



City of Gardiner
Site Plan Review Application

Project Name: Relc, LLC Project Cost: \$500,000

Date of submission: May 8, 2026 Received by: _____ Fees: \$250

A complete written description of the proposed project including all other local, state and federal permits required for the project. Relc, LLC, herein called the applicant owns two parcels of land identified as Lots 8 & 9 in the Libby Hill Business Park in Gardiner, Maine. The applicant is proposing to erect a 60' by 120' manufacturing building and a 60' by 60' maintenance building with associated impervious areas located at the end of Enterprise Avenue in the Libby Hill Business Park. A transfer application & MCGP application will be needed from the DEP.

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

1. General Information:

Name of Property Owner: Relc, LLC

Address: 30 East Coxon Road Brunswick, ME 04011

Phone/Fax No: 269-319-9406

Applicant/Agent Name: Relc, LLC

Address: 30 East Coxon Road Brunswick, ME 04011

Phone/Fax No: 269-319-9406

Design Consultant(s): ☒ Surveyor ☒ Engineer Architect Planner

Name: E.S. Coffin Engineering & Surveying (c/o Jim Coffin)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No 207-623-9475(p) / 207-623-0016(f)

Name: James Coffin (PE #8500)

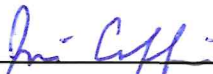
Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No: 207-623-9475/207-623-0016

Name: Kane Coffin (PLS #1292)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No: 207-623-9475/207-623-0016

Signature:  Date: May 12, 2026

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 surface water is directed in an east-west direction towards Pond #10 near the end of Enterprise Avenue. Lots 8 & 9 have an allowable impervious area of 3.84 and 1.44 acres (5.28 acres total) as shown on the Phase I Overall Plan by Oest Associates, Inc. The total impervious area after this project has been constructed will be 0.98 acres. All lots in the LHBP have been pre-designed for stormwater with wet ponds or buffers for Phase II and detention ponds for Phase I.
 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;
These elements can be found on the site plan (C-1).
 4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;
These elements can be found on the site plan (C-1) and detail sheets.
 5. The proposed flow of vehicular and pedestrian traffic into and through the property;
Very few lots in the Libby Hill Business Park allow pedestrian traffic through their site. In addition, there aren't any sidewalks along any of the roads in the park. Vehicles will enter the site from Enterprise Avenue and go in a counter clockwise direction around the proposed building as shown on the site plan (C-1).
 6. The location and details for any signs proposed to be install or altered;
The applicant is proposing to erect a new sign along Enterprise Avenue as shown on the Site Plan (C-1).
 7. The location and details for any exterior lighting proposed to be installed or altered;
All exterior lights will be wall packs (dark sky) that are attached to the building and a detail is included with this submission.
 8. Provisions for landscaping and buffering; and
The project is required to implement a partial screen along Enterprise Avenue and along the rear and side property lines.
 9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.
No other information is included at this time.
- c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal.
E.S. Coffin Engineering & Surveying will obtain all required permits needed.

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;

The applicant has provided building renderings for the two buildings and the structural drawings for the proposed manufacturing building with the submission.

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;

David Allen (MDOT) has stated that once the left-hand turn lane was installed along Enterprise Avenue that the conditions of the turning movement permit have been met and no further traffic mitigation is required within the subdivision. We have included a traffic report to show that there are 9.6 peak hour trips associated with this development.

An erosion and sedimentation control plan; and

The erosion and sedimentation control plan can be found on Sheet C-2.

6.5.1 Review Criteria for All Applications

Applicant shall provide information that demonstrates that the proposed use or uses meets the Review Criteria listed below:

