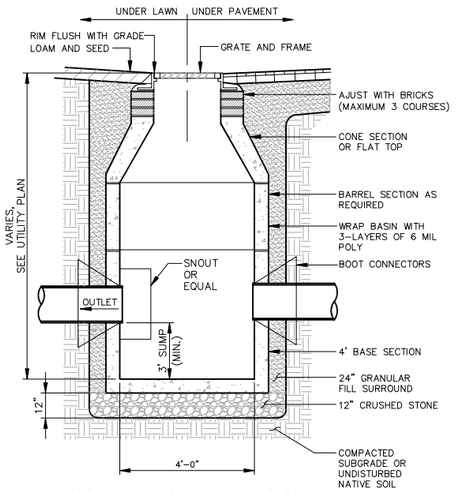


FOREBAY DETAIL
NOT TO SCALE

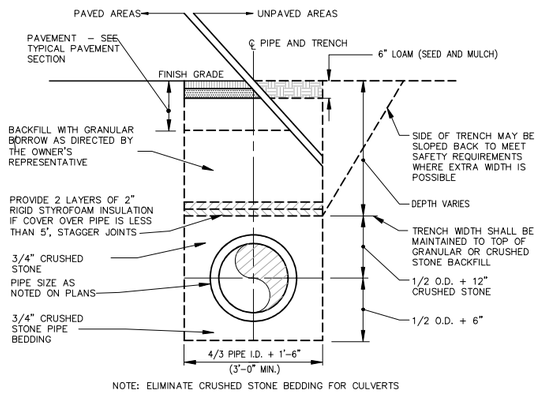
PIPE DIAM.	APRON DIM. (FEET)		D50 RIPRAP SIZE (IN)	DEPTH (IN)
	W2	L		
8 inch	7	6	4	10
12 INCH	12	10	6	12
15 INCH	14	12	6	12



RIP−RAP OUTLET
NOT TO SCALE



TYPICAL CATCH BASIN DETAIL
NOT TO SCALE



NOTE: ELIMINATE CRUSHED STONE BEDDING FOR CULVERTS

TYPICAL TRENCH DETAIL
NOT TO SCALE

3/17/2026

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
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1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

DRAINAGE DETAILS
FUEL STATION AND CONVENIENCE STORE
743 BRUNSWICK AVE.
GARDINER, MAINE

Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:
Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

DATE: 4/01/2025
PROJ. #: 198
SCALE: NONE

C−401

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Erosion and Sedimentation Control Plan

A. Project and Site Description

1. General: The project consists of a 2.8 acre lot in Gardiner. The project includes clearing, grubbing, cuts and fills, gravel and drainage facilities. The construction will include the disturbance of approximately 2 acres. The existing site is developed with one single family dwelling. Based on the Natural Resources Conservation Services Soil Survey for Kennebec County the soils on site consists of Paxton-Carlton and Woodbridge, very stoney, sandy loam. The soils are moderately well drained and moderately erodible. The site is in a watershed which is not a water body most at risk.

2. Sequence of construction:

a. Construct stabilized construction entrance.

b. Perform clearing

c. Construct temporary erosion control measures d. Begin cut and fill operations e. Construct permanent erosion control for ditches as construction proceeds. f. Install drainage facilities g. Install base and sub-base gravel h. Loam, seed and mulch all areas not to receive other permanent stabilization. i. monitor erosion control devices on a daily basis. j. Install pavement k. Complete site cleanup. l. Remove temporary erosion control devices when site is stabilized.

B. Temporary Erosion/Sedimentation Control Measures Temporary erosion/sedimentation control measures during construction shall be installed in accordance with the Maine Department of Environmental Protection's Best Management Practices (BMP'S) and include:

1. A crushed stone stabilized construction entrance shall be placed at the site access point on New Portland Road.

2. Siltation fence or an erosion control berm shall be installed along the downgradient side of the proposed construction, where indicated on the drawings and where instructed by the engineer. The siltation fence shall remain in place and be properly maintained until the site is stabilized.

3. Temporary stockpiles of stumps, grubbings, or common excavation shall be stabilized by :

a. Mulching

b. Temporary seeding if not to be used for the next 30 days.

c. Installation of silt fence around the base of the stockpile.

4. All denuded areas that have been rough graded shall receive mulch or erosion control mesh fabric within 14 days of initial disturbance of soil.

5. All soils disturbed between November 1 and April 1 will be covered with mulch within 5 days of disturbance, prior to any predicted storm event of the equivalent of ½" of equivalent rainfall in a 24-hour period, or prior to any work shutdown lasting more than 35 hours (including weekends and holidays). The mulch rate shall be double the normal rate.

6. Abutting Roadways shall be swept to control mud and dust as necessary. A street sweeper shall be available on immediate notice.

7. During grubbing operations stone check dams will be installed at concentrated flow discharge points.

8. Silt fence with a maximum stake spacing of 6 feet should be used. The bottom of the fence should be properly anchored a minimum of 6" per the plan detail and backfilled. Any silt fence identified by the engineer or reviewing agencies as not being properly installed during construction shall be immediately repaired in accordance with the BMP Standards.

9. Storm drain catch basin inlet protection shall be provided through the use of stone sediment barriers. Stone sediment barrier installation details are provided in the plan set. The barriers shall be inspected after each rainfall and repairs made as necessary. Sediment shall be removed and the barrier restored to its original dimensions when the sediment has accumulated to ½ the design depth of the barrier. Inlet protection shall be removed when the tributary drainage area has been stabilized.

10. All slopes over 3:1 shall receive erosion control mesh.

11. Slopes steeper than 2:1 shall receive reinforced turf.

C. Winter Stabilization Procedures

1. Stabilization of ditches and channels: The contractor shall construct and stabilize all stone-lined ditches and channels by November 15. The contractor shall construct and stabilize all grass-lined ditches and channels by September 15. If the contractor fails to stabilize a ditch or channel to be grass-lined by September 15, then the contractor shall 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 shall line the ditch 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, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during high flow conditions.

b. Install a stone lining in the ditch. The contractor shall line the ditch with stone rip rap by November 15. If necessary, the contractor shall regrade the ditch prior to placing the stone lining so as to prevent the stone lining from reducing the ditch's cross-sectional area.

2. Standard for the timely stabilization of disturbed slopes: The contractor shall construct and stabilize stone-covered slopes by November 15. The contractor shall seed and mulch all slopes to be vegetated by September 15 Areas having a grade greater than 15% (10H:1V) are considered a slope . If the contractor fails to stabilize any slope to be vegetated by September 15, then the contractor shall 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 mesh. By October 1 the contractor shal l seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1000 square feet and apply erosion control mats over the mulched slope. The contractor shall monitor growth of the rye over the next 45 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed slope by November 15, then the contractor shall cover the slope with a layer of woodwaste compost as described in item c of this standard or with stone rip rap as described in item d of this standard.

b. Stabilize the slope with sod. The contractor shall 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 contract between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The contractor shall 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 woodwaste compost. The contractor shall place a six-inch layer of woodwaste compost on the slope by November 15. Prior to placing the woodwaste compost, the contractor shall remove any snow accumulation on the disturbed slope. The contractor shall not use woodwaste compost to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.

d. Stabilize the slope with stone rip rap. The contractor shall place a layer of stone rip rap on the slope by November 15

3. Standard for the timely stabilization of disturbed soil: By September 15, the contractor shall seed and mulch all disturbed soils on areas having a slope less than 15%. If the contractor fails to stabilize these soils by this date, then the contractor shall take one of the following actions to stabilize the soil for late fall and winter.

a. Stabilize the soil with temporary vegetation. By October 1, the contractor shall seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The contractor shall monitor the growth of the rye over the next 45 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed soil before November 15, then the contractor shall mulch the area for over-winter protection as described in item c of this standard.

b. Stabilize the soil with sod. The contractor shall 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 promote root growth into the disturbed soil.

c. Stabilize the soil with mulch. By November 15, the contractor shall mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Prior to applying the mulch, the contractor shall remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the contractor shall anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

D. Permanent Erosion Control Measures

Permanent erosion control measures designed as part of the Erosion/Sedimentation Control Plan Include:

1. All storm drain pipes shall have riprap aprons at their Inlet and outlet to protect the channel from scour and deterioration. Installation details are provided in the plan set. The aprons shall be installed and stabilized prior to directing runoff to the tributary pipe or culvert.

2. All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, mulched, and seeded. Fabric netting, anchored with staples, shall be placed over the mulch in areas where the finish grade slope is greater than 10 percent. Native topsoil shall be stockpiled and temporarily stabilized with seed and mulch and reused for final restoration when it is of sufficient quality.

Water quality management practices shall include grassed swales, stone check dams and inlet / outlet protection.

E. Permanent stabilization Practices

Permanent stabilization is defined as;

1. Seeded areas; Permanent stabilization for seeded areas means a 90% cover of healthy plants with no evidence of washing or riling of topsoil.

2. Sodded areas; Permanent stabilization for sodded areas means complete binding of sod roots to the soil with no slumping or die off of sod.

3. Mulched areas; permanent stabilization for mulched areas means total coverage of the exposed area with erosion control mix to the specified depth and coverage.

4. Paved areas; Permanent stabilization of paved areas means the complete coverage of the area with sub base gravel.

F. Provisions for Maintenance of the Erosion/Sedimentation Control Features

The project will be contracted by the Owner. The project is subject to the requirements of a MeDEP Site Location of Development Permit. This permit requires the Contractor to prepare a list and designate by name, address and telephone number all individuals who will be responsible for implementation, inspection and maintenance of all erosion control measures identified within this section and as contained in the Erosion and Sedimentation Control Plan and the contract drawings. Specific responsibilities of the inspector(s) will include:

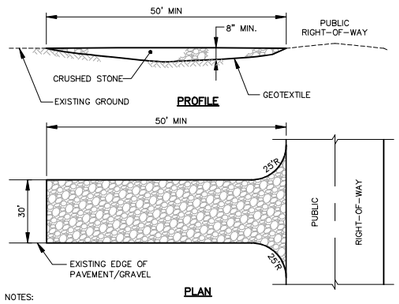
1. Execution of the Contractor/Subcontractor Certification by any and all parties responsible for erosion control measures on the site. 2. Assuring and certifying the Owner's construction sequence is in conformance with the specified schedule of this section. A weekly certification stating compliance, any deviations, and corrective measures necessary to comply with the erosion control requirements of this section shall be prepared and signed by the inspector(s). 3. In addition to the weekly certifications, the inspector(s) shall maintain written reports recording construction activities on site which include: □ Dates when major grading activities occur in a particular areas. □ Dates when major construction activities cease in a particular area, either temporarily or permanently. □ Dates when an area is stabilized. 4. Inspection of this project work site on a weekly basis and after each significant rainfall event (0.5 inches or more within any consecutive 24 hour period) during construction until permanent erosion control measures have been properly installed and the site has been stabilized. Inspection of the project work site shall include: □ Identification of proper erosion control measure installation in accordance with the erosion control detail sheet or as specified in this section. □ Determine whether each erosion control measure is properly operating. If not, identify damage to the control device and determine remedial measures. □ Identify areas that appear vulnerable to erosion and determine additional erosion control measures which should be used to improve conditions. □ Inspect areas of recent seeding to determine percent catch of grass. A minimum catch of 75 percent is required prior to removal of erosion control measures. Accumulated silt/sediment should be removed when the depth of sediment reaches 50 percent of the barrier height. Accumulated silt/sediment should be removed from behind silt fencing when the depth of the sediment reaches 6 inches. 5. If inspection of the site indicates a change should be made to the erosion control plan, either to improve effectiveness or correct a site specific deficiency, the inspector shall immediately implement the corrective measure and notify the owner of the change. Once construction has been completed, long term maintenance of the permanent erosion measures will be the responsibility of the owner. All certifications, inspection forms and written reports prepared by the inspector(s) shall be filed with the Owner. All written certifications, inspection forms, and written reports must be filed within one (1) week of the inspection date.

F. Dust Control

The owner and his contractor will be responsible for control of dust throughout the construction of the project. Dust control procedures shall include, but not be limited to sprinkling of water on exposed areas , covering loaded trucks leaving the site and limited use of calcium chloride. It shall also include daily sweeping of offsite roadways that accumulate mud or dust from the site.

G. Preconstruction Conference

Prior to any construction at the site, representatives of the Contractor and the site design engineer shall arrange for and meet with the Owner to discuss the scheduling of the site construction. On or before that meeting, the Contractor will prepare a detailed schedule and a marked-up site plan indicating areas and components of the work and key dates showing date of disturbance and completion of the work. If disturbed areas are not to be finished (loamed, seeded, and mulched) within seven (7) days, the scheduling shall indicate those areas to be protected with temporary seeding/mulch.

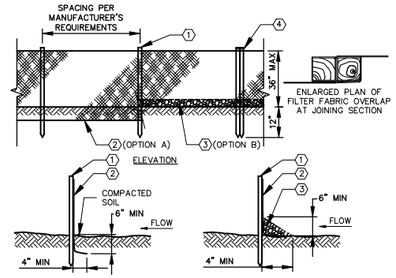


NOTES:

1. USE CRUSHED STONE. STONE AGGREGATE SIZE – AASHTO DESIGNATION M 43, SIZE NO. 2 (2 1/2" TO 1 1/2").
2. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE. ACCEPTABLE MATERIALS ARE TREVIRA SPUNBOND 1135 MIRAFI 600X, OR EQUIVALENT.
3. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
4. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
5. PROVIDE APPROPRIATE TRANSISTION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. INGRESS OR EGRESS, SLOPES NO STEEPER THAN 5:1 SLOPE.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

1. 1.25"X1.25" OAK STAKES EMBEDED A MINIMUM OF 12" INTO THE GROUND.
2. FILTER FABRIC TO BE SEDIMENTATION CONTROL FABRIC MIRAFI 100X OR EQUIVALENT.
3. 1" CRUSHED STONE ANCHORING MATERIAL.
4. OVERLAP AT JOINING SECTION AS SHOWN. A COUPLER CAN BE AN ACCEPTABLE DEVICE USED TO TIE THE OAK STAKES TOGETHER.
5. INSTALLATION/PLACEMENT OF THE PERIMETER SILT FENCE SHALL BE IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES AND SOIL EROSION & SEDIMENT CONTROL PLAN, LATEST EDITION.
6. CONTRACTOR TO LOCATE SILT FENCE IN FIELD WITH ENGINEER. ALTERNATIVE SEDIMENT BARRIER MAY BE APPROVED BY THE ENGINEER.

SILT FENCE

NOT TO SCALE

NOTES:

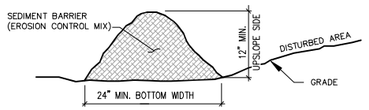
1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.

PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.

PLACEMENT OF BARRIER SHOULD BE:
- AT THE TOE OF THE SLOPE.
- ON FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
- AT THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.

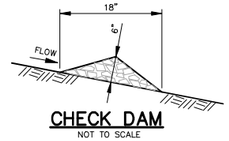
REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.

WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.



EROSION CONTROL SILT BARRIER

NOT TO SCALE



CHECK DAM

NOT TO SCALE

STATE OF MAINE
PETER J. DALFONSO
No. 4100
LICENSED LAND SURVEYOR
3/17/2026

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
5	3/17/2026	SUBMITTED FOR SITE PLAN REVIEW	DB	PJD
4	3/11/2026	SUBMITTED WITH MEDEP UST REGISTRATION	DB	PJD
3	1/2/2026	REVISED PER MAINEDOT COMMENTS	DB	PJD
2	11/5/2025	ISSUED WITH MAINEDOT APPLICATION	DB	PJD
1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

EROSION CONTROL NOTES AND DETAILS FUEL STATION AND CONVENIENCE STORE 743 BRUNSWICK AVE. GARDINER, MAINE

Client:

GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:

Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

DATE: 4/01/2025

PROJ. #: 198

SCALE: NONE

C-402

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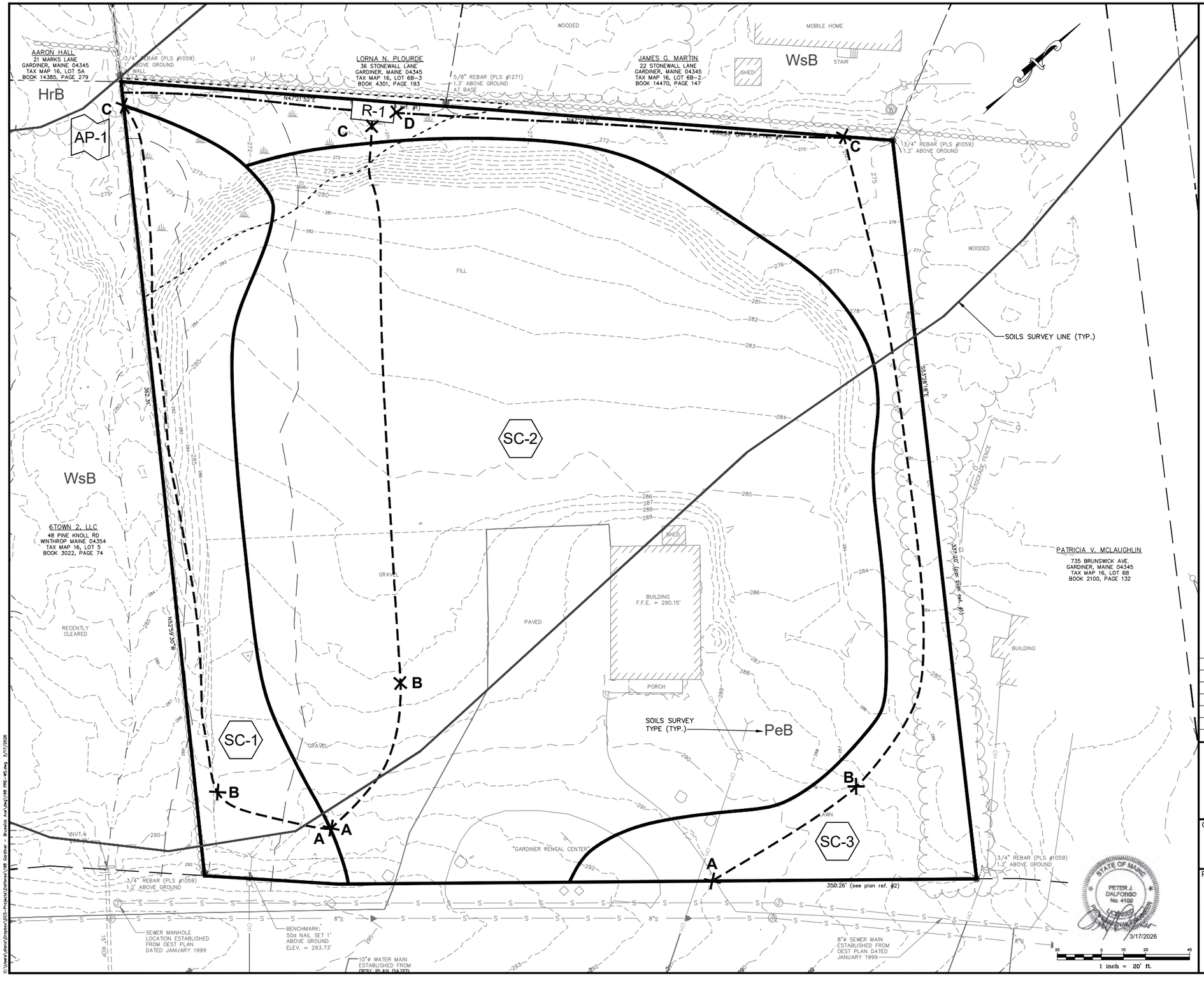

LEGEND:

- SC-1 — SUBCATCHMENT
- AP-1 — ANALYSIS POINT
- P-1 — POND
- A — B — TIME OF CONCENTRATION FLOW PATH
- WATERSHED BOUNDARY

SC-1 AREA: 14,880 S.F.
Tc:
A–B SF L=55' S=0.045
B–C SHC L=314' S=0.067

SC-2 AREA: 83,489 S.F.
Tc:
A–B SF L=75' S=0.047
B–C SF L=255' S=0.035
C–D SHC L=121' S=0.074

SC-3 AREA: 23,465 S.F.
Tc:
A–B SF L=80' S=0.031
B–C SHC L=305' S=0.039
C–D SHC L=212' S=0.012

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
5	3/17/2026	SUBMITTED FOR SITE PLAN REVIEW	DB	PJD
4	3/11/2026	SUBMITTED WITH MEDEP UST REGISTRATION	DB	PJD
3	1/2/2026	REVISED PER MAINEDOT COMMENTS	DB	PJD
2	11/5/2025	ISSUED WITH MAINEDOT APPLICATION	DB	PJD
1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

EXISTING CONDITION DRAINAGE PLAN
FUEL STATION AND CONVENIENCE STORE
743 BRUNSWICK AVE.
GARDINER, MAINE

Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:

Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

DATE: 4/01/2025
PROJ. #: 198
SCALE: 1"=20'

DP–1

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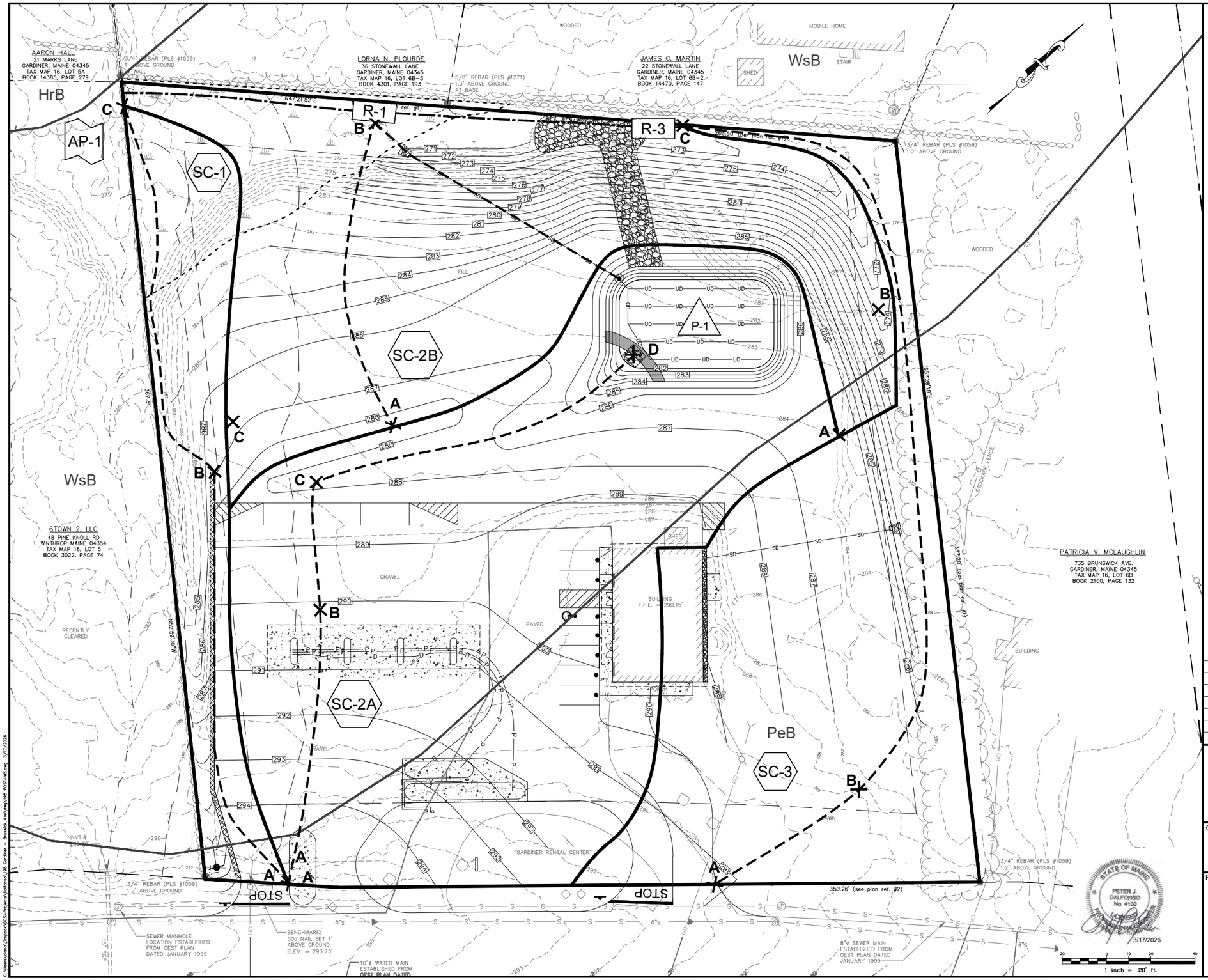

LEGEND:

- SC-1 — SUBCATCHMENT
- AP-1 — ANALYSIS POINT
- P-1 — POND
- R-1 — REACH
- A — B — TIME OF CONCENTRATION FLOW PATH
- WATERSHED BOUNDARY

SC-1 AREA: 11,241 S.F.
Tc:
A–B SF L=80' S=0.030
B–C SHC L=122' S=0.040
C–D SHC L=168' S=0.083

SC-2 AREA: 49,514 S.F.
Tc:
A–B SF L=123' S=0.040
B–C SHC L=58' S=0.040
C–D SHC L=158' S=0.025

SC-2B AREA: 33,189 S.F.
Tc:
A–B SF L=103' S=0.078
B–C SF L=128' S=0.320

SC-3 AREA: 27,905 S.F.
Tc:
A–B SF L=77' S=0.120
B–C SHC L=307' S=0.046

NOTE:
BASED ON THE USDA MEDIUM INTENSITY SOIL SURVEY FOR KENNEBEC COUNTY, SOILS ON SITE WERE DETERMINED TO BE PAXTON–CARLTON, VERY STONY FINE SANDY LOAM AND WOODBRIDGE, VERY FINE SANDYLOAM. BOTH SOIL TYPES ARE CLASSIFIED AS HYDROLOGIC GROUP C/D.

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
5	3/17/2026	SUBMITTED FOR SITE PLAN REVIEW	DB	PJD
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1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

PROPOSED CONDITION DRAINAGE PLAN FUEL STATION AND CONVENIENCE STORE 743 BRUNSWICK AVE. GARDINER, MAINE

Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:

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Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

PETER J. DALFONSO No. 4100 — STATE OF MAINE — 3/17/2026

DATE: 4/01/2025
PROJ. #: 198
SCALE: 1"=20'

DP–2

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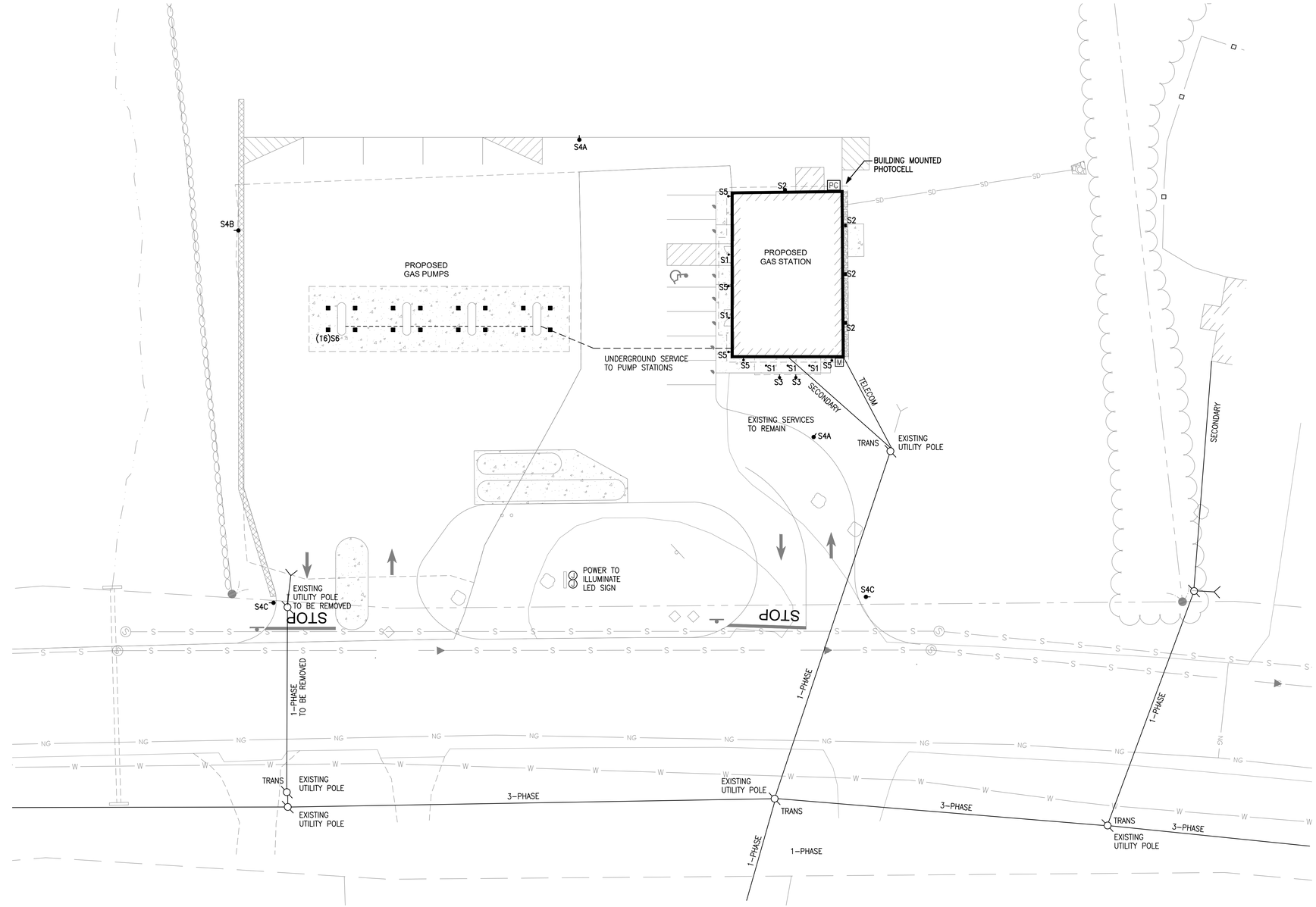

1 E0-1 ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

STATE OF MAINE
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GARDINER GAS STATION

743 BRUNSWICK AVE
GARDINER, ME

Date Drawn –	03/24/26
Drawn By –	JLK
Project #	5496
Scale –	AS NOTED
Revised:	

SHEET TITLE

ELECTRICAL SITE PLAN

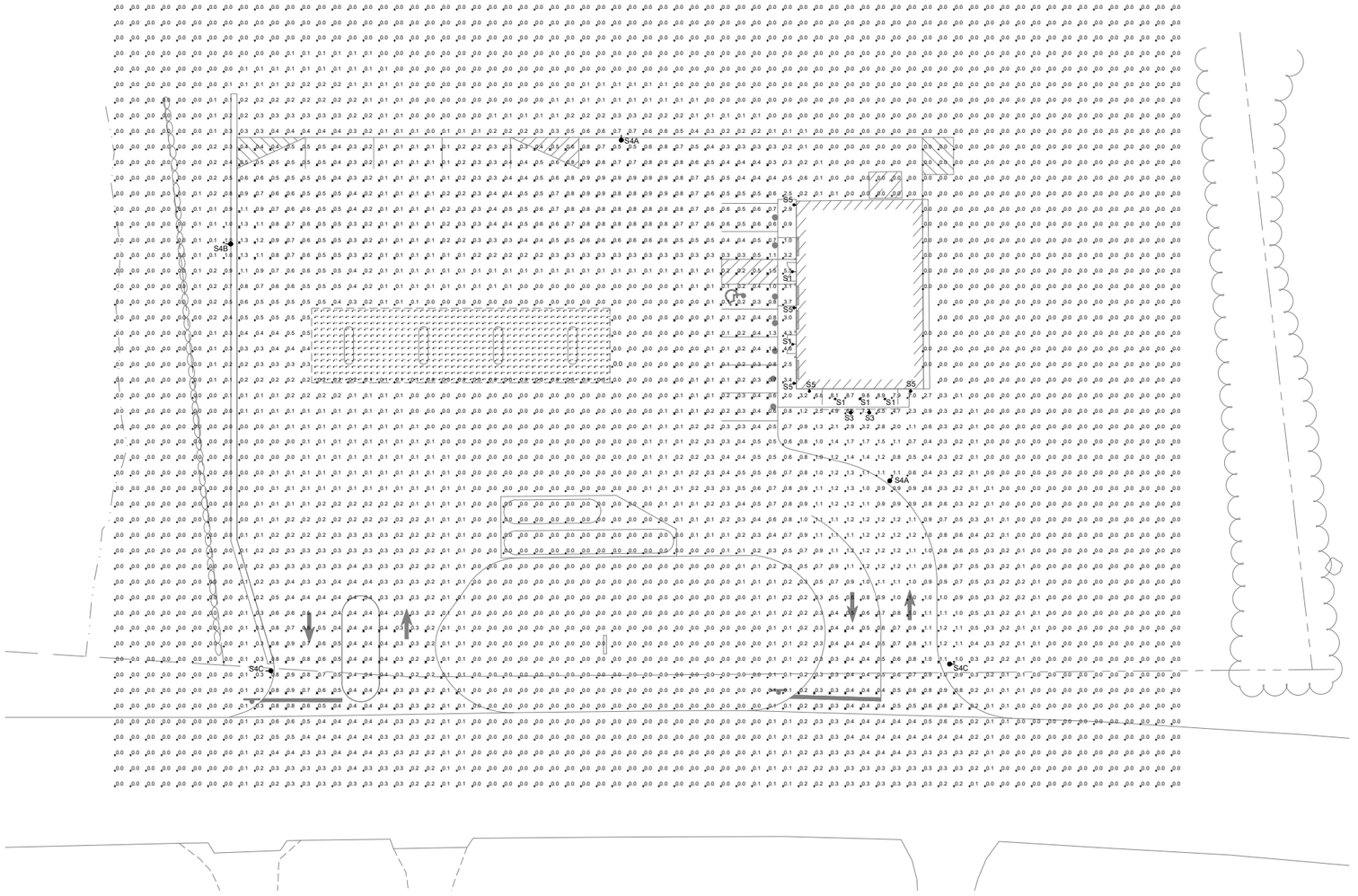
E0-1

(16)S6

2 / E0-3

PHOTOMETRIC LIGHTING PLAN - NO MOTION

SCALE: 1" = 10'-0"



1 / E0-3

PHOTOMETRIC LIGHTING PLAN - NO MOTION

SCALE: 1" = 20'-0"

DRAWING NOTES:

1. CALCULATIONS REPRESENT MAINTAINED FOOTCANDLE LEVELS AT GRADE.
2. LIGHT LOSS FACTOR USED IN CALCULATIONS: 0.8.
3. TYPES S1 AND S6 ARE MOUNTED TO CANOPY STRUCTURE.
4. TYPE S2 IS MOUNTED AT 9FT ABOVE FINISHED GRADE.
5. TYPE S3 IS MOUNT ABOVE SIGN ON CANOPY AT 11.5FT ABOVE FINISHED GRADE.
6. TYPE S4A AND S4B ARE MOUNTED ON 15FT POLES SET ATOP A CONCRETE BASE, RAISED 12IN ABOVE GRADE.
7. TYPE S4C IS MOUNTED ON A 20FT POLE SET ATOP A CONCRETE BASE, RAISED 12IN ABOVE GRADE.
8. TYPE S5 IS MOUNTED AT 10FT ABOVE FINISHED GRADE.
9. LIGHTING TO BE CONTROLLED AS FOLLOWS:
   - TYPE S1 SHALL TURN ON/OFF BY BUILDING MOUNTED PHOTOCELL.
   - TYPES S2, S4A, S4B, S4C AND S5 SHALL TURN ON/OFF BY BUILDING MOUNTED PHOTOCELL. BETWEEN THE HOURS OF 11PM AND 6AM (AFTER HOURS) THE FIXTURES SHALL BE AUTOMATICALLY REDUCED TO 50% LIGHT OUTPUT.
   - TYPES S3 SHALL TURN ON/OFF BY MOTION DETECTION AND ONLY WHEN INTEGRAL PHOTOCELL ON FIXTURE DETERMINES THAT LIGHT LEVELS ARE LOW ENOUGH FOR FIXTURE TO BE ENERGIZED.
   - TYPE S6 LIGHTS SHALL BE CONTROLLED BY LIGHT SWITCH MOUNTED BEHIND COUNTER WITHIN BUILDING.
10. LIGHTING FIXTURE TEMPERATURE SHALL BE 4000K.
11. SEE SHEET E0-3 FOR PHOTOMETRIC PLAN WITH MOTION CONTROLLED LIGHTS OFF. SEE SHEET E0-4 FOR PHOTOMETRIC PLAN AFTER HOURS.

LIGHTING FIXTURES:

- TYPE S1
  NICOR #CLR-6-2-S-WRV-S-9-WH
  SET COLOR TEMPERATURE TO 4000K
- TYPE S3
  LSI #AD-100-FS2-UNV-GBK-LDS96WL-GNA3GBK
  SET COLOR TEMPERATURE TO 4000K
- TYPE S4A
  LSI #XDLM-A-3-LED-LW-NW-UE-BLK-SA4-S-IL
  LSI #ARP-BOLT-ON MOUNT-S10G-S-BLK-158450CLR
- TYPE S3B
  LSI #XDLM-A-FT-LED-LW-NW-UE-BLK-SA4-S-IL
  LSI #ARP-BOLT-ON MOUNT-S10G-15-S-BLK-158450CLR
- TYPE S3C
  LSI #XDLM-A-FT-LED-LW-NW-UE-BLK-SA4-S-IL
  LSI #ARP-BOLT-ON MOUNT-S10G-20-S-BLK-158450CLR
- TYPE S5
  WESTGATE #WMC3-UDL-MCT-BK-DT
  SET COLOR TEMPERATURE TO 4000K
- TYPE S6
  LSI #CRUS-SC-LED-LW-40-UE-WHT-DFL

CALCULATION STATISTICS:

- PARKING
  AVE: 1.5 MAX: 4.2 MIN: 0.4 X/M: 10.5:1
- ACCESS DRIVE LEFT-HAND SIDE
  AVE: 0.9 MAX: 1.9 MIN: 0.2 A:M 4.5:1
- ACCESS DRIVE RIGHT-HAND SIDE
  AVE: 1.2 MAX: 2.2 MIN: 0.4 A:M 3.0:1
- PUMP CANOPY
  AVE: 33.3 MAX: 46 MIN: 13.3 X/M: 10.5 A/M: 2.5

STATE OF MAINE
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GARDINER GAS STATION

743 BRUNSWICK AVE
GARDINER, ME

Date Drawn –	03/20/26
Drawn By –	JLK
Project #	5496
Scale –	AS NOTED
Revised:	

SHEET TITLE

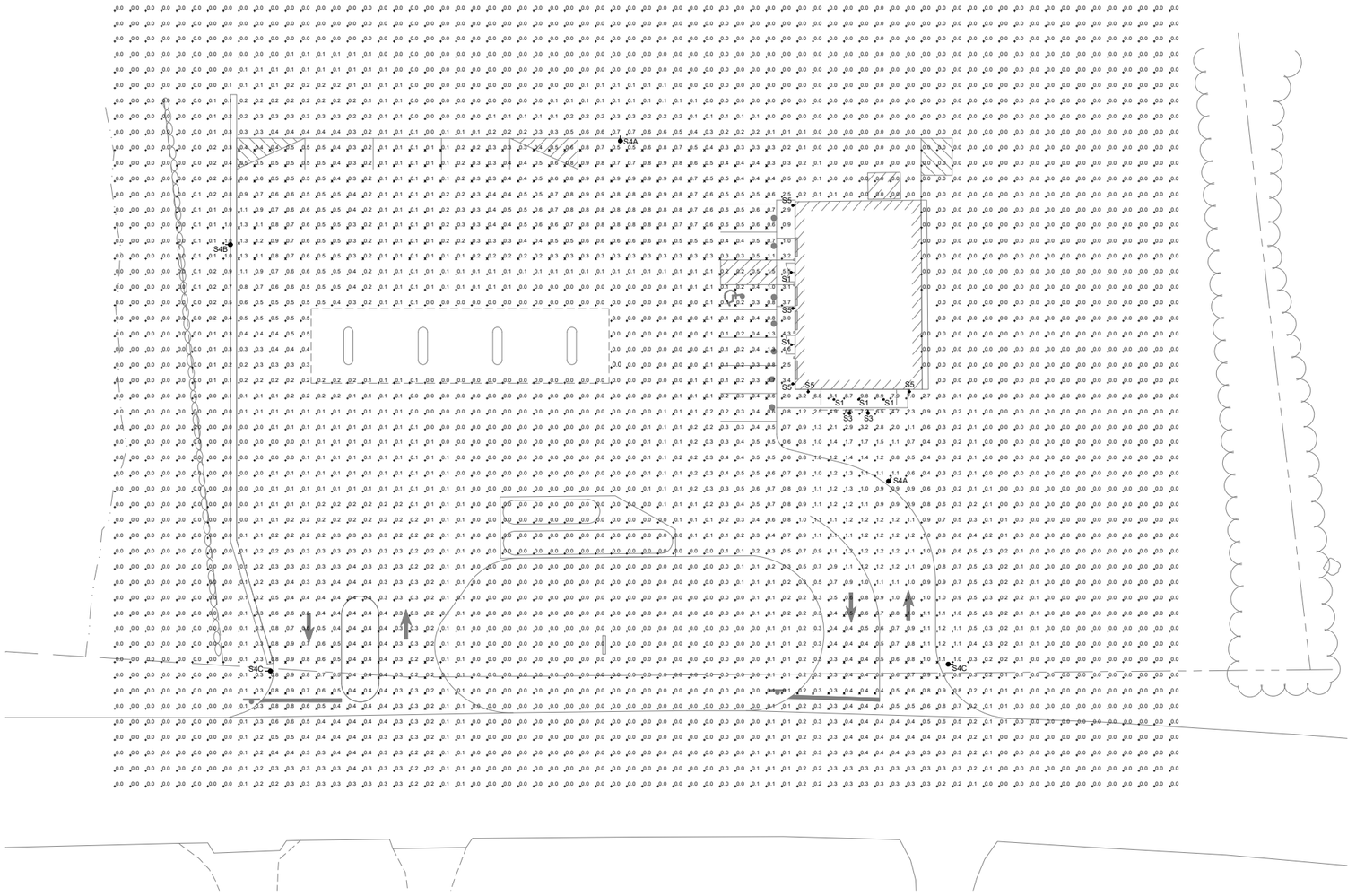
PHOTOMETRIC NO MOTION

E0-3

2
E0-4

PHOTOMETRIC LIGHTING PLAN - AFTER HOURS

SCALE: 1" = 10'-0"



1
E0-4

PHOTOMETRIC LIGHTING PLAN - AFTER HOURS

SCALE: 1" = 20'-0"

DRAWING NOTES:

1. CALCULATIONS REPRESENT MAINTAINED FOOTCANDLE LEVELS AT GRADE.
2. LIGHT LOSS FACTOR USED IN CALCULATIONS: 0.8.
3. TYPES S1 AND S6 ARE MOUNTED TO CANOPY STRUCTURE.
4. TYPE S2 IS MOUNTED AT 9FT ABOVE FINISHED GRADE.
5. TYPE S3 IS MOUNT ABOVE SIGN ON CANOPY AT 11.5FT ABOVE FINISHED GRADE.
6. TYPE S4A AND S4B ARE MOUNTED ON 15FT POLES SET ATOP A CONCRETE BASE, RAISED 12IN ABOVE GRADE.
7. TYPE S4C IS MOUNTED ON A 20FT POLE SET ATOP A CONCRETE BASE, RAISED 12IN ABOVE GRADE.
8. TYPE S5 IS MOUNTED AT 10FT ABOVE FINISHED GRADE.
9. LIGHTING TO BE CONTROLLED AS FOLLOWS:
   - TYPE S1 SHALL TURN ON/OFF BY BUILDING MOUNTED PHOTOCELL.
   - TYPES S2, S4A, S4B, S4C AND S5 SHALL TURN ON/OFF BY BUILDING MOUNTED PHOTOCELL. BETWEEN THE HOURS OF 11PM AND 6AM (AFTER HOURS) THE FIXTURES SHALL BE AUTOMATICALLY REDUCED TO 50% LIGHT OUTPUT.
   - TYPES S3 SHALL TURN ON/OFF BY MOTION DETECTION AND ONLY WHEN INTEGRAL PHOTOCELL ON FIXTURE DETERMINES THAT LIGHT LEVELS ARE LOW ENOUGH FOR FIXTURE TO BE ENERGIZED.
   - TYPE S6 LIGHTS SHALL BE CONTROLLED BY LIGHT SWITCH MOUNTED BEHIND COUNTER WITHIN BUILDING.
10. LIGHTING FIXTURE TEMPERATURE SHALL BE 4000K.
11. SEE SHEET E0-3 FOR PHOTOMETRIC PLAN WITH MOTION CONTROLLED LIGHTS OFF. SEE SHEET E0-4 FOR PHOTOMETRIC PLAN AFTER HOURS.