- 6.5.1.1 The application is complete and the review fee has been paid.
The application is complete and the Site Plan Review fee of \$250.00 has been submitted.
- 6.5.1.2 The proposal conforms to all applicable provisions of the Ordinance.
The project conforms to all applicable provisions of the LUO.
- 6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.
The application contains all pertinent erosion and sediment control devices needed for the project. The runoff flows to the detention pond along the east side of the property, which provides treatment as shown on the Phase I Lotting Plan of the Libby Hill Business Park.
- 6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.
Public sewer is available for the project and all wastewater associated with the bathrooms, break room, etc. will be sent to the sewer system under Enterprise Avenue. A letter has been sent to Chuck Applebee of the Gardiner Sewage District asking if District has sufficient capacity to serve the proposed building. A dumpster enclosure is shown on the Site Plan (C-1) that will provide adequate disposal of solid wastes.
- 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.
Letters have been received from the Maine Historical Preservation Committee (MHPC) and the Maine Department of Agriculture, Conservation & Forestry (MNAP).
- 6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.
There are no wetlands or streams on the parcel and this section is not applicable.
- 6.5.1.7 The proposal will provide for adequate storm water management.
Lot 8 has an allowable impervious area of 3.84 acres and lot 9 1.44 acres per the Phase I Overall Plan. The total impervious area after this project has been constructed will be 0.98 acres. All lots in the LHBP have been pre-designed for stormwater with wet ponds or buffers for Phase II and detention ponds for Phase I.
- 6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.
The project is not within Shoreland Zoning and this section is not applicable.
- 6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.
The project is not within the 100-year flood elevation per the FIRM Map and this section is not applicable.
- 6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.
A letter has been sent to Zach Lovely of the Gardiner Water District asking if the Gardiner Water District has sufficient water capacity for the proposed project.
- 6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.
The project will connect to public water on Industrial Drive for domestic water service and a letter has been sent to Zach Lovely of the Gardiner Water District asking if the Gardiner Water District has sufficient water capacity for the proposed project. Groundwater quality and quantity will not be adversely affected with the proposed project.

6.5.2 Additional Site Plan Review Criteria

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

- 6.5.2.1.** The proposal will be sensitive to the character of the site, neighborhood and the district in which it is located including conformance to any zoning district specific design standards;
The parcel is surrounded by other commercial/industrial parcels in the Libby Hill Business Park. There are no design standards in the PIC District.
- 6.5.2.2** The proposal shall not have an adverse impact upon neighboring properties.
There are residential properties that abut the parcel along the east property line, but the nearest home is over 650' from the proposed development. The proposed building will not be visible from any residential abutter with the large stand of trees being left on the parcel. Dust will be controlled during construction by using water or calcium chloride. The project will not have an adverse impact on neighboring properties.
- 6.5.2.3** The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses.
The project is required to implement a partial screen along Enterprise Avenue and a portion of the west property line. A full screen is required along any property line that abuts a residential lot, which is the case along the east and north property lines. However, there is a large stand of trees already in place in these areas and screening is not needed.
- 6.5.2.4** The building site and roadway design shall 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.
There will be one proposed driveway into and out of the site from Enterprise Avenue. The proposed building is at an elevation (281.00') where the building finish floor elevation is one foot lower than the grade along Enterprise Avenue. The site has been graded to send runoff away from the building in all directions and the cuts/fills have been minimized as much as possible with the existing topography of the parcel.
- 6.5.2.5** The proposal shall 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 proposed building is situated on the most desirable location on lot #8 and #9 considering slopes and bedrock locations. The development will not impact any wetlands. Letters have been received from the Maine Historical Preservation Committee and the Maine Natural Areas Program (MNAP).
- 6.5.2.6** The proposal shall provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. The system shall connect building entrances/exits with the parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project.
There are not any sidewalks on Enterprise Avenue nor along any road within the LHBP. The general public can drive into the site, find a parking space and enter through the office area. It doesn't make sense for any pedestrian access to occur other than the sidewalks abutting the parking areas.
- 6.5.2.7** In urban and built-up areas, buildings shall be placed closer to the road in conformance with setback requirements and parking areas shall be located at the side or rear. In rural or sparsely built areas, buildings shall be set well back from the road to respect the rural character of the area. Front parking areas shall be landscaped to reflect the rural area.
The proposed building is situated on site so tractor trailer trucks can adequately maneuver in and around the proposed building. There is parking along the east side of the building with a space to accommodate handicap parking. There is not any "Rural

Additional Information Required:

In regard to the General Performance Standards in Section 8 of the LUO:

8.7 Exterior Lighting:

Wall-packs are depicted on the site plan and cut sheets of these fixtures are included with this submission. All of the fixtures will be shielded so that light shines in a downward direction.

Electricity will be brought underground from a pole along Enterprise Avenue to a new pole on site and then run underground to the south side of the new building.

8.8 Noise:

The only significant noises generated from the operation will be during construction activities.

8.11 Bufferyard & Screening Standards:

The project is required to implement a partial screen along Enterprise Avenue and the west property line. A full screen is required along any property line that abuts a residential lot, which is the case along the east and north property lines. However, there is a large stand of trees already in place in these areas and screening is not needed.