LIGHTING FIXTURES:

- TYPE S1
  NICOR #CLR-6-2-S-WRV-S-9-WH
  SET COLOR TEMPERATURE TO 4000K
- TYPE S3
  LSI #AD-100-FS2-UNV-GBK-LDS96WL-GNA3GBK
  SET COLOR TEMPERATURE TO 4000K
- TYPE S4A
  LSI #XDLM-A-3-LED-LW-NW-UE-BLK-SA4-S-IL
  LSI #4RP-BOLT-ON MOUNT-S10G-S-BLK-158450CLR
- TYPE S3B
  LSI #XDLM-A-FT-LED-LW-NW-UE-BLK-SA4-S-IL
  LSI #4RP-BOLT-ON MOUNT-S10G-15-S-BLK-158450CLR
- TYPE S3C
  LSI #XDLM-A-FT-LED-LW-NW-UE-BLK-SA4-S-IL
  LSI #4RP-BOLT-ON MOUNT-S10G-20-S-BLK-158450CLR
- TYPE S5
  WESTGATE #WMC3-UDL-MCT-BK-DT
  SET COLOR TEMPERATURE TO 4000K

CALCULATION STATISTICS:

- PARKING
  AVE: 0.4 MAX: 1.5 MIN: 0.0 X/M: N/A
- ACCESS DRIVE LEFT-HAND SIDE
  AVE: 0.4 MAX: 0.9 MIN: 0.1 A:M 4.0:1
- ACCESS DRIVE RIGHT-HAND SIDE
  AVE: 0.6 MAX: 1.1 MIN: 0.2 A:M 3.0:1
- PUMP CANOPY
  AVE: 0.1 MAX: 0.5 MIN: 0.0 X/M: N/A A/M: N/A

STATE OF MAINE
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GARDINER GAS STATION
743 BRUNSWICK AVE
GARDINER, ME

Date Drawn –	03/20/26
Drawn By –	JLK
Project #	5496
Scale –	AS NOTED
Revised:	

SHEET TITLE

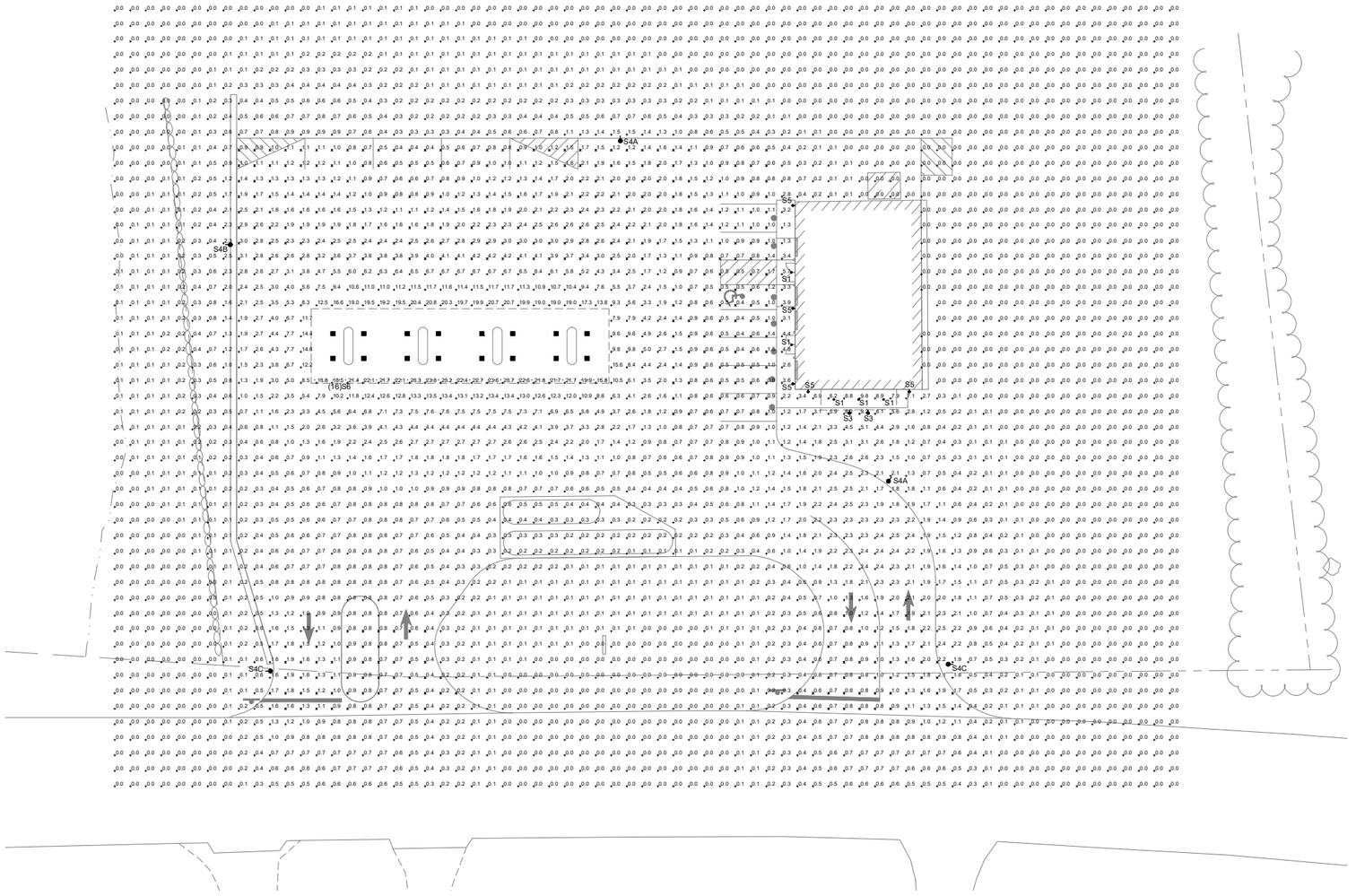
PHOTOMETRIC AFTER HOURS

E0-4

(16)S6

2 / E0-2 PHOTOMETRIC LIGHTING PLAN - PUMP CANOPY

SCALE: 1" = 10'-0"



1 / E0-2 PHOTOMETRIC LIGHTING PLAN - ALL ON

SCALE: 1" = 20'-0"

DRAWING NOTES:

1. CALCULATIONS REPRESENT MAINTAINED FOOTCANDLE LEVELS AT GRADE.
2. LIGHT LOSS FACTOR USED IN CALCULATIONS: 0.8.
3. TYPES S1 AND S6 ARE MOUNTED TO CANOPY STRUCTURE.
4. TYPE S2 IS MOUNTED AT 9FT ABOVE FINISHED GRADE.
5. TYPE S3 IS MOUNT ABOVE SIGN ON CANOPY AT 11.5FT ABOVE FINISHED GRADE.
6. TYPE S4A AND S4B ARE MOUNTED ON 15FT POLES SET ATOP A CONCRETE BASE, RAISED 12IN ABOVE GRADE.
7. TYPE S4C IS MOUNTED ON A 20FT POLE SET ATOP A CONCRETE BASE, RAISED 12IN ABOVE GRADE.
8. TYPE S5 IS MOUNTED AT 10FT ABOVE FINISHED GRADE.
9. LIGHTING TO BE CONTROLLED AS FOLLOWS:
   - TYPE S1 SHALL TURN ON/OFF BY BUILDING MOUNTED PHOTOCELL.
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   - TYPES S3 SHALL TURN ON/OFF BY MOTION DETECTION AND ONLY WHEN INTEGRAL PHOTOCELL ON FIXTURE DETERMINES THAT LIGHT LEVELS ARE LOW ENOUGH FOR FIXTURE TO BE ENERGIZED.
   - TYPE S6 LIGHTS SHALL BE CONTROLLED BY LIGHT SWITCH MOUNTED BEHIND COUNTER WITHIN BUILDING.
10. LIGHTING FIXTURE TEMPERATURE SHALL BE 4000K.
11. SEE SHEET E0-3 FOR PHOTOMETRIC PLAN WITH MOTION CONTROLLED LIGHTS OFF. SEE SHEET E0-4 FOR PHOTOMETRIC PLAN AFTER HOURS.

LIGHTING FIXTURES:

- TYPE S1
  NICOR #CLR-6-2-S-WRV-S-9-WH
  SET COLOR TEMPERATURE TO 4000K
- TYPE S2
  LSI #XWS-LED-2L-MTD-UNV-DIM-40-80CRI-ALBMR1R-PCI120-BLK
- TYPE S3
  LSI #AD-100-FS2-UNV-GBK-LDS96WL-GNAJGBK
  SET COLOR TEMPERATURE TO 4000K
- TYPE S4A
  LSI #XDLM-A-3-LED-LW-NW-UE-BLK-SA4-S-IL
  LSI #4RP-BOLT-ON MOUNT-S10G-S-BLK-158450CLR
- TYPE S3B
  LSI #XDLM-A-FT-LED-LW-NW-UE-BLK-SA4-S-IL
  LSI #4RP-BOLT-ON MOUNT-S10G-15-S-BLK-158450CLR
- TYPE S3C
  LSI #XDLM-A-FT-LED-LW-NW-UE-BLK-SA4-S-IL
  LSI #4RP-BOLT-ON MOUNT-S10G-20-S-BLK-158450CLR
- TYPE S5
  WESTGATE #WMC3-UDL-MCT-BK-DT
  SET COLOR TEMPERATURE TO 4000K
- TYPE S6
  LSI #CRUS-SC-LED-LW-40-UE-WHT-DFL

CALCULATION STATISTICS:

- PARKING
  AVE: 1.5 MAX: 4.2 MIN: 0.4 X/M: 10.5:1
- ACCESS DRIVE LEFT-HAND SIDE
  AVE: 0.9 MAX: 1.9 MIN: 0.2 A:M 4.5:1
- ACCESS DRIVE RIGHT-HAND SIDE
  AVE: 1.2 MAX: 2.2 MIN: 0.4 A:M 3.0:1
- PUMP CANOPY
  AVE: 33.3 MAX: 46 MIN: 13.3 X/M: 10.5 A/M: 2.5

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GARDINER GAS STATION

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GARDINER, ME

Date Drawn –	03/20/26
Drawn By –	JLK
Project #	5496
Scale –	AS NOTED
Revised:	

SHEET TITLE

PHOTOMETRIC ALL ON

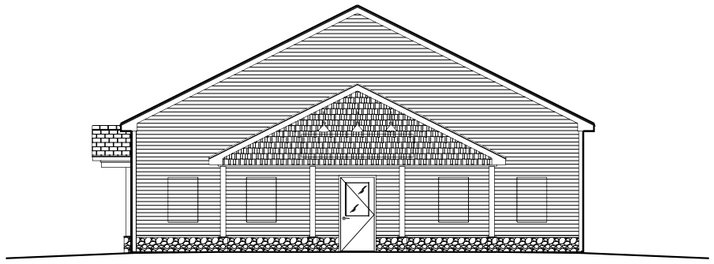
E0-2

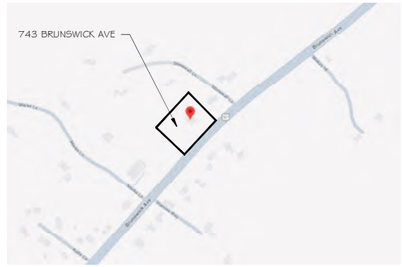
Proposed Renovation of:

CONVENIENCE STORE INTERIOR FIT-UP

743 BRUNSWICK AVENUE
GARDINER, MAINE 04105

PROJECT #202567





AREA MAP

DRAWING INDEX

- G000 - COVERSHEET, LEGEND, ABBREV. & SYMBOLS
- C100 - SITE PLAN
- A001 - CONSTRUCTION TYPES
- A100 - RENOVATION & LIFE SAFETY PLANS
- A101 - FRAMING & ROOF PLANS
- A200 - EXTERIOR ELEVATIONS
- A300 - BUILDING SECTION & EXTERIOR DETAILS
- A600 - INTERIOR DETAILS

CODE REFERENCES

1. APPLICABLE CODES & STANDARDS

   MAINE UNIFORM BUILDING & ENERGY CODE (MUBEC)
   INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2021
   INTERNATIONAL BUILDING CODE (IBC) 2021
   INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021
   NFPA 1 FIRE PREVENTION CODE 2018
   NFPA 10 PORTABLE FIRE EXTINGUISHER CODE 2018
   STATE PLUMBING CODE (UNIFORM PLUMBING CODE 2021)
   NATIONAL ELECTRIC CODE 2023
   NFPA 101 LIFE SAFETY CODE 2018

2. BUILDING INFORMATION
   - TOTAL BUILDING AREA: 2,400 SF
   - TYPE 5B CONSTRUCTION CLASSIFICATION: NON-FIRE RATED EXTERIOR BEARING WALLS, INTERIOR BEARING WALLS, AND FLOOR & ROOF CONSTRUCTION.
   - LEVEL OF EXIT DISCHARGE: FIRST (GROUND) LEVEL

3. BUILDING RENOVATION SCOPE NOTES (NOT IDENTIFIED ON DRAWINGS)
   - SHOP FABRICATED ROOF TRUSSES- P.E. BY TRUSS MANUFACTURER.
   - INSTALL ALL LIFE SAFETY FIXTURES PER ALL CODE AND LOCAL AHJ REQUIREMENTS, WITH FIXTURE TYPES AND LOCATIONS COORDINATED WITH OWNER.
   - ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH NFPA 70.
   - PROVIDE GROUND FAULT INTERRUPTION AS REQUIRED BY NFPA 70 ON NEW ELECTRICAL OUTLETS.
   - PROVIDE EQUIPMENT CLEARANCES AS REQUIRED BY NFPA 70.
   - PROVIDE LOCAL EXHAUST FOR ALL NEW EQUIPMENT, AS REQUIRED.

LEGEND

ARCHITECTURAL SYMBOLS				LIFE SAFETY SYMBOLS	
EARTH, UNDISTURBED BEARING SOIL		PLYWOOD		EXIT	EXIT SIGN
CONCRETE		GYPSUM WALLBOARD OR EXT. GYP. WALLBOARD		EXIT	EXIT SIGN w/DIRECTIONAL ARROW
MORTAR		STONE BALLAST			EMERGENCY LIGHT
BITUMINOUS PAVEMENT		DIMENSIONED LUMBER - STRUCTURAL		H	HORN/STROBE LIGHT
RIGID INSULATION		LUMBER - BLOCKING		S	STROBE LIGHT
TAPERED INSULATION		FINISHED LUMBER (HATCH MAY VARY)		S	SMOKE DETECTOR
FIBER - BATT INSULATION		GLASS		H	HEAT DETECTOR
CONCRETE MASONRY UNIT (CMU)		COMPACTED GRAVEL		P	ALARM PULL STATION
BRICK		JUTE MATING (EROSION CONTROL)		FC	FIRE ALARM CONTROL PANEL
STEEL		CONC. FILLED STEEL DECK		FT	FLOW AND TAMPER

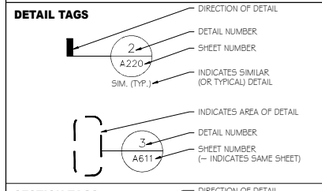
ABBREVIATIONS

AB	ANCHOR BOLT	CONTR	CONTRACTOR	FD	FLOOR DRAIN	ID	INSIDE DIAMETER	N	NORTH	QR	QUARTER POUND	SS	STAINLESS STEEL
AC	AIR CONDITIONING	CPT	CARPET	FE	FIRE EXTINGUISHER	IF	INSIDE FACE OF	NA	NOT APPLICABLE	QT	QUARRY TILE	STD	STANDARD
ADDL	ADDITIONAL	CS	COUNTERSINK	FFE	FINISHED FLOOR ELEVATION	IN	INCH	NIC	NOT IN CONTRACT			STL	STEEL
AFF	ABOVE FINISHED FLOOR	CSMT	CASEMENT	FG	FIBERGLASS	INCL	INCLUDE	NO (#)	NUMBER	R	RADIUS	STOR	STORAGE
AH	AIR HANDLER	CT	CERAMIC TILE	FIN	FINISH	INFO	INFORMATION	NOM	NOMINAL	RB	RESILIENT BASE	STRUCT	STRUCTURE
AIB	AIR INFILTRATION BARRIER	CUH	CABINET UNIT HEATER	FIN GR	FINISH GRADE	INSUL	INSULATION	NRC	NOISE REDUCTION COEFFICIENT	RCP	REINFORCED CONCRETE PIPE	SUPT	SUPPORT
ALT	ALTERNATE	CY	CUBIC YARD	FLR	FLOOR (ING)	INT	INTERIOR	NTS	NOT TO SCALE	RD	ROOF DRAIN	SUSP	SUSPENDED
ALUM	ALUMINUM			FNDN	FOUNDATION	INV	INVERT			REINF	REINFORCED	SV	SHEET VINYL
AOR	AREA OF REFUGE	DBL	DOUBLE	FP	FIREPROOFING			OC	ON CENTER	REF	REFERENCE		
APPROX	APPROXIMATE	DC	DISPLAY CASE	FO	FACE OF	JT	JOINT	OD	OUTSIDE DIAMETER	REFRG	REFRIGERATOR	TB	TOWEL BOARD
ARCH	ARCHITECT (URAL)	DEMO	DEMOLISH, DEMOLITION	FRMG	FRAMING			OF	OUTSIDE FACE OF	REQD	REQUIRED	TBD	TACKBOARD
ARND	AROUND	DF	DRINKING FOUNTAIN	FRT	FIRE TREATED	KIT	KITCHEN	OH	OVERHEAD	REV	REVISION	T&G	TONGUE AND GROOVE
AWP	ACOUSTICAL WALL PANEL	DIA	DIAMETER	FSR	FLEXIBLE SHEET ROOFING			OP	OPAQUE	RL	RAIN LEADER	TGL	TEMPERED GLASS
		DIM	DIMENSION	FT	FEET	LAB	LABORATORY	O.F.I.C.	OWNER FURNISHED-	RF	RUBBER FLOOR	THK	THICK
BD	BOARD	DIV	DIVISION	FTG	FOOTING	LAM	LAMINATE		INSTALLED BY CONTRACTOR	RH	RIGHT HAND	TO	TOP OF
BF	BARRIER FREE	DMP	DEMOUNTABLE PARTITION	FUR	FURRED (ING)	LAV	LAVATORY	OPH	OPPOSITE HAND	RM	ROOM	TPD	TOILET PAPER DISPENSER
BIT	BITUMINOUS	DN	DOWN	F.V.	FIELD VERIFY	LB	POUND (S)	OPNG	OPENING	RO	ROUGH OPENING	TV	TELEVISION
BLDG	BUILDING	DR	DOOR	FWC	FABRIC WALL COVERING	LCC	LEAD COATED COPPER	OPP	OPPOSITE	ROW	RIGHT OF WAY	TYP	TYPICAL
BLKG	BLOCKING	DTL	DETAIL			LF	LINEAL FOOT						
BM	BENCH MARK	DWG	DRAWING	GA	GAUGE	LH	LEFT HAND	PTD	PAINT (ED)	S	SOUTH	U.C.R.	UNDER COUNTER REFRIGERATOR
BOT	BOTTOM			GALV	GALVANIZED	LOCN	LOCATION	PC	PRECAST CONCRETE	SAT	SUSPENDED ACOUSTICAL TILE	UNO	UNLESS NOTED OTHERWISE
BRK	BRICK	E	EAST	GB	GRAB BAR	LW	LIGHT WEIGHT	PERF	PERFORATED	SC	SOLID CORE		
BRG	BEARING	EA	EACH	GL	GLASS, GLAZING			PERIM	PERIMETER	SCHED	SCHEDULE	VB	VAPOR BARRIER
BSMT	BASEMENT	EF	EXHAUST FAN	GWB	GYPSUM WALLBOARD	MAS	MASONRY	PRKG	PARKING	SD	STORM DRAIN	VCT	VINYL COMPOSITION TILE
		EMHO	ELECTRO MAGNETIC HOLD OPEN			MATL	MATERIAL	PL	PLATE	SECT	SECTION	VIF	VERIFY IN FIELD
C	COURSE (S)	EIFS	EXTERIOR INSULATION FINISH SYSTEM	HARD	HARDENER	MAX	MAXIMUM	PLAM	PLASTIC LAMINATE	SF	SQUARE FEET	VERT	VERTICAL
CAB	CABINET	EJ	EXPANSION JOINT	HC	HOLLOW CORE	MC	MEDECINE CABINET	PLAS	PLASTIC	SGL	SAFETY GLASS	VWC	VINYL WALL COVERING
CB	CATCH BASIN	EL	ELEVATION	HC	HANDICAP	MDO	MEDIUM DENSITY OVERLAY	PLYWD	PLYWOOD	SH	SHOWER		
CBD	CHALKBOARD	ELEC	ELECTRICAL	HD	HEAD	MECH	MECHANICAL	PSF	POUNDS PER SQUARE FOOT	SHT	SHEET	W	WEST
CC	CENTER TO CENTER	ELEV	ELEVATOR	HDR	HEADER	MED	MEDIUM	PSI	POUNDS PER SQUARE INCH	SHTHG	SHEATHING	WI	WITH
CF	CUBIC FOOT	EMER	EMERGENCY	HDWD	HARDWOOD	MFR	MANUFACTURER	PT	PRESSURE TREATED	SIM	SIMILAR	WC	WATER CLOSET
CJ	CONTROL JOINT	ENCL	ENCLOSURE	HDWR	HARDWARE	MH	MANHOLE	PTDP	PAPER TOWEL DISPENSER	SLNT	SEALANT	WD	WOOD
CL	CENTERLINE	EQ	EQUAL	HM	HOLLOW METAL	MIN	MINIMUM	PTN	PARTITION	SNR	SANITARY NAPKIN RECEPTOR	WGL	WIRE GLASS
CLG	CEILING	EQUIP	EQUIPMENT	HORIZ	HORIZONTAL	MISC	MISCELLANEOUS	PTR	PAPER TOWEL RECEPTOR	SP	SPECIAL PAINT	WO	WITHOUT
CLR	CLEAR	EXH	EXHAUST	HR	HAND RAIL	MLDG	MOLDING	PVC	POLYVINYL CHLORIDE	SPEC	SPECIFICATION	WS	WATERSTOP
CMU	CONCRETE MASONRY UNIT	EXIST	EXISTING	HT	HEIGHT	MO	MASONRY OPENING	PVMT	PAVEMENT	SPKR	SPEAKER	WTR PRF	WATERPROOF
CO	CLEANOUT	EXT	EXTERIOR	HTG	HEATING	MR	MOISTURE RESISTANT			SQ	SQUARE	WWM	WELDED WIRE FABRIC
COL	COLUMN	EW	EYE WASH	HVAC	HEATING, VENTILATIING, AIR CONDITIONING	MRGWB	MOISTURE RESISTANT GYPSUM WALLBOARD						
CONC	CONCRETE	EWC	ELECTRIC WATER COOLER	HWH	HOT WATER HEATER	MTL	METAL					YD	YARD
CONC/C	COLORED CONCRETE												
CONT	CONTINUOUS	FB	FIRE BLANKET										
		FCS	FLOOR COATING SYSTEM										

NOTE: THIS IS A STANDARD ARCHITECTURAL ABBREVIATION LIST. ALL ABBREVIATIONS MAY NOT BE USED.

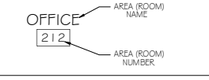
SYMBOLS

DETAIL TAGS



ELEVATIONS

ROOM TAGS



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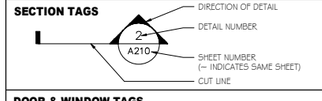
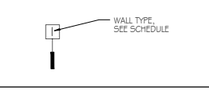


WALL TAGS



DOOR & WINDOW TAGS

ISSUED FOR PERMIT: 03/16/2026

ARCHITECT:

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3856
Two Great Falls Plaza, Auburn, Maine 04210

CIVIL ENGINEER:

Dalfonso Engineering
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

SIGNATURES:

OWNER :

ARCHITECT :

CONTRACTOR :

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3856
Two Great Falls Plaza, Auburn, Maine 04210

Proposed Renovation of:
CONVENIENCE STORE INTERIOR FIT-UP
743 BRUNSWICK AVENUE
GARDINER, MAINE 04105

SEAL
TRAVIS R. NADEAU
4038
STATE OF MAINE
LICENSED ARCHITECT

ORIGINAL DATE: 03/16/2026

DRAWING ISSUE

No.	DESCRIPTION	DATE

JOB NO. 202567

DRAWN BY: TRN
CHECKED BY: TRN

SHEET TITLE: COVERSHEET

SHEET: **G000**

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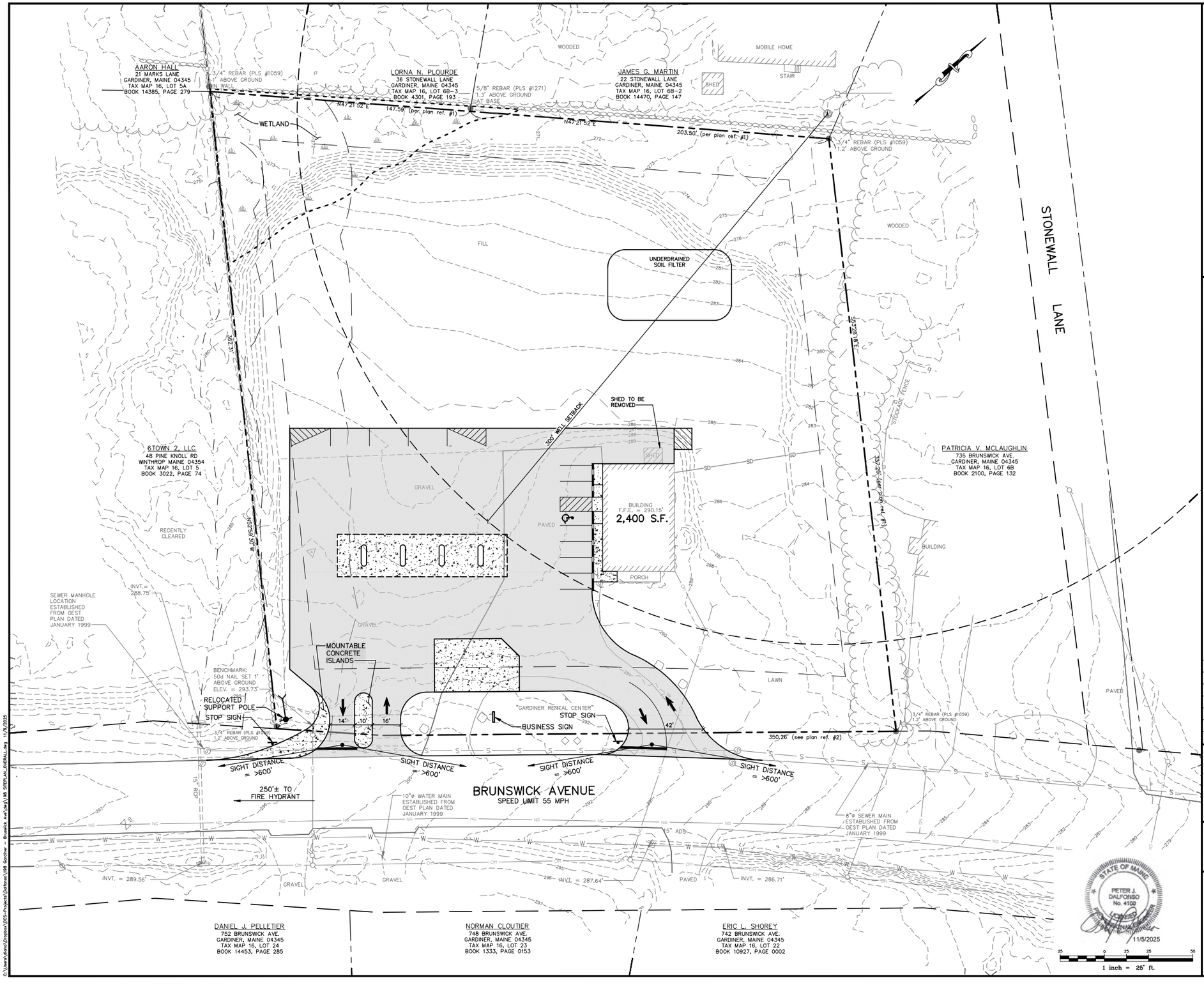
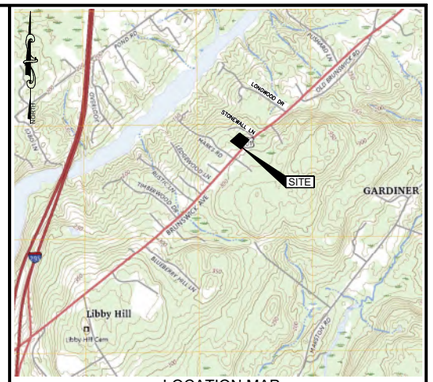




LOCATION MAP
1"=2000'±
USGS 7.5 MINUTE SERIES
GARDINER QUAD, 2024

NOTES:

1. OWNERS OF RECORD:
   GARDINER GAS, LLC, 1 CORDELIA WAY, FALMOUTH, MAINE 04105.
   BOOK 15331, PAGE 169-171, TAX MAP 16, LOT 6A.
2. PLAN REFERENCE:
   2.1. "TOPOGRAPHIC SURVEY, GARDINER RENTAL CENTER, STEVEN BOLDUC, 743 BRUNSWICK AVENUE, GARDINER, MAINE", BY E.S. COFFIN ENGINEERING & SURVEYING, INC., JUNE 6, 2023.
   2.2. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGWAY 'O', GARDINER, KENNEBEC COUNTY, S.H.C. FILE#6-55 SHEET 5 OF 9", AS SIGNED BY HAROLD B. EMERY, CHIEF ENGINEER, DATED JUNE 1952, AS RECORDED AT K.C.R.D. IN PLAN 19, PAGE 90.
   2.3. "PLAN OF DONALD MCLAUGHLIN SUBDIVISION", BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC., JUNE 11, 1992, AS RECORDED AT KENNEBEC COUNTY SS REGISTRY OF DEEDS IN FILE#92086.
3. ALL BEARINGS ARE REFERENCED TO APPROXIMATELY MAINE STATE GRID WEST ZONE NAVD-1988.
4. ALL BOOK AND PAGES REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.
5. PROJECT ENGINEER: PETER J. DALFONSO, P.E., 17 LEDGE HILL ROAD, GORHAM, MAINE 04038.
6. THE PROPERTY CONSISTS OF 121,834 SQUARE FEET LOCATED IN PD ZONE.
7. SPACE AND BULK REQUIREMENTS:

MINIMUM LOT AREA	30,000 S.F.
MINIMUM ROAD FRONTAGE	150 FT.
MINIMUM FRONT YARD	50/75 FT.
MINIMUM SIDE AND REAR YARDS	25 FT.

8. SITE SOILS CONSIST PREDOMINATELY OF PAXTON-CARLTON SERIES VERY STONY, FINE, SANDY LOAM WHICH IS CLASSIFIED AS WELL DRAINED.
9. PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
4 SPACES PER 1,000 S.F. (RETAIL)	10	10

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
2	11/5/2025	ISSUED WITH MAINEDOT APPLICATION	DB	PJD
1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

OVERALL SITE PLAN
FUEL STATION
743 BRUNSWICK AVE.
GARDINER, MAINE

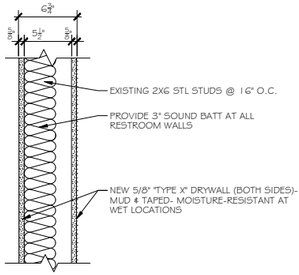
Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:
Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

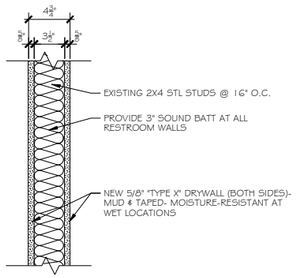
DATE: 4/01/2025
PROJ. #: 198
SCALE: 1"=25'

C-100

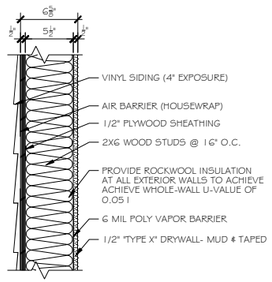
C:\Users\pjdalo\Dropbox\DCS-Projects\Dalfonso's\198 Gardiner - Brunswick Ave\dwg\198 SITEPLAN_OVERALL.dwg 11/5/2025



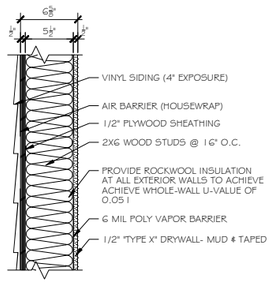
4 WALL TYPE 4- NEW INT. 2X6 WALL



3 WALL TYPE 3- NEW INT. 2X4 WALL

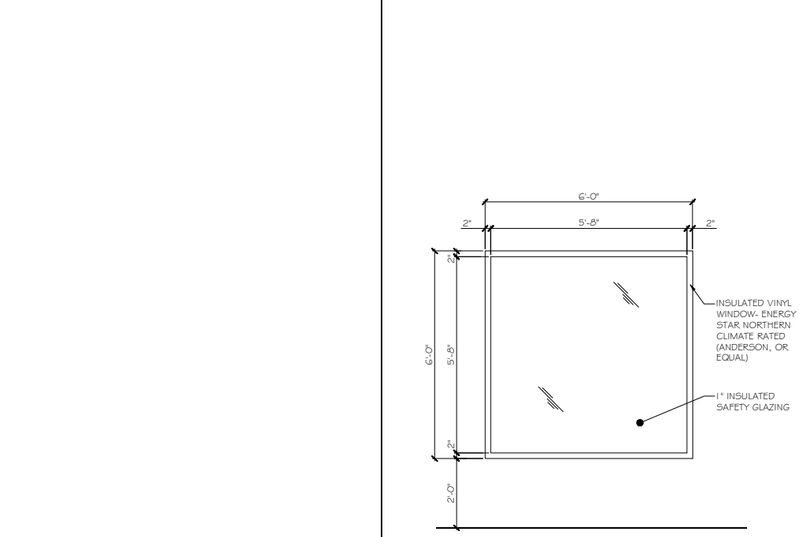


2 WALL TYPE 2- NEW EXTERIOR WALL

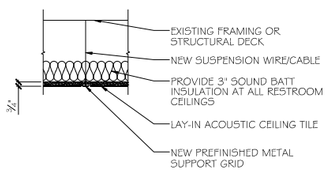


1 WALL TYPE 1- EXISTING EXTERIOR WALL

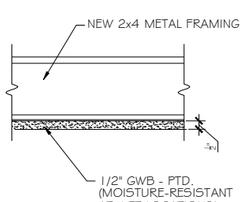
1	WALL TYPES
A100	SCALE: 1/2" = 1'-0"



A WINDOW TYPE A
EXTERIOR VINYL



2 CEILING TYPE 2- ACT



1 CEILING TYPE 1- GWB

2	CEILING TYPES
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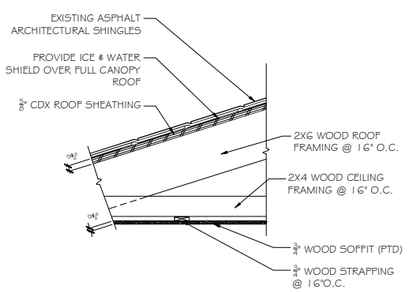
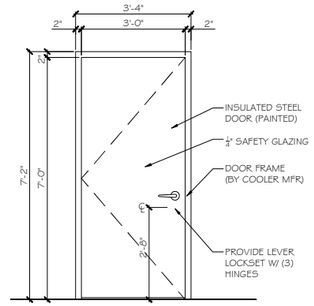
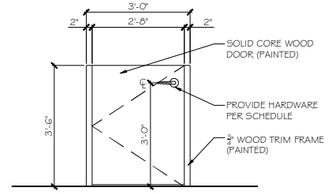


1 ROOF TYPE 1- WOOD JOIST

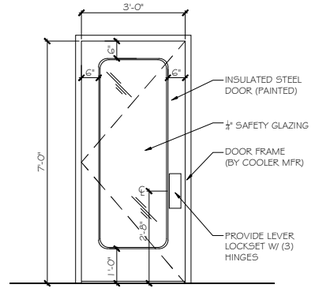
3	ROOF TYPES
A101	SCALE: 1/2" = 1'-0"



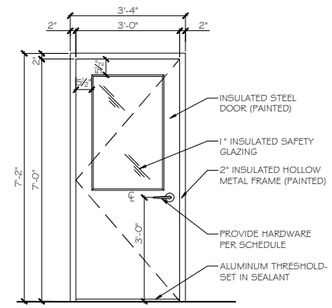
D DOOR TYPE D
INTERIOR WOOD



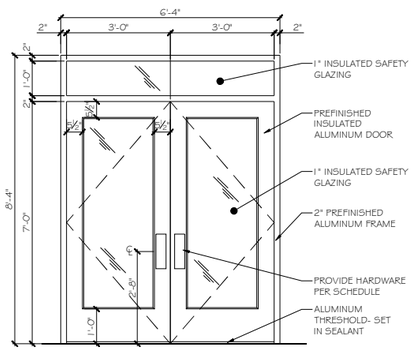
E DOOR TYPE E
INTERIOR WOOD



C DOOR TYPE C
SERVICE- PASSAGE



B DOOR TYPE B
EXTERIOR STL.



A DOOR TYPE A
ALUM STOREFRONT

4	DOOR TYPES
A100	SCALE: 1/2" = 1'-0"

1 - FUNCTION: EXTERIOR EGRESS

(1) LEVER LOCKSET	US10A
(1 1/2 PR) BUTT HINGES	US10A
(1) CLOSER	US10A
(1) WEATHERSTRIP	
(1) THRESHOLD	

2. - FUNCTION: STOREFRONT EGRESS

(2) PUSH/PULL BARS	US10A
(3 PR) BUTT HINGES	US10A
(1) DEADBOLT	US10A
(2) CLOSER	US10A
(1) WEATHERSTRIP	
(1) THRESHOLD	

3. - FUNCTION: INTERIOR PRIVACY

(1) LEVER LOCKSET (PRIVACY)	US26D
(1 1/2 PR) BUTT HINGES	US26D
(1) DOOR STOP	US26D
(1) CLOSER	US26D

4. - FUNCTION: INTERIOR PASSAGE

(1) LEVERSET (PASSAGE)	US26D
(1 1/2 PR) BUTT HINGES	US26D
(1) DOOR STOP	US26D
(1) CLOSER	US26D

5. - FUNCTION: COOLER PASSAGE

(1) PUSH/PULL PLATES	US26D
(1 1/2 PR) DOUBLE-ACTION SPRING HINGES	US26D
(1) WEATHERSTRIP	

NOTE: ALL DOOR HARDWARE SHALL BE EQUAL TO THE FOLLOWING:

CLOSERS	- SARGENT 1 1 30
DOOR COORDINATORS	- HAGER #29GD
FLUSH BOLTS	- HAGER #282D/283D
WALL STOPS	- HAGER #234W
FLOOR STOPS	- HAGER #243F OR HAGER #267F (EXT. USE)
HINGES	- HAGER #BB1279

6	HARDWARE SCHEDULE
A001	SCALE: N.T.S.

DOOR No.	TYPE	MAT	CONSTR	NOMINAL SIZE WIDTH	HGT	THK.	SPECIAL DETAIL	FRAME	HDWE GROUP	REMARKS
101	A	ALUM	INS STFT	6'-0"	7'-0"	1 3/4"	#	ALUM	2	# PROVIDE ELECTRIC STRIKE
102	A	ALUM	INS STFT	6'-0"	7'-0"	1 3/4"	#	ALUM	2	# PROVIDE ELECTRIC STRIKE
103	B	STL	INS STL	3'-0"	7'-0"	1-3/4"		INS HM	1	
104	D	WD	SWC	3'-0"	7'-0"	1-3/8"		HM	3	
105	C	STL	INS STL	3'-0"	7'-0"	1-3/8"		MFR	5	
106	C	STL	INS STL	3'-0"	7'-0"	1-3/8"		MFR	5	
107	E	WD	SWC	2'-8"	3'-6"	1-3/8"		WD	4	
108	E	WD	SWC	2'-8"	3'-6"	1-3/8"		WD	4	

5	DOOR SCHEDULE
A100	SCALE: N.T.S.

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Two Great Falls Plaza, Auburn, Maine 04210
Tel 207-784-2941
Fax 207-784-3656

Proposed Renovation of:

CONVENIENCE STORE INTERIOR FIT-UP
743 BRUNSWICK AVENUE GARDINER, MAINE 04105

SEAL
LICENSED ARCHITECT
TRAVIS R. NADEAU
4038
STATE OF MAINE

ORIGINAL DATE: 03/16/2026

DRAWING ISSUE

No.	DESCRIPTION	DATE

JOB NO. 202567

DRAWN BY: TRN
CHECKED BY: TRN

SHEET TITLE: CONSTRUCTION TYPES

SHEET: A001

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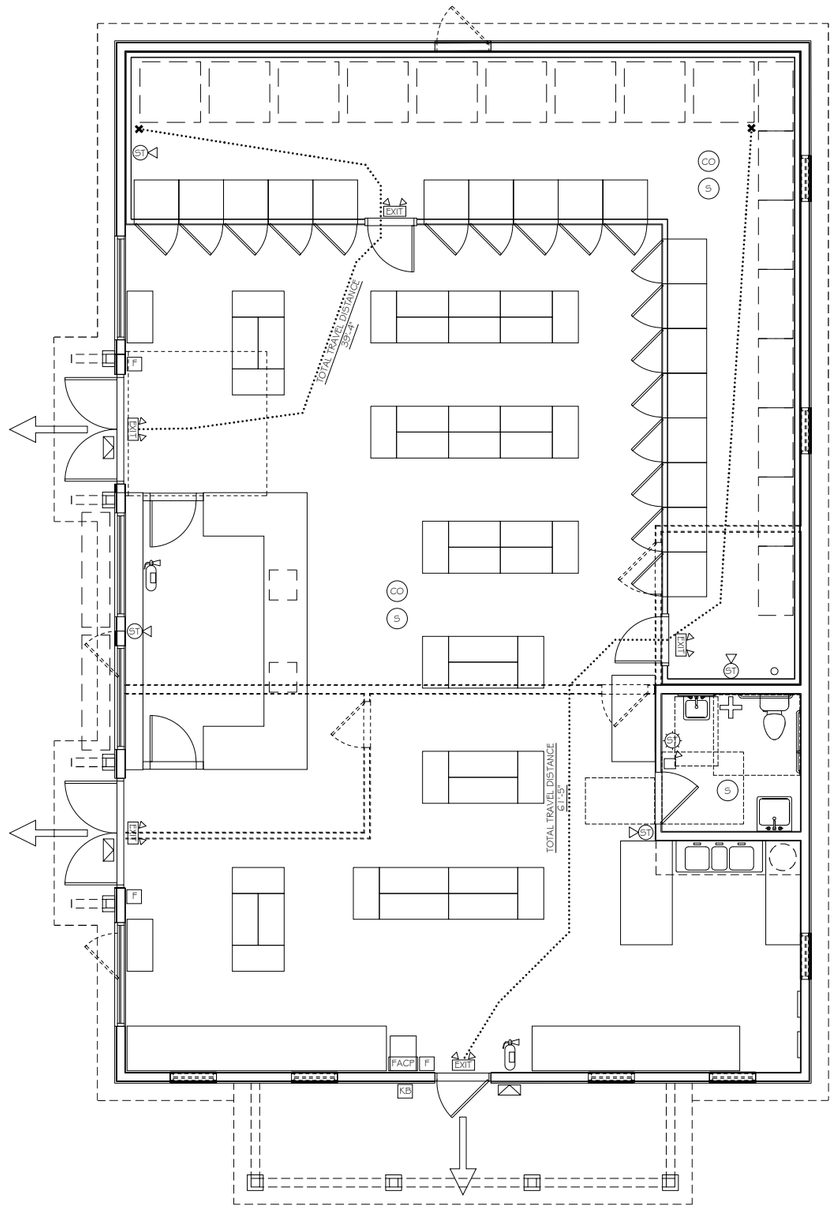
GENERAL LIFE SAFETY NOTES:

1. INSTALL ALL LIFE SAFETY FIXTURES PER ALL CODE AND LOCAL AHJ REQUIREMENTS, WITH FIXTURE TYPES AND LOCATIONS COORDINATED WITH OWNER.
2. ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH NFPA 70, PER IEBC SECTION 801.1.
3. PROVIDE GROUND FAULT INTERRUPTION AS REQUIRED BY NFPA 70 ON NEW ELECTRICAL OUTLETS.
4. PROVIDE EQUIPMENT CLEARANCES AS REQUIRED BY NFPA 70.
5. PROVIDE LOCAL EXHAUST FOR ALL NEW EQUIPMENT, AS REQUIRED.