In regard to Environmental Performance Standards in Section 9 of the LUO:

9.1 Air Quality:

Dust will be controlled during construction and will be implemented by applying calcium chloride and water as needed.

9.2 Water Quality:

All of the stormwater runoff will be sent towards Pond #10 along the east side of the property as shown on the attached site plan.

9.4 Water Bodies:

There aren't any wetlands on the property and the only water body is the existing detention pond located along the east side of the property.

9.7.2 Public Sewer:

Sewer will connect to the manhole located on Enterprise Avenue and all sewer wastes will be sent into it from the proposed building. A letter has been received from Chuck Applebee verifying that there is enough capacity for the project.

In regard to Special Activity Performance Standards in Section 10 of the LUO:

10.24.5.7.2 Free Standing Signs:

The applicant is proposing to erect a new sign adjacent to the entrance along Enterprise Avenue as shown on the Site Plan (C-1).

April 2nd, 2026

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

Subject: Agent Authorization
Lots 8 & 9 LHBP
Gardiner, Maine

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as my agent in submitting applications and answering questions regarding our planning board application to the City of Gardiner and any DEP permit applications required for the proposed project located on lots 8 & 9 in the Libby Hill Business Park in Gardiner.

Sincerely,

DocuSigned by:

95BBD8B0E754479...

Elijah Pierucki, developer



OPR BK 15650PGS 165-167 03/02/2026 10:21:12

INSTR # 2026003890

OF PAGES 3

ATTEST: MATTHEW BOUCHER

REGISTER OF DEEDS

KENNEBEC COUNTY, ME

MUNICIPAL QUITCLAIM DEED WITHOUT COVENANTS

DLN: _____

TRANSFER TAX PAID

The CITY OF GARDINER, a body corporate located in Gardiner, Kennebec County, Maine, for consideration paid, release to RELLC, LLC, a Maine limited liability company, having a mailing address of 30 East Coxon Road, Brunswick, ME 04011, all its rights, title and interest in and to certain lots or parcels of land in Gardiner, Kennebec County, Maine, being further bounded and described as follows:

Certain lots or parcels of land, together with any buildings thereon, situated in Gardiner, County of Kennebec and State of Maine, described as follows:

Lot number 8 containing 6.4 acres and Lot number 9 containing 2.4 acres as shown on drawings number Sheet 2 of plans entitled "Amended Subdivision Plan, Libby Hill Business Park" prepared by OEST Associates, Inc. dated August 1998 and last revised September 3, 1999, signed by the Gardiner Planning Board September 16, 1999, and recorded at the Kennebec County Registry of Deeds on September 27, 1999 in Book E99, Page 176 and Page 177.

Subject to the following:

A. Terms and conditions set forth in a Maine Department of Environmental Protection permit dated May 17, 1999, and recorded in said Registry in Book 5960, Page 26;

B. Terms and conditions of the Site Location of Development approval L-19861-39-A-N/L - 19861-T3-B-N by Maine Department of Environmental Protection Findings of Fact and Order, dated May 19, 1999, and recorded in said Registry in Book 5960, Page 31, which shall be binding upon the Grantee, its heirs and assigns and shall be included by reference in all future conveyances, as modified by the Order dated October 1, 1999, and recorded in said Registry in Book 6075, Page 203, and revised by the Order dated February 15, 2008 and recorded in said Registry in Book 9654, Page 210;

C. Terms, condition, rights and easements set forth in the deed from the City of Gardiner to the Gardiner Water District, dated January 3, 2001, and recorded in said Registry in Book 6378, Page 22;

D. Terms and conditions of the Maine Department of Environmental Protection Findings of Fact and Order related to the creation of Phase II of the Libby

Hill Business Park, dated March 11, 2008 and recorded in said Registry in Book 9680, Page 276, as affected by the Condition Compliance dated November 4, 2008 and recorded in said Registry in Book 9913, Page 14, and as modified by the Minor Revision Findings of Fact and Order dated February 2, 2009 and recorded in said Registry in Book 9989, Page 46;

E. The provisions of the Declaration of Covenants and Restrictions of the Libby Hill Business Park dated April 11, 2008, and recorded in said Registry in Book 9733, Page 247 and the Declaration of Covenants and Restrictions of the Libby Hill Business Park dated October 27, 2014, and recorded in said Registry in Book 11837, Page 2; and

F. Terms, condition, rights and easements appearing on the said subdivision plans and the plan entitled, "Overall Buffer Plan Libby Hill Business Park Phase 2," prepared by Milone and MacBroom, Inc., dated April 3, 2008, and recorded in said Registry in Book 2008, Page 111.