EMERGENCY FIXTURE LEGEND

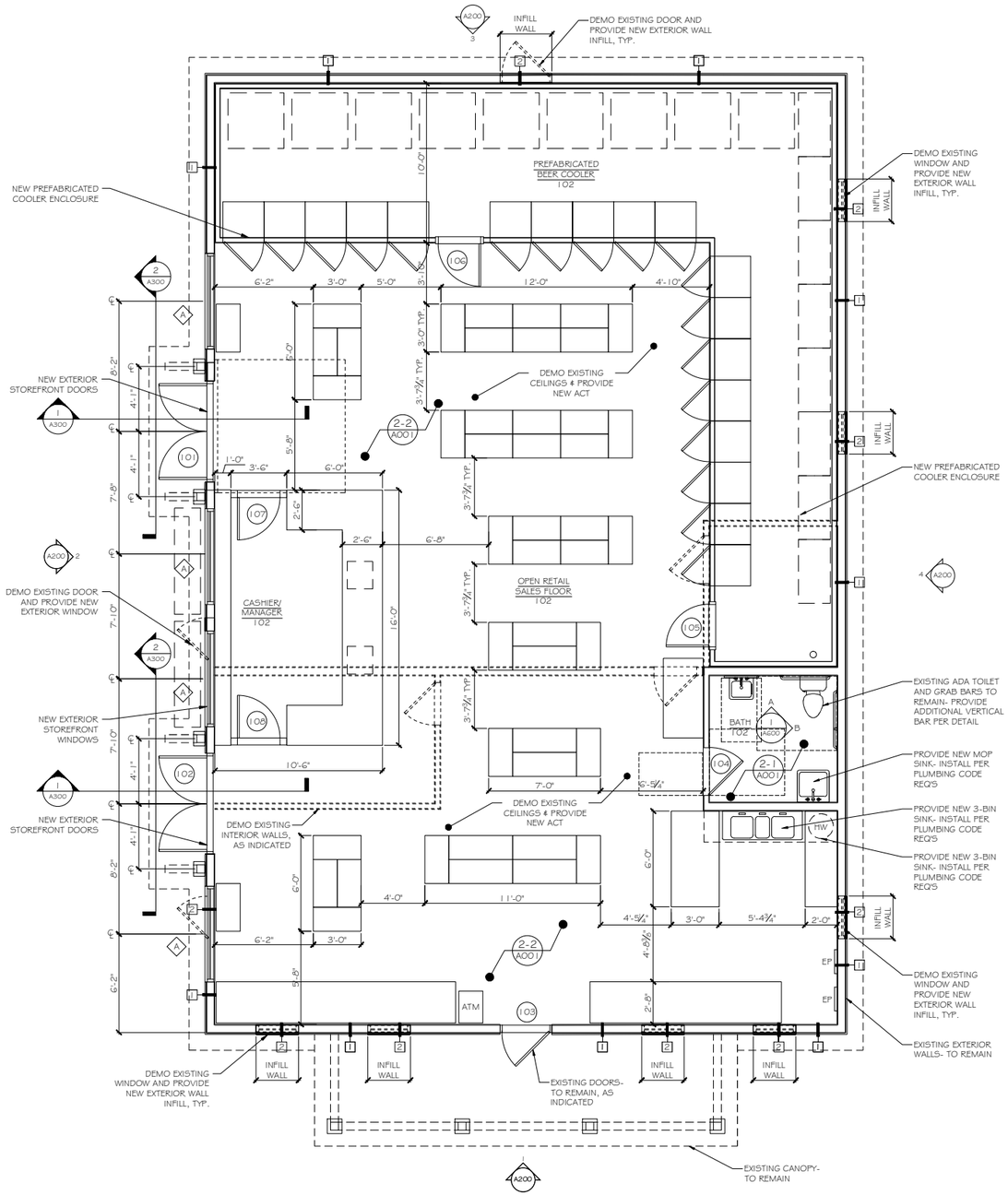
- CO — CO DETECTOR
- S — SMOKE DETECTOR
- PORTABLE FIRE EXTINGUISHER
- EXIT — EXIT SIGN w/ EMERGENCY LIGHTS (BATTERY BACKUP)
- EXTERIOR EGRESS LIGHTING
- EXIT ROUTE
- EMERGENCY LIGHTING LIGHTS (BATTERY BACKUP)
- EXIT
- F — FIRE ALARM PULL STATION
- ST — HORN / STROBE LIGHT
- ST — STROBE LIGHT
- FACP — FIRE ALARM CONTROL PANEL
- FIRST AID CABINET
- KB — KNOX BOX LOCATION



2 LIFE SAFETY PLAN
~ SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED PROJECT.
2. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURERS RECOMMENDATIONS AND TRADE REFERENCE STANDARDS.
3. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
4. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
5. PROVIDE FIRE STOPPING AT ALL PENETRATIONS OF FIRE RATED ELEMENTS TO MATCH THE RATING OF THE ELEMENT.
6. DETAILS ARE GENERALLY NOTED ONLY ONCE. THEY ARE TYPICAL FOR SIMILAR CONDITIONS ELSEWHERE UNO.
7. 'TYPICAL' OR 'TYP' MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNO.
8. 'SIMILAR' OR 'SIM' MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
9. 'VERIFY' OR 'VIF' MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH APPROPRIATE PARTY AS NOTED.
10. FURNITURE IS FOR REFERENCE ONLY AND IS TO BE FURNISHED AND IS INSTALLED BY OTHERS EXCEPT AS NOTED ON DRAWINGS.
11. ALL WOOD THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
12. SMOKE ALARMS ARE TO BE HARDWIRED AND INSTALLED WITHIN ALL SLEEPING ROOMS, OUTSIDE OF AND IN THE VICINITY OF EACH SLEEPING AREA, ON EACH ADDITIONAL STORY, AND NOT LESS THAN 3 FEET HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A SHOWER OR BATHTUB.
13. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE ALL BEDROOMS AND FUEL APPLIANCE AREAS.
14. A CO2 ALARM SHALL BE INSTALLED IN BEDROOMSOR ATTACHED BATHROOMS WITH FUEL-BURNING APPLIANCE.
15. MAX SILL HEIGHT FOR EGRESS WINDOWS IN UPSTAIRS BEDROOM WINDOWS TO BE 44" A.F.F. PROVIDE TEMPERED GLAZING AT STAIRS.



1 RENOVATION FLOOR PLAN
~ SCALE: 1/4" = 1'-0"

PLATZ ASSOCIATES
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Fax 207-784-3656

Proposed Renovation of:

CONVENIENCE STORE INTERIOR FIT-UP

743 BRUNSWICK AVENUE
GARDINER, MAINE 04105

SEAL
TRAVIS R. NADEAU
LICENSED ARCHITECT
4038
STATE OF MAINE

ORIGINAL DATE: 03/16/2026

DRAWING ISSUE

No.	DESCRIPTION	DATE

JOB NO. 202567

DRAWN BY: TRN
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SHEET TITLE: RENOVATION & LIFE SAFETY PLANS

SHEET: A100

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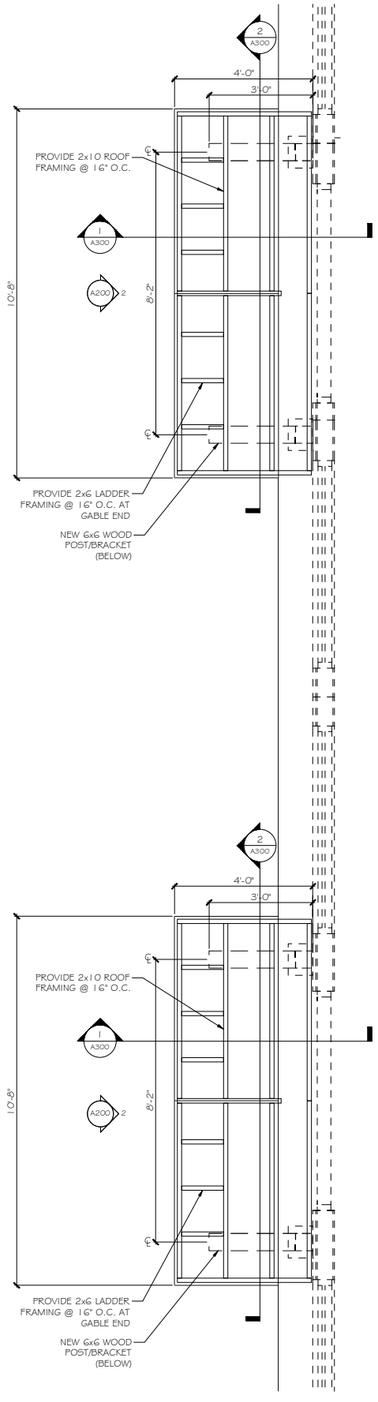

2 NEW CANOPY FRAMING PLAN

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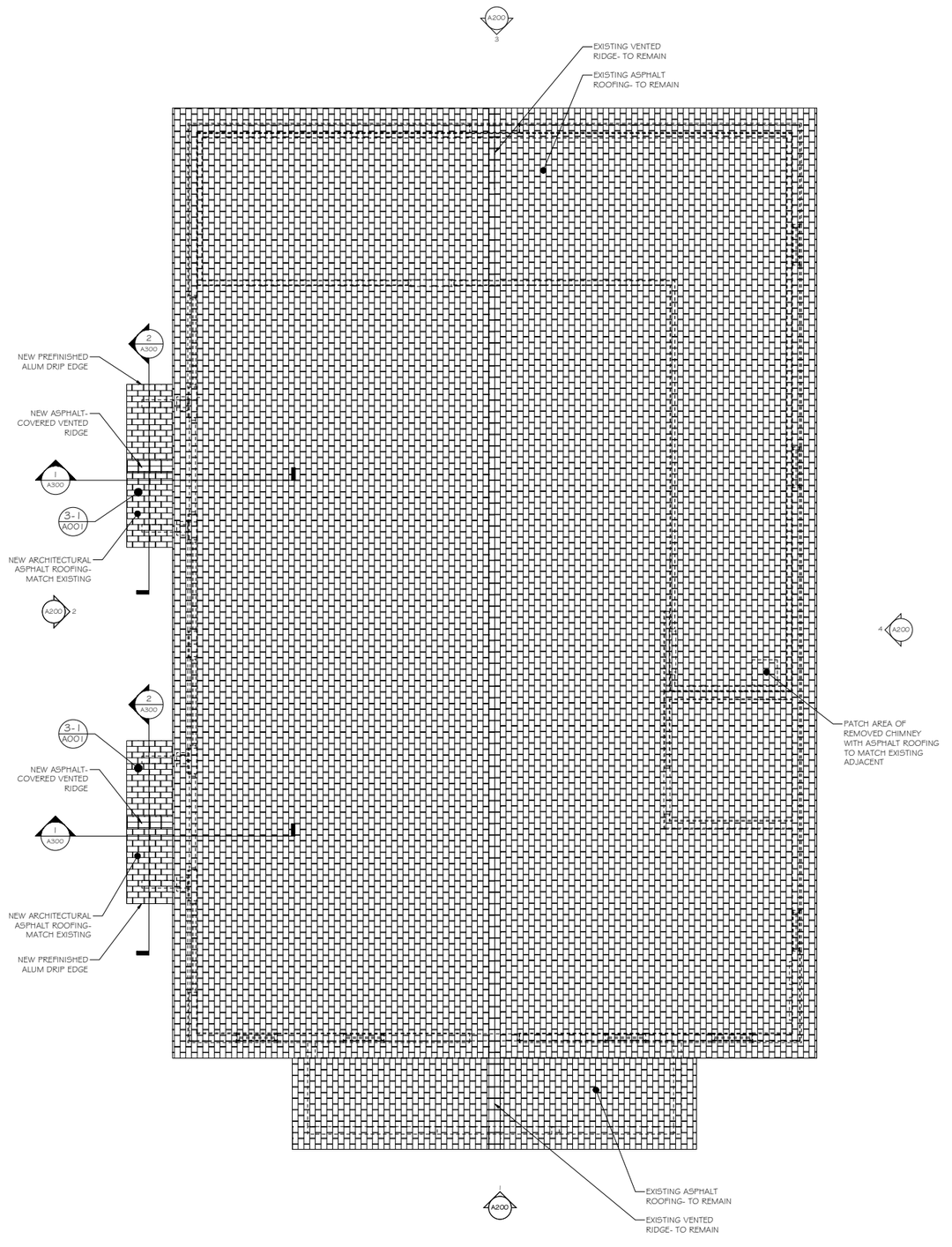

1 ROOF PLAN

~ SCALE: 1/4" = 1'-0"

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STATE OF MAINE

ORIGINAL DATE:	03/16/2026

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SHEET TITLE	CANOPY FRAMING & ROOF PLANS
SHEET	A101

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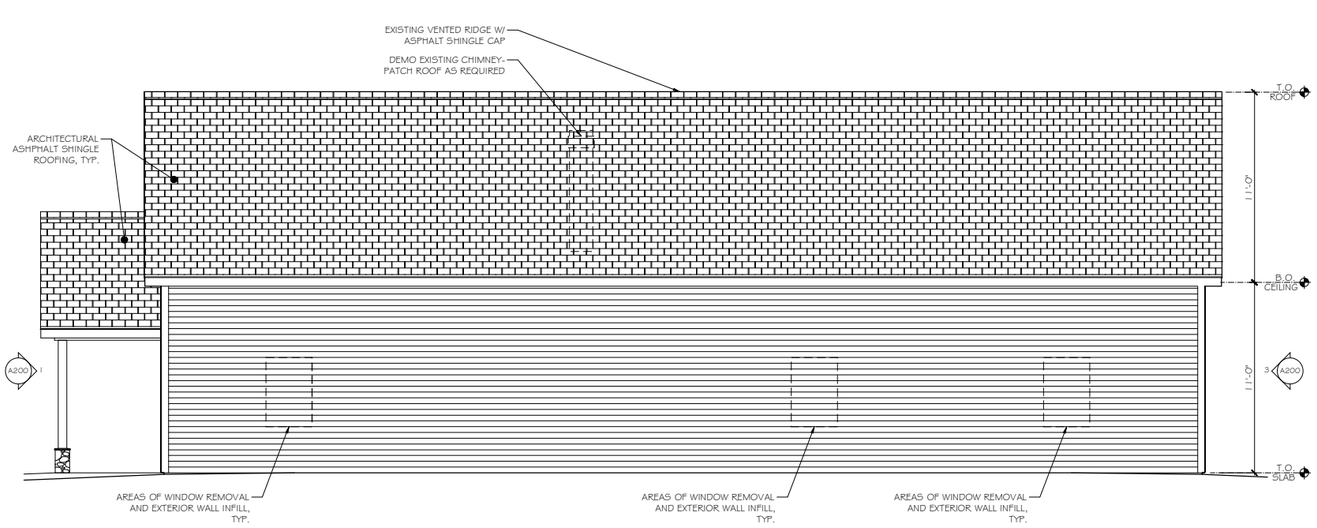
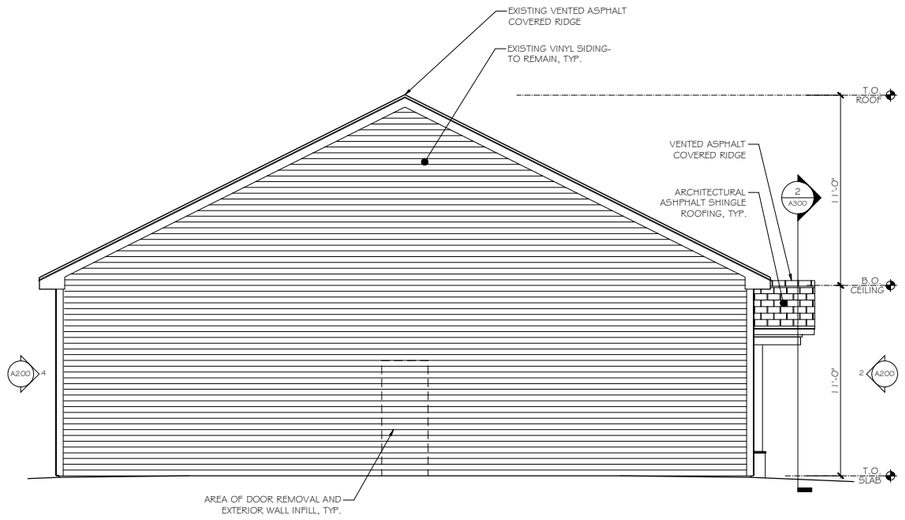


4 SIDE EXTERIOR ELEVATION
A100 SCALE: 1/4" = 1'-0"



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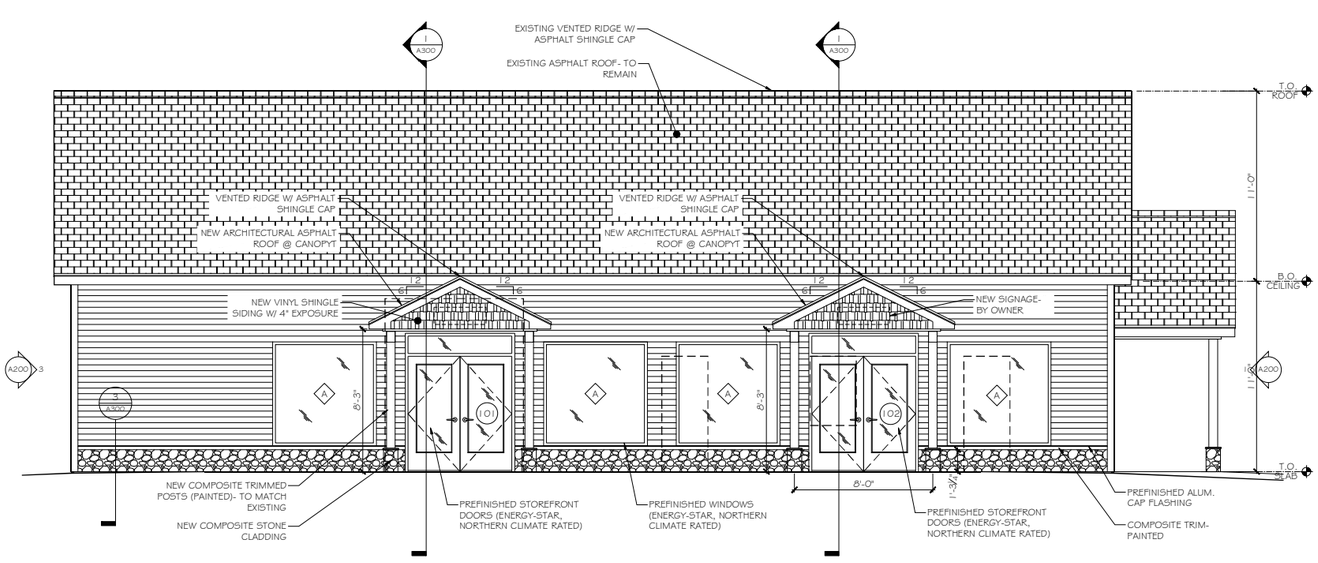

2 SIDE (FRONT) EXTERIOR ELEVATION
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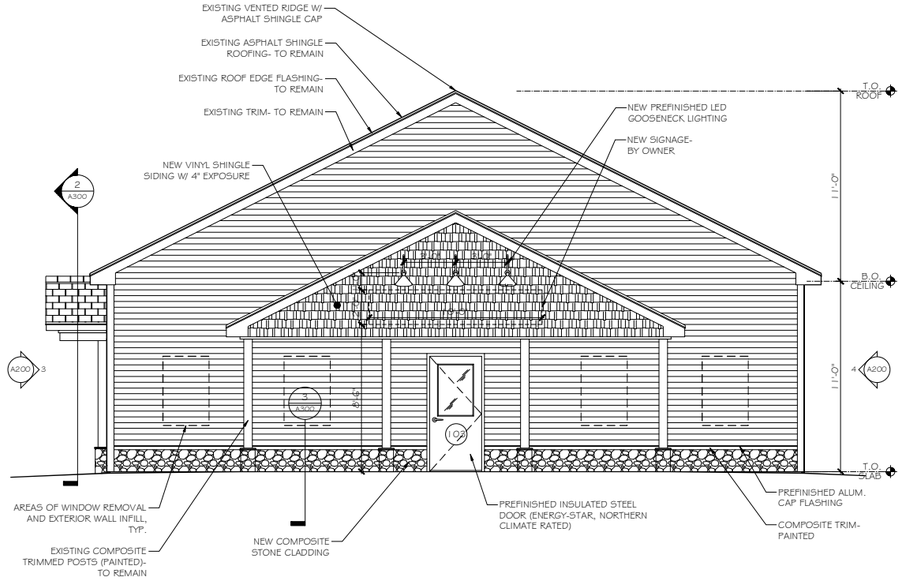

1 SIDE (STREET FRONTAGE) EXTERIOR ELEVATION
A100 SCALE: 1/4" = 1'-0"

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Proposed Renovation of:

CONVENIENCE STORE INTERIOR FIT-UP
743 BRUNSWICK AVENUE GARDINER, MAINE 04105

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4038
STATE OF MAINE

ORIGINAL DATE: 03/16/2026

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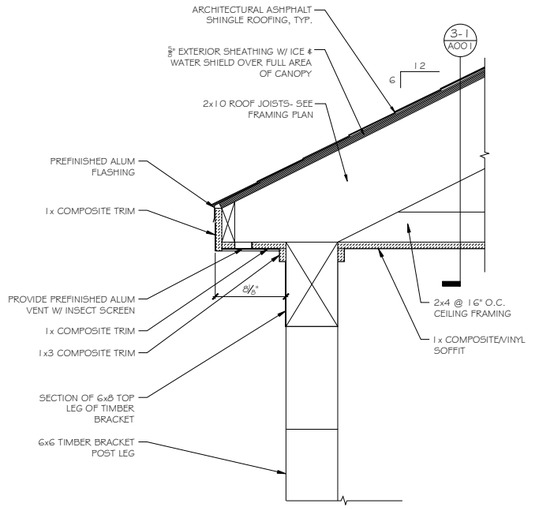
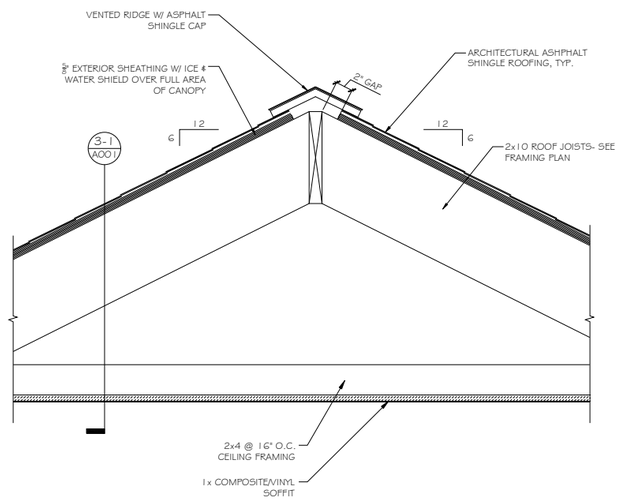


6 NEW CANOPY EAVE DETAIL
A300 SCALE: 1 1/2" = 1'-0"



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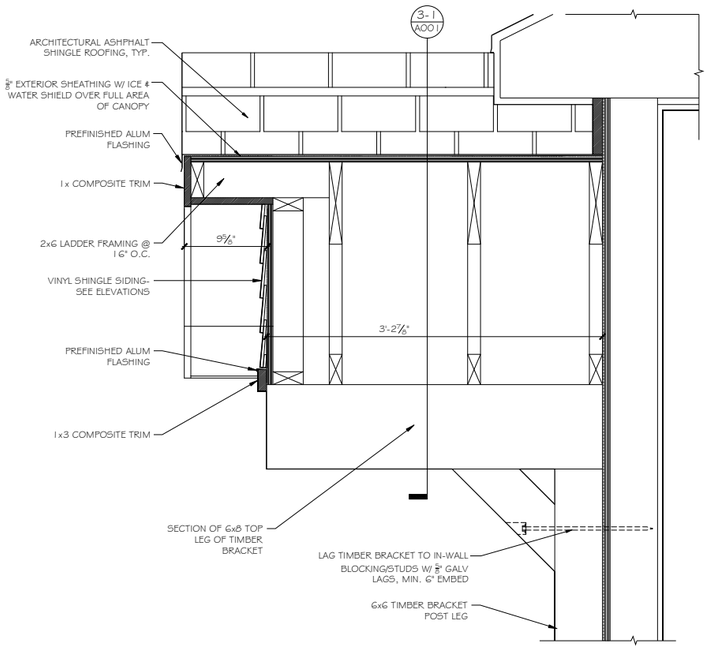

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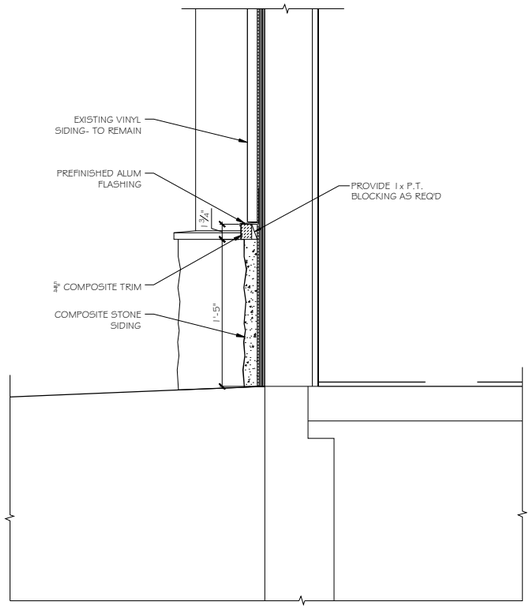

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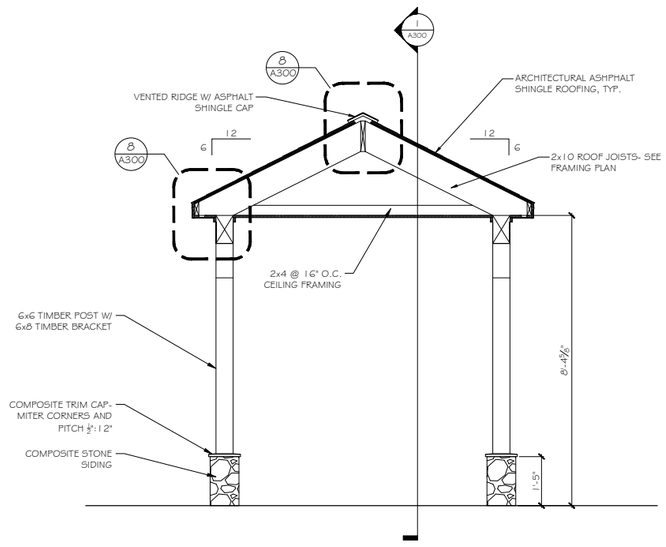

2 LATERAL SECTION AT NEW CANOPY
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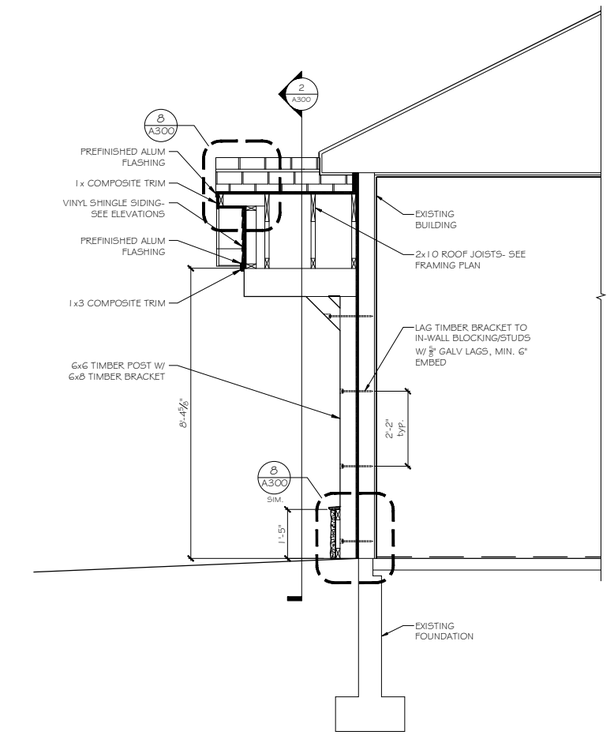

1 BUILDING SECTION AT NEW CANOPY
A100 SCALE: 1/2" = 1'-0"

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Proposed Renovation of:

CONVENIENCE STORE INTERIOR FIT-UP

743 BRUNSWICK AVENUE
GARDINER, MAINE 04105

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TRAVIS R. NADEAU
4038
STATE OF MAINE

ORIGINAL DATE: 03/16/2026

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SHEET TITLE: BUILDING SECTIONS & EXTERIOR DETAILS

SHEET: A300

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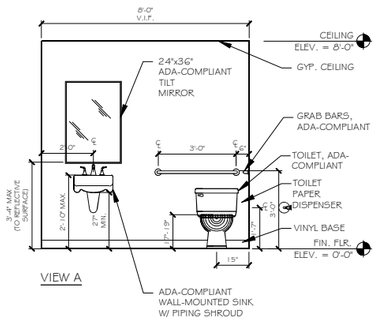
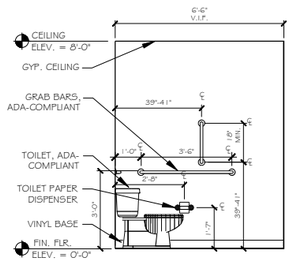
4 RESERVED
~ SCALE: N.T.S.

3 RESERVED
~ SCALE: N.T.S.

2 RESERVED
~ SCALE: N.T.S.



VIEW A



VIEW B

1 RESTROOM INTERIOR ELEVATIONS
A100 SCALE: 3/4" = 1'-0"

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Proposed Renovation of:

CONVENIENCE STORE INTERIOR FIT-UP

743 BRUNSWICK AVENUE GARDINER, MAINE 04105

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TRAVIS R. NADEAU
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STATE OF MAINE

ORIGINAL DATE: 03/16/2026

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No.	DESCRIPTION	DATE

JOB NO. 202567

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SHEET TITLE: INTERIOR DETAILS

SHEET: A600

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STORM WATER MANAGEMENT PLAN

Gardiner Gas
743 Brunswick Avenue
Gardiner, Maine

Prepared for:

Gardiner Gas, LLC
1 Cordelia Way
Falmouth, Maine 04105

March 27, 2026

TABLE OF CONTENTS

1.0 INTRODUCTION 1
2.0 STORM WATER MANAGEMENT REQUIREMENTS 1
3.0 METHOD OF ANALYSIS FOR PEAK RUNOFF 1
4.0 EXISTING CONDITIONS 1
5.0 PROPOSED POST-DEVELOPMENT CONDITIONS 2
6.0 ANALYSIS 2
7.0 MAINTENANCE 3
8.0 SUMMARY 3

TABLES

Table 1 Existing Condition Summary
Table 2 Post Development Summary
Table 3 Runoff Comparison at Analysis Point

FIGURES

Figure 1 Site Location Map

APPENDICES

Appendix A Existing Conditions Analysis
Appendix B Proposed Post Development Conditions Analysis
Appendix C Maintenance Plan for Storm Water Facilities

1.0 INTRODUCTION

Gardiner Gas, LLC is proposing to construct a variety store and gas station on a 121,834 SF site at 743 Brunswick Avenue in Gardiner Maine. The property was previously occupied by a tool and equipment rental company.
The project involves conversion of an existing building into a convenience/ variety store and construction of a fueling station with underground fuel storage tanks and fuel islands.

2.0 STORM WATER MANAGEMENT REQUIREMENTS

Runoff from the site flows south over land to unnamed stream along the west boundary then northwest approximately 2,300 feet to Cobbosseecontee Stream.
The City of Gardiner requires that the developer submit a storm water runoff plan showing how increased runoff from the site will be handled.
The project does not require a MeDEP stormwater permit because the total impervious surface will be under an acre. The site has been designed to meet MDEP Chapter 500 Standards for both runoff quantity and quality.

3.0 METHOD OF ANALYSIS FOR PEAK RUNOFF

Runoff was evaluated using the HydroCAD® 10.20 Model which is a TR-20 based model. The post-development runoff conditions and rates were compared to the existing conditions. The analysis was limited to the proposed developed area of project.

The model utilized a Type III 24-hour design storm distribution and antecedent moisture condition two. Runoff rates were modeled and compared for the 2-year, 10-year and 25-year storm events

4.0 EXISTING CONDITIONS

In the existing conditions, the site consists of paved areas, gravel areas and grassed areas. There is also a 2,400 square existing retail building on site. The site soils consist of Paxton-Carlton Series soils and Woodbridge series soils which have a drainage classification C/D (moderately well drained). Runoff flows as described in section 2 above. The site was modeled as 3 subcatchmants with one analysis point. Table 1 is a summary of the runoff rates for the existing conditions (based on modeling with HydroCAD® 10.20).

Table 1
Existing Condition Summary

Analysis Point 1	2 Year	10 Year	25 Year
Peak Flow (CFS)	5.27	9.18	11.99

See Appendix A for the HydroCAD® analysis of the existing conditions.

5.0 PROPOSED POST-DEVELOPMENT CONDITIONS

In the post-development (Proposed) conditions, the site will be improved with fuel pump islands, a canopy and 37,766 square feet of paved circulation and parking area. Runoff will flow in the same general direction as in the existing condition with the exception that runoff will flow through an underdrained filter which will provide both detention treatment before flowing to the same analysis point as in the existing condition.

The following table summarizes the post-development runoff totals.

Table 2
Post Development Summary`

Analysis Point 1	2 Year	10 Year	25 Year
Peak Flow (CFS)	3.29	6.48	8.95

See Appendix B for the HydroCAD® analysis for the post-development conditions.

6.0 ANALYSIS

The following table presents a comparison of the existing and post-development runoff rates at the analysis point. The runoff rate in the post-development condition for the analysis point shows a decrease in runoff rate for the 2, 10 and 25 year storms.

Table 3
Storm Runoff Comparison at Analysis Point 1

Storm Event	Existing (CFS)	Post (CFS)	Existing to Post
2 Year	5.27	3.29	-1.98
10 Year	6.48	6.48	-2.70
25 Year	8.95	8.95	-3.00

7.0 MAINTENANCE

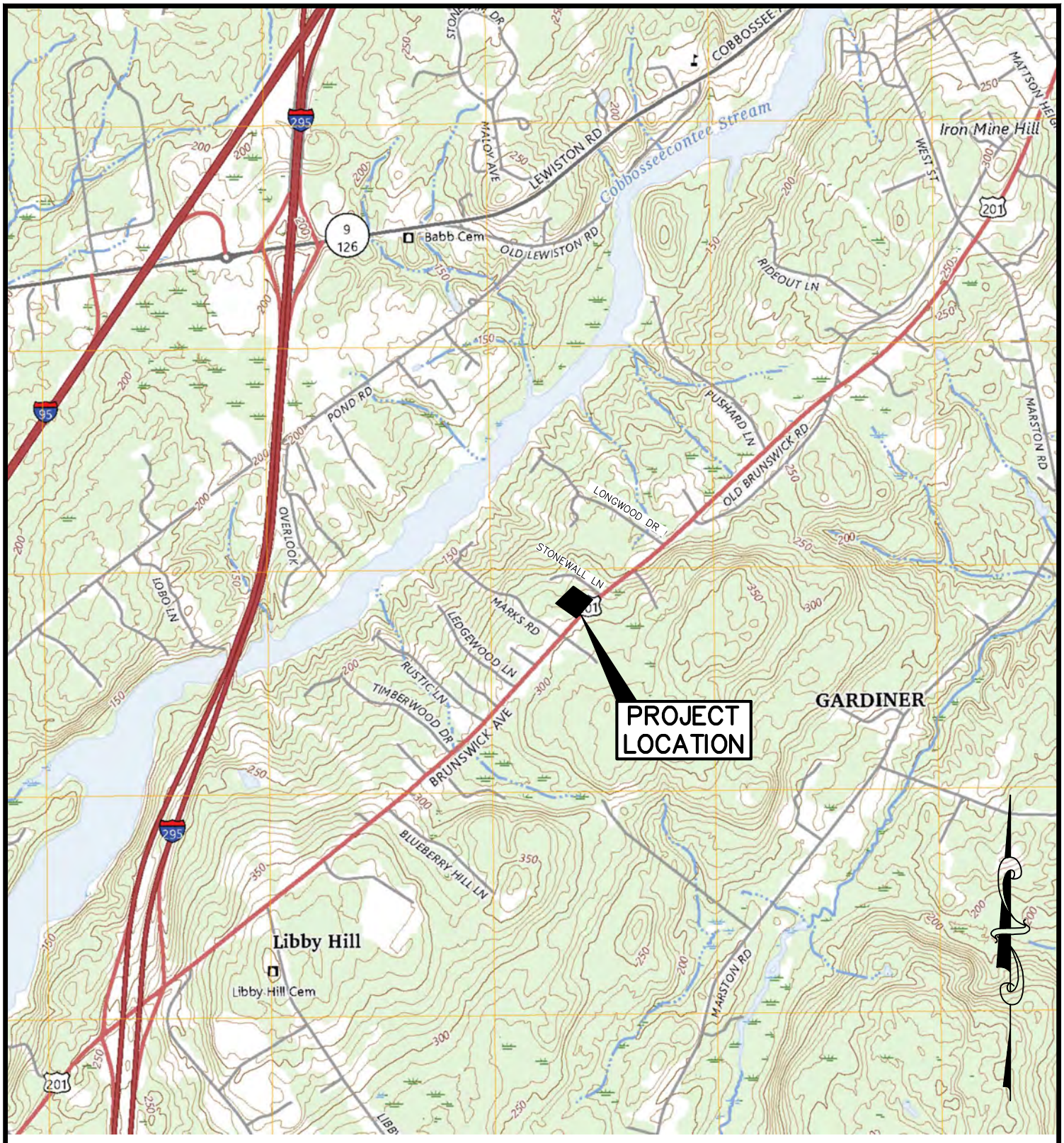
Maintenance of proposed storm water facilities will be in conformance with the Maintenance Plan for Storm Water Facilities included in Appendix D.

8.0 SUMMARY

This proposed Storm Water Management Plan meets the requirements of the City of Gardiner for storm water control. There is no increase in runoff rate due to the development.

FIGURE 1

Site Location Map



USGS 7.5 MINUTE SERIES
GARDINER, DATED 2024

44°11'41.43"N
69°48'28.87"W

Dalfonso Engineering

CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

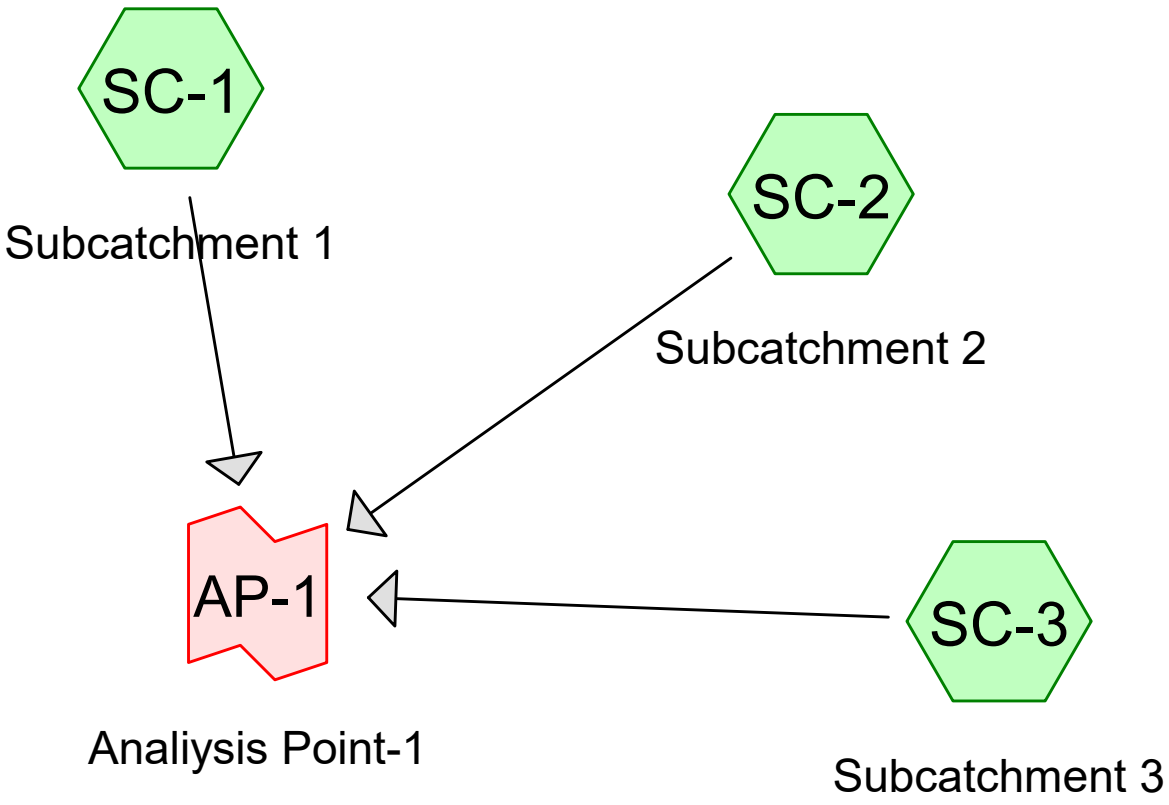
LOCATION MAP

FUEL STATION AND CAR WASH
743 BRUNSWICK AVE., GARDINER, MAINE

PROJECT NO: 198 FILE NAME: 198 Location Map	0 1,000 2,000	DATE: 10/14/2025 SCALE: 1"=2,000'	FIGURE NO: 1

APPENDIX A

Existing Conditions



Subcat Reach Pond Link

Routing Diagram for 743 Brunswick Ave. Existing
Prepared by Dalfonso Engineering, Printed 3/27/2026
HydroCAD® 10.20-5c s/n 12867 © 2023 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.344	86	<50% Grass cover, Poor, HSG C (SC-2)
0.342	89	<50% Grass cover, Poor, HSG D (SC-1)
0.288	96	Gravel surface, HSG C (SC-2)
0.239	98	Paved parking, HSG C (SC-2, SC-3)
0.062	98	Roofs, HSG C (SC-2)
0.522	82	Woods/grass comb., Poor, HSG C (SC-3)
2.797	**88**	**TOTAL AREA**