Also SUBJECT TO the following which shall run with and bind the above-described parcel; RELLC, LLC ("Grantee") and its successors and assigns shall be subject to the same:

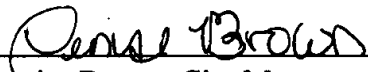
Within twenty-four (24) months from the date of this deed ("Completion Deadline"). Grantee shall cause to be constructed upon either Lot 8 or 9, or both, at least one commercial building with a minimum square footage of 10,000 square feet (the "Facility"). Construction of the Facility shall be pursuant to duly-issued City of Gardiner permits in compliance with all zoning requirements, building codes, approved site plans and the Libby Hill Business Park covenants and restrictions.

Upon completion of the Facility, Grantor, upon Grantee's request, shall execute a release, in recordable form, evidencing termination of this covenant. In the event Grantee has not completed the Facility by the Completion Deadline, then Grantee agrees to make a payment in lieu of taxes as if a commercial building with an assessed value of at least \$500,000.00 had been completed. Such payment shall be calculated by multiplying the then current mil rate per \$1,000.00 of the said \$500,000.00 minimum valuation. Such payment shall only be required until Grantee completes the Facility as set forth herein.

Meaning and intending to convey a part of the premises conveyed to the City of Gardiner by deed from the Gardiner Board of Trade dated December 13, 1995, and recorded in said Registry in Book 5034, Page 273. Reference is also made to the Release Deed from the City of Gardiner to the City of Gardiner, dated September 8, 2025, and recorded in said Registry in Book 15491, Page 157.

IN WITNESS WHEREOF, the said City of Gardiner has caused this instrument to be signed and sealed by its undersigned City Manager, duly authorized, this 27th day of February, 2026.

CITY OF GARDINER



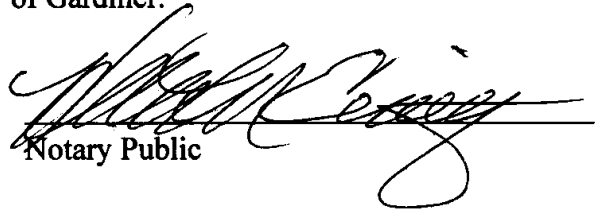
Denise Brown, City Manager
Duly Authorized

STATE OF MAINE

Kennebec County

February 27, 2026

Personally appeared the above-named Denise Brown, City Manager of the City of Gardiner, and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said City of Gardiner.



Notary Public

Print or Type Name as Signed



HELEN M ENRIQUEZ
Notary Public - State of Maine
My Comm. Expires Nov. 29, 2030

Revision to an Approved Subdivision Plan Application

Subdivision Name: Libby Hill Business Park Date Approved: 9/16/99

Subdivision Plan No and Date Filed at the Registry of Deeds Kennebec County: Bk 1999-Pg 46 Date: 9/27/99

Date of Submission: May 12, 2026 Received by: _____

Proposal – Describe and attach plan:

Relic, LLC, herein called the applicant owns two parcels of land identified as Lots 8 & 9 in the Libby Hill Business Park in Gardiner, Maine. The applicant is proposing to eliminate the common boundary line between the two parcels and combine them into one parcel to be able to install a 60' by 60' maintenance building as shown on the site plan by E.S. Coffin Engineering & Surveying.

General Information:

Name of Property Owner: Relic, LLC

Address: 30 East Coxon Road Brunswick, ME 04011

Phone/Fax No: 269-319-9406

Applicant Name: Relic, LLC

Address: 30 East Coxon Road Brunswick, ME 04011

Phone/Fax No: 269-319-9406

Design Consultant(s): ☒ Surveyor ☒ Engineer Architect Planner

Name: E.S. Coffin Engineering & Surveying (c/o Jim Coffin)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No 207-623-9475(p) / 207-623-0016(f)

Name: James Coffin (PE #8500)

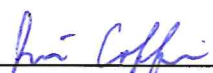
Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No: 207-623-9475/207-623-0016

Name: Kane Coffin (PLS #1292)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No: 207-623-9475/207-623-0016

Signature:  Date: May 12, 2026

Property Information:

City Tax Map: 7 Lot(s): 18-(A-8 & A-9) Zoning District(s): Planned Industrial Commercial

Deed Reference(s): Book: 15560 Page: 165 Book: Page:

Flood Zone: Yes ☒ No Shoreland Zone: Yes ☒ No

Frontage: Road: 790' Shore: N/A Property Size: 6.4 & 2.4 278,840 & 104,540
(Acres) (Sq. Ft.)