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-1: Subcatchment 1 Runoff Area=14,880 sf 0.00% Impervious Runoff Depth>1.61"
Flow Length=369' Tc=3.9 min CN=89 Runoff=0.72 cfs 0.046 af

Subcatchment SC-2: Subcatchment 2 Runoff Area=83,489 sf 14.85% Impervious Runoff Depth>1.61"
Flow Length=423' Tc=2.5 min CN=89 Runoff=4.22 cfs 0.258 af

Subcatchment SC-3: Subcatchment 3 Runoff Area=23,465 sf 3.09% Impervious Runoff Depth>1.13"
Flow Length=712' Tc=12.6 min CN=82 Runoff=0.61 cfs 0.051 af

Link AP-1: Analiysis Point-1 Inflow=5.27 cfs 0.354 af
Primary=5.27 cfs 0.354 af

Total Runoff Area = 2.797 ac Runoff Volume = 0.354 af Average Runoff Depth = 1.52"
89.23% Pervious = 2.496 ac 10.77% Impervious = 0.301 ac

Summary for Subcatchment SC-1: Subcatchment 1

Runoff = 0.72 cfs @ 12.06 hrs, Volume= 0.046 af, Depth> 1.61"
Routed to Link AP-1 : Analiysis Point-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=2.80"

Area (sf)	CN	Description
14,880	89	<50% Grass cover, Poor, HSG D
14,880		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	55	0.0450	0.47		**Sheet Flow, Segment A-B** Fallow n= 0.050 P2= 2.80"
2.0	314	0.0670	2.59		**Shallow Concentrated Flow, Segment B-c** Nearly Bare & Untilled Kv= 10.0 fps
3.9	369	Total			

Summary for Subcatchment SC-2: Subcatchment 2

Runoff = 4.22 cfs @ 12.04 hrs, Volume= 0.258 af, Depth> 1.61"
Routed to Link AP-1 : Analiysis Point-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=2.80"

Area (sf)	CN	Description
9,691	98	Paved parking, HSG C
12,553	96	Gravel surface, HSG C
2,706	98	Roofs, HSG C
58,539	86	<50% Grass cover, Poor, HSG C
83,489	89	Weighted Average
71,092		85.15% Pervious Area
12,397		14.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	75	0.0450	1.68		**Sheet Flow, SegmentA-B** Smooth surfaces n= 0.011 P2= 2.80"
1.3	227	0.0350	2.81		**Shallow Concentrated Flow, Segment B-C** Grassed Waterway Kv= 15.0 fps
0.5	121	0.0740	4.08		**Shallow Concentrated Flow, Segment C-D** Grassed Waterway Kv= 15.0 fps
2.5	423	Total			

Summary for Subcatchment SC-3: Subcatchment 3

Runoff = 0.61 cfs @ 12.18 hrs, Volume= 0.051 af, Depth> 1.13"
Routed to Link AP-1 : Analiysis Point-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=2.80"

Area (sf)	CN	Description
22,740	82	Woods/grass comb., Poor, HSG C
725	98	Paved parking, HSG C
23,465	82	Weighted Average
22,740		96.91% Pervious Area
725		3.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	80	0.0310	1.47		**Sheet Flow, Segmant A-B** Smooth surfaces n= 0.011 P2= 2.80"
1.7	305	0.0390	2.96		**Shallow Concentrated Flow, Sregment B-C** Grassed Waterway Kv= 15.0 fps
10.0	327	0.0120	0.55		**Shallow Concentrated Flow, Sement C-D** Woodland Kv= 5.0 fps
12.6	712	Total			

Summary for Link AP-1: Analiysis Point-1

Inflow Area = 2.797 ac, 10.77% Impervious, Inflow Depth > 1.52" for 2 Year event
Inflow = 5.27 cfs @ 12.05 hrs, Volume= 0.354 af
Primary = 5.27 cfs @ 12.05 hrs, Volume= 0.354 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10 Year	Type III 24-hr		Default	24.00	1	4.20	2
2	25 Year	Type III 24-hr		Default	24.00	1	5.20	2

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-1: Subcatchment 1 Runoff Area=14,880 sf 0.00% Impervious Runoff Depth>2.84"
Flow Length=369' Tc=3.9 min CN=89 Runoff=1.25 cfs 0.081 af

Subcatchment SC-2: Subcatchment 2 Runoff Area=83,489 sf 14.85% Impervious Runoff Depth>2.84"
Flow Length=423' Tc=2.5 min CN=89 Runoff=7.24 cfs 0.454 af

Subcatchment SC-3: Subcatchment 3 Runoff Area=23,465 sf 3.09% Impervious Runoff Depth>2.21"
Flow Length=712' Tc=12.6 min CN=82 Runoff=1.20 cfs 0.099 af

Link AP-1: Analiysis Point-1 Inflow=9.18 cfs 0.634 af
Primary=9.18 cfs 0.634 af

Total Runoff Area = 2.797 ac Runoff Volume = 0.634 af Average Runoff Depth = 2.72"
89.23% Pervious = 2.496 ac 10.77% Impervious = 0.301 ac

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

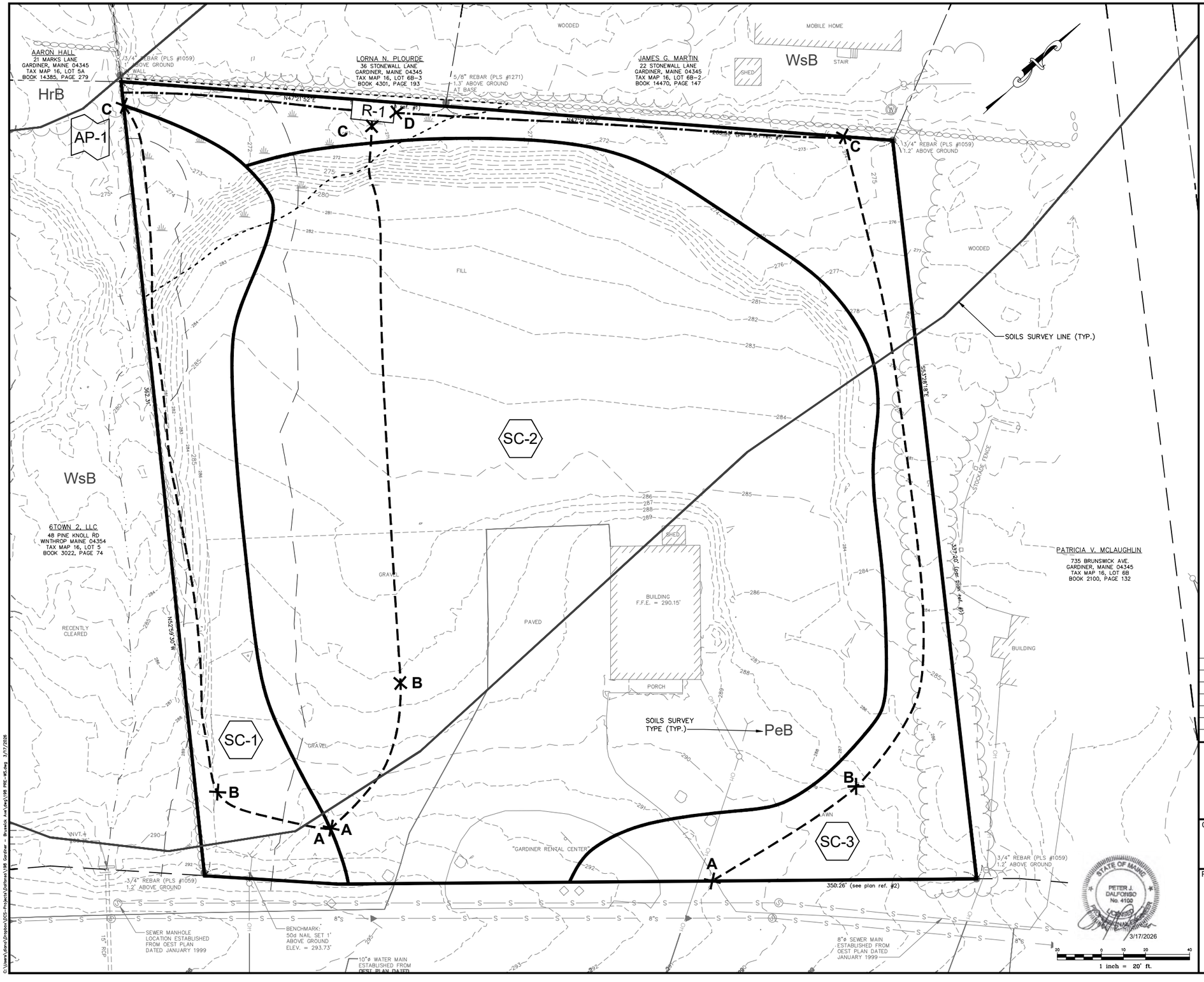
Subcatchment SC-1: Subcatchment 1 Runoff Area=14,880 sf 0.00% Impervious Runoff Depth>3.75"
Flow Length=369' Tc=3.9 min CN=89 Runoff=1.62 cfs 0.107 af

Subcatchment SC-2: Subcatchment 2 Runoff Area=83,489 sf 14.85% Impervious Runoff Depth>3.75"
Flow Length=423' Tc=2.5 min CN=89 Runoff=9.41 cfs 0.598 af

Subcatchment SC-3: Subcatchment 3 Runoff Area=23,465 sf 3.09% Impervious Runoff Depth>3.05"
Flow Length=712' Tc=12.6 min CN=82 Runoff=1.65 cfs 0.137 af

Link AP-1: Analiysis Point-1 Inflow=11.99 cfs 0.842 af
Primary=11.99 cfs 0.842 af

Total Runoff Area = 2.797 ac Runoff Volume = 0.842 af Average Runoff Depth = 3.61"
89.23% Pervious = 2.496 ac 10.77% Impervious = 0.301 ac



LEGEND:

- SC-1 — SUBCATCHMENT
- AP-1 — ANALYSIS POINT
- P-1 — POND
- A — B — TIME OF CONCENTRATION FLOW PATH
- WATERSHED BOUNDARY

SC-1 AREA: 14,880 S.F.
Tc:
A–B SF L=55' S=0.045
B–C SHC L=314' S=0.067

SC-2 AREA: 83,489 S.F.
Tc:
A–B SF L=75' S=0.047
B–C SF L=255' S=0.035
C–D SHC L=121' S=0.074

SC-3 AREA: 23,465 S.F.
Tc:
A–B SF L=80' S=0.031
B–C SHC L=305' S=0.039
C–D SHC L=212' S=0.012

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
5	3/17/2026	SUBMITTED FOR SITE PLAN REVIEW	DB	PJD
4	3/11/2026	SUBMITTED WITH MEDEP UST REGISTRATION	DB	PJD
3	1/2/2026	REVISED PER MAINEDOT COMMENTS	DB	PJD
2	11/5/2025	ISSUED WITH MAINEDOT APPLICATION	DB	PJD
1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

EXISTING CONDITION DRAINAGE PLAN
FUEL STATION AND CONVENIENCE STORE
743 BRUNSWICK AVE.
GARDINER, MAINE

Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:

Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

DATE: 4/01/2025
PROJ. #: 198
SCALE: 1"=20'

DP–1

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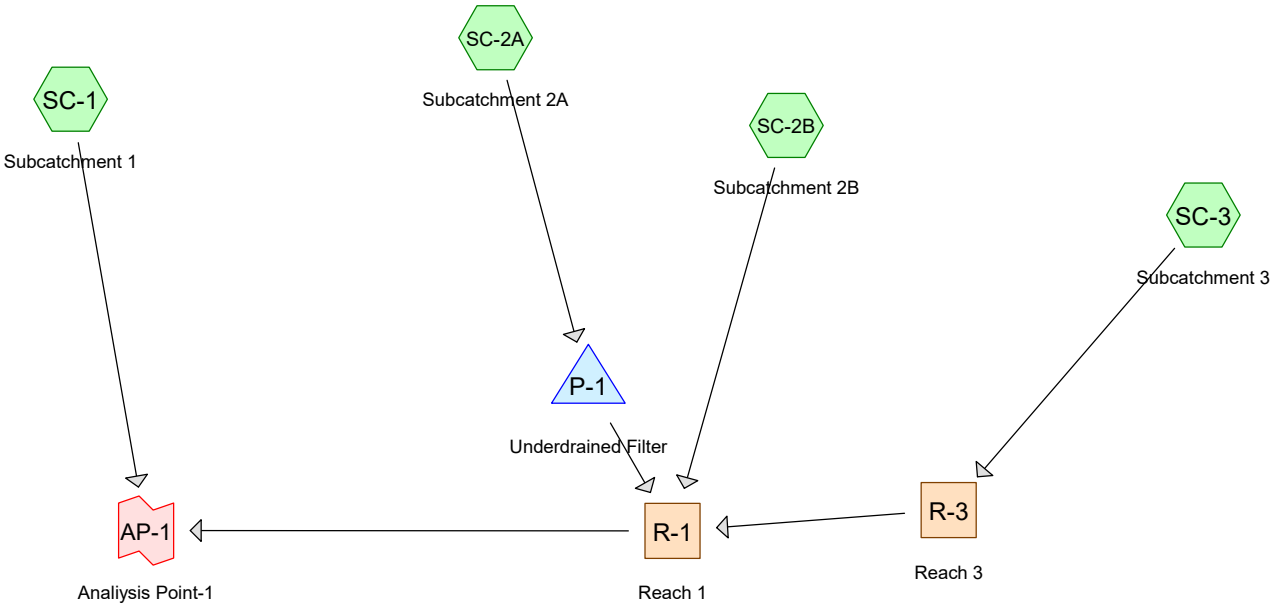
APPENDIX B

Proposed Post Development Conditions



Subcat Reach Pond Link

Routing Diagram for 743 Brunswick Ave. Proposed 2026
Prepared by Dalfonso Engineering, Printed 3/27/2026
HydroCAD® 10.20-5c s/n 12867 © 2023 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.830	74	>75% Grass cover, Good, HSG C (SC-1, SC-2A, SC-2B, SC-3)
0.867	98	Paved parking, HSG C (SC-1, SC-2A, SC-3)
0.101	73	Woods, Fair, HSG C (SC-3)
2.797	**81**	**TOTAL AREA**

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-1: Subcatchment 1 Runoff Area=11,241 sf 78.31% Impervious Runoff Depth>1.95"
Flow Length=370' Tc=2.8 min CN=93 Runoff=0.66 cfs 0.042 af

Subcatchment SC-2A: Subcatchment 2A Runoff Area=49,514 sf 55.47% Impervious Runoff Depth>1.46"
Flow Length=339' Tc=3.9 min CN=87 Runoff=2.20 cfs 0.138 af

Subcatchment SC-2B: Subcatchment 2B Runoff Area=33,189 sf 0.00% Impervious Runoff Depth>0.71"
Flow Length=131' Tc=6.3 min CN=74 Runoff=0.63 cfs 0.045 af

Subcatchment SC-3: Subcatchment 3 Runoff Area=27,905 sf 5.30% Impervious Runoff Depth>0.76"
Flow Length=384' Tc=8.1 min CN=75 Runoff=0.53 cfs 0.040 af

Reach R-1: Reach 1 Avg. Flow Depth=0.28' Max Vel=2.04 fps Inflow=2.91 cfs 0.224 af
n=0.030 L=128.0' S=0.0156 '/' Capacity=196.62 cfs Outflow=2.81 cfs 0.223 af

Reach R-3: Reach 3 Avg. Flow Depth=0.18' Max Vel=0.97 fps Inflow=0.53 cfs 0.040 af
n=0.035 L=220.0' S=0.0091 '/' Capacity=20.25 cfs Outflow=0.48 cfs 0.040 af

Pond P-1: Underdrained Filter Peak Elev=282.02' Storage=49 cf Inflow=2.20 cfs 0.138 af
Outflow=2.17 cfs 0.138 af

Link AP-1: Analiysis Point-1 Inflow=3.29 cfs 0.265 af
Primary=3.29 cfs 0.265 af

Total Runoff Area = 2.797 ac Runoff Volume = 0.266 af Average Runoff Depth = 1.14"
69.02% Pervious = 1.931 ac 30.98% Impervious = 0.867 ac

Summary for Subcatchment SC-1: Subcatchment 1

Runoff = 0.66 cfs @ 12.05 hrs, Volume= 0.042 af, Depth> 1.95"
Routed to Link AP-1 : Analiysis Point-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=2.80"

Area (sf)	CN	Description
2,438	74	>75% Grass cover, Good, HSG C
8,803	98	Paved parking, HSG C
11,241	93	Weighted Average
2,438		21.69% Pervious Area
8,803		78.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	80	0.0300	1.45		**Sheet Flow, Segment A-B** Smooth surfaces n= 0.011 P2= 2.80"
0.5	122	0.0400	4.06		**Shallow Concentrated Flow, Segment B-C** Paved Kv= 20.3 fps
1.4	168	0.0830	2.02		**Shallow Concentrated Flow, Segment C-D** Short Grass Pasture Kv= 7.0 fps
2.8	370	Total			

Summary for Subcatchment SC-2A: Subcatchment 2A

Runoff = 2.20 cfs @ 12.06 hrs, Volume= 0.138 af, Depth> 1.46"
Routed to Pond P-1 : Underdrained Filter

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=2.80"

Area (sf)	CN	Description
27,463	98	Paved parking, HSG C
22,051	74	>75% Grass cover, Good, HSG C
49,514	87	Weighted Average
22,051		44.53% Pervious Area
27,463		55.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	123	0.0400	1.77		**Sheet Flow, SegmentA-B** Smooth surfaces n= 0.011 P2= 2.80"
0.3	58	0.0340	3.74		**Shallow Concentrated Flow, Segment B-C** Paved Kv= 20.3 fps
2.4	158	0.0250	1.11		**Shallow Concentrated Flow, Segment C-D** Short Grass Pasture Kv= 7.0 fps
3.9	339	Total			

Summary for Subcatchment SC-2B: Subcatchment 2B

Runoff = 0.63 cfs @ 12.11 hrs, Volume= 0.045 af, Depth> 0.71"
Routed to Reach R-1 : Reach 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=2.80"

Area (sf)	CN	Description
33,189	74	>75% Grass cover, Good, HSG C
33,189		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	103	0.0780	0.28		**Sheet Flow, Segment A-B** Grass: Short n= 0.150 P2= 2.80"
0.1	28	0.3200	3.96		**Shallow Concentrated Flow, Segment B-C** Short Grass Pasture Kv= 7.0 fps
6.3	131	Total			

Summary for Subcatchment SC-3: Subcatchment 3

Runoff = 0.53 cfs @ 12.13 hrs, Volume= 0.040 af, Depth> 0.76"
Routed to Reach R-3 : Reach 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=2.80"

Area (sf)	CN	Description
4,387	73	Woods, Fair, HSG C
1,479	98	Paved parking, HSG C
22,039	74	>75% Grass cover, Good, HSG C
27,905	75	Weighted Average
26,426		94.70% Pervious Area
1,479		5.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	77	0.0390	0.20		**Sheet Flow, Segmant A-B** Grass: Short n= 0.150 P2= 2.80"
1.6	307	0.0460	3.22		**Shallow Concentrated Flow, Sregment B-C** Grassed Waterway Kv= 15.0 fps
8.1	384	Total			

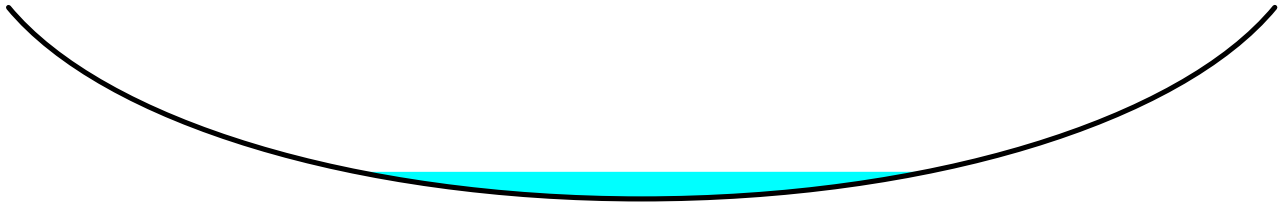
Summary for Reach R-1: Reach 1

Inflow Area = 2.539 ac, 26.17% Impervious, Inflow Depth > 1.06" for 2 Year event
Inflow = 2.91 cfs @ 12.08 hrs, Volume= 0.224 af
Outflow = 2.81 cfs @ 12.11 hrs, Volume= 0.223 af, Atten= 3%, Lag= 1.9 min
Routed to Link AP-1 : Analiysis Point-1

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.04 fps, Min. Travel Time= 1.0 min
Avg. Velocity = 0.79 fps, Avg. Travel Time= 2.7 min

Peak Storage= 183 cf @ 12.10 hrs
Average Depth at Peak Storage= 0.28' , Surface Width= 7.54'
Bank-Full Depth= 2.00' Flow Area= 26.7 sf, Capacity= 196.62 cfs

20.00' x 2.00' deep Parabolic Channel, n= 0.030 Earth, grassed & winding
Length= 128.0' Slope= 0.0156 '/'
Inlet Invert= 273.00', Outlet Invert= 271.00'



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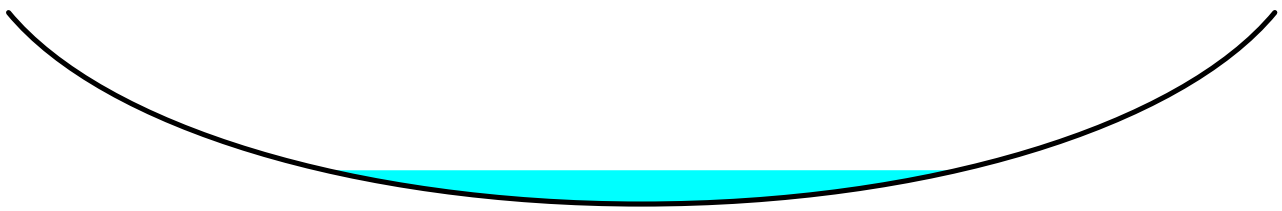
Summary for Reach R-3: Reach 3

Inflow Area = 0.641 ac, 5.30% Impervious, Inflow Depth > 0.76" for 2 Year event
Inflow = 0.53 cfs @ 12.13 hrs, Volume= 0.040 af
Outflow = 0.48 cfs @ 12.25 hrs, Volume= 0.040 af, Atten= 9%, Lag= 7.0 min
Routed to Reach R-1 : Reach 1

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.97 fps, Min. Travel Time= 3.8 min
Avg. Velocity = 0.44 fps, Avg. Travel Time= 8.4 min

Peak Storage= 109 cf @ 12.18 hrs
Average Depth at Peak Storage= 0.18' , Surface Width= 4.21'
Bank-Full Depth= 1.00' Flow Area= 6.7 sf, Capacity= 20.25 cfs

10.00' x 1.00' deep Parabolic Channel, n= 0.035 High grass
Length= 220.0' Slope= 0.0091 '/'
Inlet Invert= 275.00', Outlet Invert= 273.00'



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Summary for Pond P-1: Underdrained Filter

Inflow Area = 1.137 ac, 55.47% Impervious, Inflow Depth > 1.46" for 2 Year event
Inflow = 2.20 cfs @ 12.06 hrs, Volume= 0.138 af
Outflow = 2.17 cfs @ 12.07 hrs, Volume= 0.138 af, Atten= 1%, Lag= 0.5 min
Primary = 2.17 cfs @ 12.07 hrs, Volume= 0.138 af
Routed to Reach R-1 : Reach 1

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 282.02' @ 12.07 hrs Surf.Area= 2,725 sf Storage= 49 cf

Plug-Flow detention time= 0.4 min calculated for 0.138 af (100% of inflow)
Center-of-Mass det. time= 0.3 min (788.0 - 787.7)

Volume	Invert	Avail.Storage	Storage Description
#1	282.00'	17,984 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
282.00	2,714	0	0
283.00	3,338	3,026	3,026
284.00	404	1,871	4,897
285.00	8,440	4,422	9,319
286.00	8,889	8,665	17,984

Device	Routing	Invert	Outlet Devices
#1	Primary	279.00'	**12.0" Round Culvert** L= 108.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 279.00' / 272.50' S= 0.0602 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Primary	282.00'	**2.000 in/hr Exfiltration over Surface area above 282.00'** Excluded Surface area = 2,714 sf
#3	Primary	282.00'	**12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=4.76 cfs @ 12.07 hrs HW=282.02' (Free Discharge)
- **1=Culvert** (Inlet Controls 4.74 cfs @ 6.03 fps)
- **2=Exfiltration** (Exfiltration Controls 0.00 cfs)
- **3=Orifice/Grate** (Weir Controls 0.02 cfs @ 0.43 fps)

Summary for Link AP-1: Analiysis Point-1

Inflow Area = 2.797 ac, 30.98% Impervious, Inflow Depth > 1.14" for 2 Year event
Inflow = 3.29 cfs @ 12.10 hrs, Volume= 0.265 af
Primary = 3.29 cfs @ 12.10 hrs, Volume= 0.265 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10 Year	Type III 24-hr		Default	24.00	1	4.20	2
2	25 Year	Type III 24-hr		Default	24.00	1	5.20	2

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-1: Subcatchment 1 Runoff Area=11,241 sf 78.31% Impervious Runoff Depth>3.23"
Flow Length=370' Tc=2.8 min CN=93 Runoff=1.07 cfs 0.069 af

Subcatchment SC-2A: Subcatchment 2A Runoff Area=49,514 sf 55.47% Impervious Runoff Depth>2.65"
Flow Length=339' Tc=3.9 min CN=87 Runoff=3.92 cfs 0.251 af

Subcatchment SC-2B: Subcatchment 2B Runoff Area=33,189 sf 0.00% Impervious Runoff Depth>1.61"
Flow Length=131' Tc=6.3 min CN=74 Runoff=1.50 cfs 0.102 af

Subcatchment SC-3: Subcatchment 3 Runoff Area=27,905 sf 5.30% Impervious Runoff Depth>1.68"
Flow Length=384' Tc=8.1 min CN=75 Runoff=1.24 cfs 0.090 af

Reach R-1: Reach 1 Avg. Flow Depth=0.39' Max Vel=2.53 fps Inflow=5.85 cfs 0.442 af
n=0.030 L=128.0' S=0.0156 '/' Capacity=196.62 cfs Outflow=5.71 cfs 0.442 af

Reach R-3: Reach 3 Avg. Flow Depth=0.27' Max Vel=1.27 fps Inflow=1.24 cfs 0.090 af
n=0.035 L=220.0' S=0.0091 '/' Capacity=20.25 cfs Outflow=1.17 cfs 0.089 af

Pond P-1: Underdrained Filter Peak Elev=282.03' Storage=87 cf Inflow=3.92 cfs 0.251 af
Outflow=3.87 cfs 0.251 af

Link AP-1: Analiysis Point-1 Inflow=6.48 cfs 0.511 af
Primary=6.48 cfs 0.511 af

Total Runoff Area = 2.797 ac Runoff Volume = 0.512 af Average Runoff Depth = 2.20"
69.02% Pervious = 1.931 ac 30.98% Impervious = 0.867 ac

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-1: Subcatchment 1 Runoff Area=11,241 sf 78.31% Impervious Runoff Depth>4.15"
Flow Length=370' Tc=2.8 min CN=93 Runoff=1.35 cfs 0.089 af

Subcatchment SC-2A: Subcatchment 2A Runoff Area=49,514 sf 55.47% Impervious Runoff Depth>3.54"
Flow Length=339' Tc=3.9 min CN=87 Runoff=5.17 cfs 0.336 af

Subcatchment SC-2B: Subcatchment 2B Runoff Area=33,189 sf 0.00% Impervious Runoff Depth>2.34"
Flow Length=131' Tc=6.3 min CN=74 Runoff=2.19 cfs 0.149 af

Subcatchment SC-3: Subcatchment 3 Runoff Area=27,905 sf 5.30% Impervious Runoff Depth>2.42"
Flow Length=384' Tc=8.1 min CN=75 Runoff=1.80 cfs 0.129 af

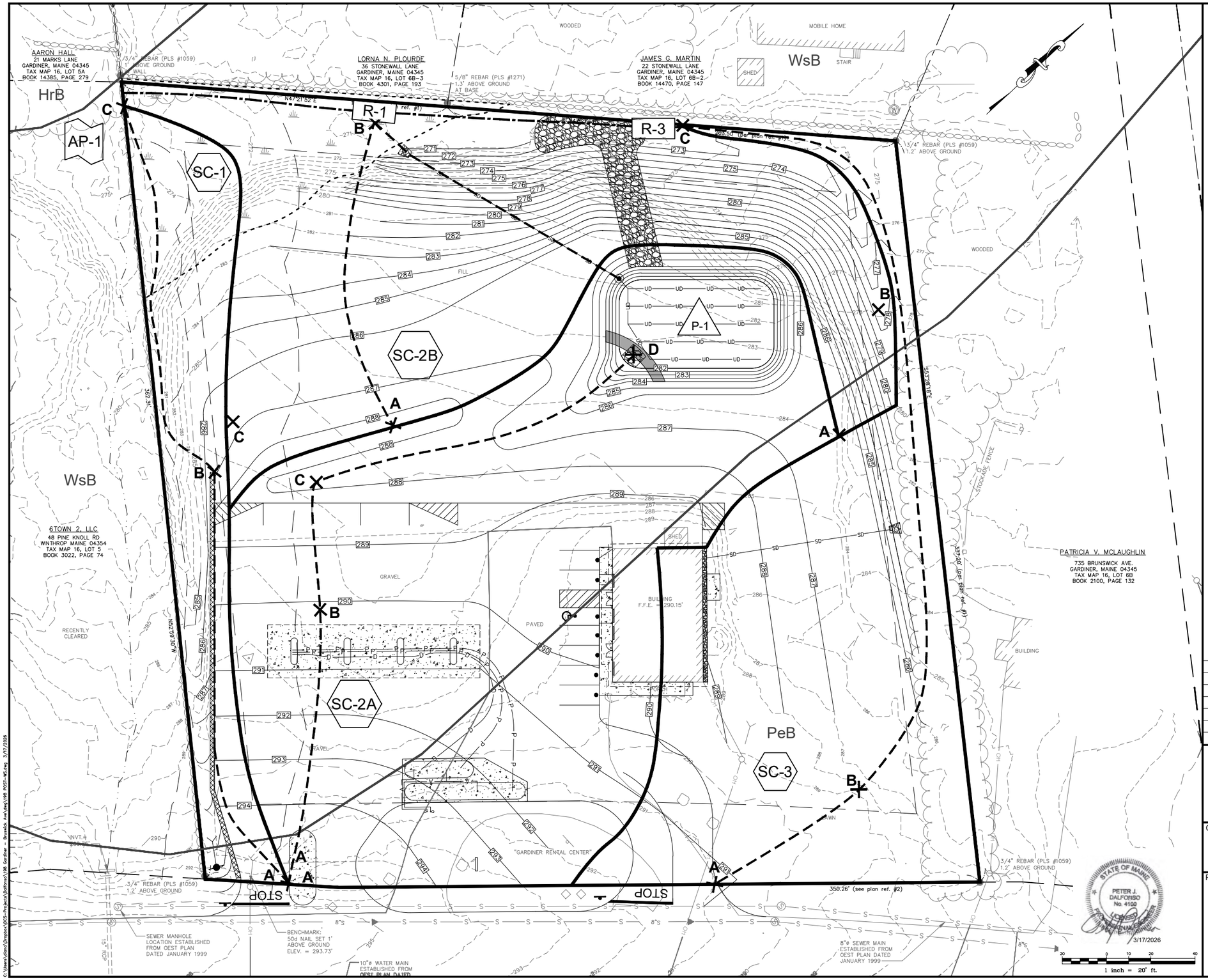
Reach R-1: Reach 1 Avg. Flow Depth=0.46' Max Vel=2.80 fps Inflow=8.24 cfs 0.613 af
n=0.030 L=128.0' S=0.0156 '/' Capacity=196.62 cfs Outflow=7.97 cfs 0.612 af

Reach R-3: Reach 3 Avg. Flow Depth=0.32' Max Vel=1.43 fps Inflow=1.80 cfs 0.129 af
n=0.035 L=220.0' S=0.0091 '/' Capacity=20.25 cfs Outflow=1.69 cfs 0.129 af

Pond P-1: Underdrained Filter Peak Elev=282.05' Storage=129 cf Inflow=5.17 cfs 0.336 af
Outflow=5.02 cfs 0.336 af

Link AP-1: Analiysis Point-1 Inflow=8.95 cfs 0.702 af
Primary=8.95 cfs 0.702 af

Total Runoff Area = 2.797 ac Runoff Volume = 0.703 af Average Runoff Depth = 3.02"
69.02% Pervious = 1.931 ac 30.98% Impervious = 0.867 ac



LEGEND:

- SC-1 — SUBCATCHMENT
- AP-1 — ANALYSIS POINT
- P-1 — POND
- R-1 — REACH
- A — B — TIME OF CONCENTRATION FLOW PATH
- WATERSHED BOUNDARY

SC-1 AREA: 11,241 S.F.
Tc:
A–B SF L=80' S=0.030
B–C SHC L=122' S=0.040
C–D SHC L=168' S=0.083

SC-2 AREA: 49,514 S.F.
Tc:
A–B SF L=123' S=0.040
B–C SHC L=58' S=0.040
C–D SHC L=158' S=0.025

SC-2B AREA: 33,189 S.F.
Tc:
A–B SF L=103' S=0.078
B–C SF L=128' S=0.320

SC-3 AREA: 27,905 S.F.
Tc:
A–B SF L=77' S=0.120
B–C SHC L=307' S=0.046

NOTE:
BASED ON THE USDA MEDIUM INTENSITY SOIL SURVEY FOR KENNEBEC COUNTY, SOILS ON SITE WERE DETERMINED TO BE PAXTON–CARLTON, VERY STONY FINE SANDY LOAM AND WOODBRIDGE, VERY FINE SANDYLOAM. BOTH SOIL TYPES ARE CLASSIFIED AS HYDROLOGIC GROUP C/D.

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
5	3/17/2026	SUBMITTED FOR SITE PLAN REVIEW	DB	PJD
4	3/11/2026	SUBMITTED WITH MEDEP UST REGISTRATION	DB	PJD
3	1/2/2026	REVISED PER MAINEDOT COMMENTS	DB	PJD
2	11/5/2025	ISSUED WITH MAINEDOT APPLICATION	DB	PJD
1	8/5/2025	SUBMITTED FOR SKETCH PLAN REVIEW	DB	PJD

PROPOSED CONDITION DRAINAGE PLAN FUEL STATION AND CONVENIENCE STORE 743 BRUNSWICK AVE. GARDINER, MAINE

Client:
GARDINER GAS, LLC
1 CORDELIA WAY
FALMOUTH, MAINE 04105

Prepared by:

Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

PETER J. DALFONSO No. 4100 — STATE OF MAINE — 3/17/2026

DATE: 4/01/2025
PROJ. #: 198
SCALE: 1"=20'

DP–2

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APPENDIX C

Maintenance Plan for Storm Water Facilities

Stormwater Facilities Maintenance
Gardiner Gas, LLC
743 Brunswick Ave.

Site Inspection and Maintenance During Construction

Weekly inspections, as well as routine inspections following rainfalls, shall be conducted by the Owner on all temporary and permanent erosion control devices until final acceptance of the project (90% 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 cleaned, and repaired as required. Disposal of all temporary erosion control devices shall be the responsibility of the Owner.

Site Inspection and Maintenance Post Construction

The Owner shall be responsible for inspecting and maintaining the underdrained soil filter and drip edge and proper functioning of all stormwater conveyance facilities after the facility is constructed.

Sweeping: Paved areas shall be mechanically swept once per year or more often, as necessary. The first sweeping shall take place after winter sanding operations terminate, (prior to May 1). A second sweeping may occur prior to winter sanding operations to ensure adequate capacity of collection systems.

Ditches/Swales: Open swales and ditches shall be inspected on a quarterly basis or after a major rainfall event to assure that debris or sediments do not reduce the effectiveness of the system. Any sign of erosion or blockage shall be immediately repaired to promote vigorous growth to vegetation for the stability of the structure and proper functioning.

Vegetated Ditches: Vegetative grasses shall be mowed at least monthly during the growing season to a height of not less than 8 inches. Larger brush or trees must not be allowed to become established in the channel. Unless finely mulched, clippings shall be removed to minimize the amount of organic material accumulating in the swales. Any areas where the vegetation fails will be subject to erosion and shall be repaired and revegetated as necessary.

Culverts: If sediment in culverts or piped drainage systems exceeds 20% of the diameter of the pipe, it shall be removed. This may be accomplished by mechanical means or hydraulic flushing. Care shall be taken to prevent the release of the sediments into the downstream receiving areas. All pipes shall be inspected on an annual basis.

Cadtch basins: Catch basins shall be inspected two times per year. If sediment exceeds half the depyh of the sump it should be removed and poperly disposed. Any notceble debris or floatable should be removed once per year. inspected on an annual basis

Rip Rap Ditches and Inlets/Outlets: The ditches and culvert inlets/outlets shall be inspected (flow bypass or undermining) and debris removed, as necessary. Repair any channelization if occurring and remove sediment build-up to ensure storage volume and sheet flow characteristics of the discharge lip. The inspections shall be performed on a semi-annual basis at a minimum.

Underdrained SoilFilter: The underdrained soil filter be inspected as follow:

1. Immediately after construction and at regular intervals afterwards, embankment areas shall be examined for cracks that are produced either by settlement or the beginning of shear slides. These cracks usually appear first at the top of the embankment or in the slope near the top.
2. The side slopes shall be examined regularly for seepage and wet spots, springs, and sand boils, particularly after long rains. Often these are worst just above and below the downstream toe, but sometimes they are discovered at a substantial distance from the embankments.The basin embankments shall be examined for erosion.
3. The elevation and alignment of the top of the embankment shall be measured at intervals of one to two years to check on movement in embankment foundation.
4. Grass on the slopes shall be kept cut short so that it is possible to see any cracks and wet areas that might indicate trouble.
5. Trees and shrubs must be kept from growing in the filter bed and embankment because their roots can open cracks and paths for seepage.
6. Animal burrows shall be filled and riprap and grass replaced where necessary.
7. The filter should be checked quarterly to confirm that it drains completely in 72 hours.

All defects found in inspections must be repaired immediately to prevent progressive deterioration.

Maintenance Documentation: The Stormwater Facilities Inspection Checklist (attached) shall be completed after each inspection.

Stormwater Facilities Inspection Checklist

Facility: **Gardiner Gas, LLC**
Location: **743 Brunswick Ave.**
Town**:** **Gardiner, Maine**

Date:_____

Time: _____

Inspector:_____

Inspection/Maintenance Item	Frequency	Satisfactory/ Unsatisfactory	Maintenance Performed
1. Roads & Driveways			
Sweep paved areas	Annual (Spring)		

Inspection/Maintenance Item	Frequency	Satisfactory/ Unsatisfactory	Maintenance Performed
2. Drain Pipes			
Clear debris	Semi-annual		
Check depth of sediment in sumps	Semi-annual		
Remove accumulated sediment	Annual		

Inspection/Maintenance Item	Frequency	Satisfactory/ Unsatisfactory	Maintenance Performed
3. Rip Rap Inlets/Outlets			
Inspect for bypassing	Semi-annual		
Remove accumulated sediment and debris	Semi-annual		

Inspection/Maintenance Item	Frequency	Satisfactory/ Unsatisfactory	Maintenance Performed
4. Catch Basins			
Inspect	Semi-annual		
Remove floatables and debris	Semi-annual		
Remove accumulated sediment and vegetation	Semi-annual		

Stormwater Facilities Inspection Checklist

Inspection/Maintenance Item	Frequency	Satisfactory/ Unsatisfactory	Maintenance Performed
5. Culverts and Ditches			
Clear water course of debris	Semi-annual		
Check & repair visible erosion control stone	Semi-annual		
Check outlet stream for erosion or flooding	Semi-annual		
Repair/replace erosion control measures, as needed	Semi-annual		

Inspection/Maintenance Item	Frequency	Satisfactory/ Unsatisfactory	Maintenance Performed
6. Underdrained soil filter			
Examine for cracks and settlement	Semi-annual		
Examine for seepage, wet spots, springs, etc	Semi-annual		
Examine internal drains for solid matter	Semi-annual		
Examine berms for wave cutting	Semi-annual		
Check embankments for erosion	Semi-annual		
Measure elevation of the berm for settlement	2 Years		
Mow the grass inside the filter	Semi-annual		
Check to ensure filter drains within 72 hours	Semi-annual		
Examine basin for animal burrows	Annual		

Additional Comments: _____

_____

_____

_____

_____

AUTHORIZED FACILITY PERSONNEL SIGNATURE: _____

DATE: _____

200 feet Abutters List Report

Gardiner, ME
March 27, 2026

Subject Property:

Parcel Number:	016006A	Mailing Address:	GARDINER GAS LLC
CAMA Number:	016006A		2 TREVINO CIR
Property Address:	743 BRUNSWICK AV		ANDOVER, MA 01810

Abutters:

Parcel Number:	016005	Mailing Address:	G TOWN 2 LLC
CAMA Number:	016005		48 PINE KNOLL RD
Property Address:	1 MARKS LN		WINTHROP, ME 04364
Parcel Number:	016005A	Mailing Address:	HALL AARON HALL JOSIE ANN
CAMA Number:	016005A		21 MARKS LN
Property Address:	21 MARKS LN		GARDINER, ME 04345
Parcel Number:	016006	Mailing Address:	GRAND FALLS MORTGAGE CORP
CAMA Number:	016006		133 BIRCH DR
Property Address:	BRUNSWICK AV		POLAND SPRING, ME 04274
Parcel Number:	016006B	Mailing Address:	MCLAUGHLIN PATRICIA V
CAMA Number:	016006B		735 BRUNSWICK AV
Property Address:	735 BRUNSWICK AV		GARDINER, ME 04345-9721
Parcel Number:	016006B002	Mailing Address:	MARTIN JAIME G
CAMA Number:	016006B002		22 STONEWALL LN
Property Address:	22 STONEWALL LN		GARDINER, ME 04345
Parcel Number:	016006B003	Mailing Address:	PLOURDE LORNA N
CAMA Number:	016006B003		36 STONEWALL LN
Property Address:	36 STONEWALL LN		GARDINER, ME 04345
Parcel Number:	016006B005	Mailing Address:	MCGLINN ROWENA A
CAMA Number:	016006B005		27 STONEWALL LN
Property Address:	27 STONEWALL LN		GARDINER, ME 04345
Parcel Number:	016006D	Mailing Address:	CREAMER CORY M SR CREAMER
CAMA Number:	016006D		ANDREA M
Property Address:	725 BRUNSWICK AV		725 BRUNSWICK AV
			GARDINER, ME 04345
Parcel Number:	016022	Mailing Address:	SHOREY ERIC L
CAMA Number:	016022		742 BRUNSWICK AV
Property Address:	742 BRUNSWICK AV		GARDINER, ME 04345
Parcel Number:	016023	Mailing Address:	CLOUTIER NORMAN
CAMA Number:	016023		748 BRUNSWICK AV
Property Address:	748 BRUNSWICK AV		GARDINER, ME 04345

200 feet Abutters List Report

Gardiner, ME
March 27, 2026

Parcel Number:	016024	Mailing Address:	PELLETIER DANIEL J PELLETIER CHRISTOPHER J 752 BRUNSWICK AV GARDINER, ME 04345
CAMA Number:	016024		
Property Address:	752 BRUNSWICK AV		
Parcel Number:	016025A	Mailing Address:	FESSENKO YANA 758 BRUNSWICK AV GARDINER, ME 04345
CAMA Number:	016025A		
Property Address:	758 BRUNSWICK AV		