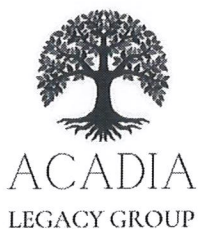
Revision to Approved Plan Requirements

14.5.9 Revisions to Approved Plans

14.5.9.1 An application for a revision to a previously approved plan which involves a modification to a condition imposed by the Planning Board; the addition of new units; the addition of new lots; or an expansion of the subdivision, shall be classified as a major or minor subdivision in accordance with **14.5.8.2.5**.

14.5.9.2. Following the classification of the application as a major or minor subdivision, the review of the application and the required submissions shall be based on the respective requirements. The applicant may request a waiver from any of the submission requirements that are not applicable to the revised plan.

14.5.9.3 The Planning Board's scope of review shall be limited to those portions of the plan which are proposed to be revised or that are adversely impacted by the proposed revision. In reviewing the revised plan, the Board may find that some of the standards of **14.4** are not applicable due to the nature or geographic scope of the revision.



P: 515.419.3906

E: scott@acadialelegacygroup.com

A: 1820 NW 118th St, Ste 110,

Clive, IA 50325

April 14, 2026

Re: Proof of Funds for RELLC, LLC, Elijah Pierucki, and John Newlin

Dear Sir/Madam:

Our firm has a long-standing relationship with John B. Newlin and Elijah Pierucki as well as their company RELLC, LLC. We currently manage significant investment assets for them and understand they are planning to construct a building on Lots 8 & 9 on Enterprise Avenue of the Libby Hill Business Park in Gardiner, Maine. I am writing to attest that they have access to more than sufficient investment assets for this construction project.

If you should need additional information, please contact me at scott@acadialelegacygroup.com or 515.419.3906.

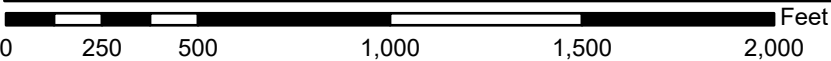
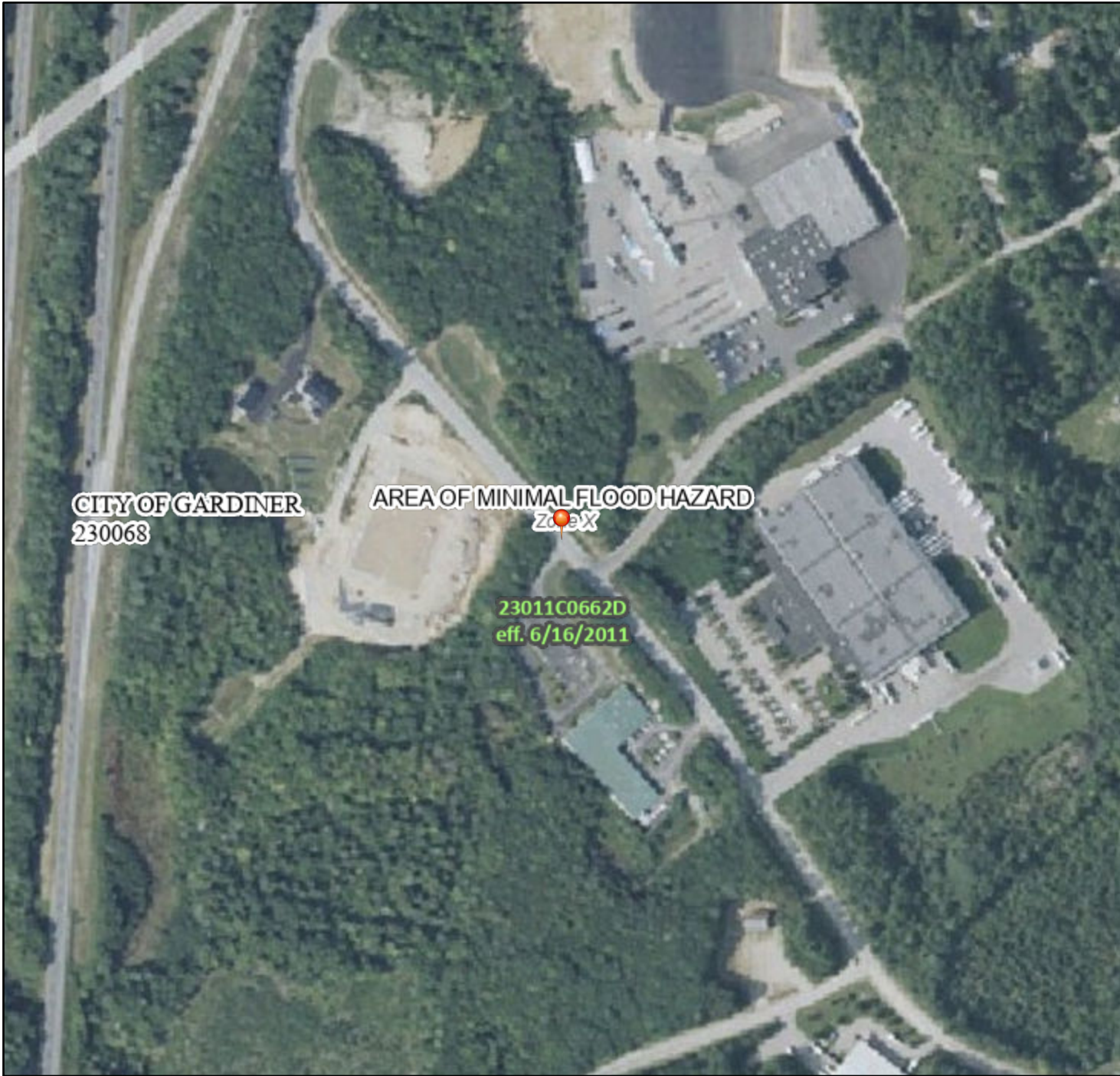
Sincerely,

Scott Snyder, CFA, CFP®, CIMA, JD
Founder

National Flood Hazard Layer FIRMMette



69°50'3"W 44°10'45"N



1:6,000

69°49'26"W 44°10'19"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

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



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/16/2026 at 11:36 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Soil Map—Kennebec County, Maine



Soil Map may not be valid at this scale.

Map Scale: 1:2,700 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/12/2026
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Kennebec County, Maine

Survey Area Data: Version 24, Aug 29, 2025

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	3.6	21.3%
PdB	Paxton-Charlton fine sandy loams, 3 to 8 percent slopes	1.8	11.0%
PeB	Paxton-Charlton very stony fine sandy loams, 3 to 8 percent slopes	7.8	46.6%
PeC	Paxton-Charlton very stony fine sandy loams, 8 to 15 percent slopes	1.7	10.4%
WsB	Woodbridge very stony fine sandy loam, 3 to 8 percent slopes	1.8	10.8%
Totals for Area of Interest		16.7	100.0%

PHOTOGRAPHS

Client Name:

Relc, LLC

Project No.

26-008

Photo No. 1

Date: 2-10-2026

Site Location:

Lots 8 & 9
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken near the end of Enterprise Avenue looking east at the end of the road.

**Photo No. 2**

Date: 2-10-2026

Site Location:

Lots 8 & 9
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken at the end of Enterprise Avenue looking north at the pond on Lot 9.



PHOTOGRAPHS

Client Name:

Relc, LLC

Project No.

26-008

Photo No. 3

Date: 2-10-2026

Site Location:

Lots 8 & 9
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from the end of Enterprise Avenue looking north at the road and the site is on the right side.

**Photo No. 4**

Date: 2-10-2026

Site Location:

Lots 8 & 9
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from Enterprise Avenue looking west at Dennis Lubricant's building on Lots 10 & 11.



PHOTOGRAPHS

Client Name:

Relc, LLC

Project No.

26-008

Photo No. 5

Date: 2-10-2026

Site Location:

Lots 8 & 9
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from
Enterprise Avenue
looking south at Dennis
Lubricant's building on
Lots 10 & 11.

**Photo No. 6**

Date: 2-10-2026

Site Location:

Lots 8 & 9
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from Pine
State's Driveway
looking north at their
building on Lot 5.



PHOTOGRAPHS

Client Name:

Relc, LLC

Project No.

26-008

Photo No. 7

Date: 2-10-2026

Site Location:

Lots 8 & 9
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from Pine State's Driveway looking north at their building on Lot 5.

**Photo No. 8**

Date: 2-10-2026

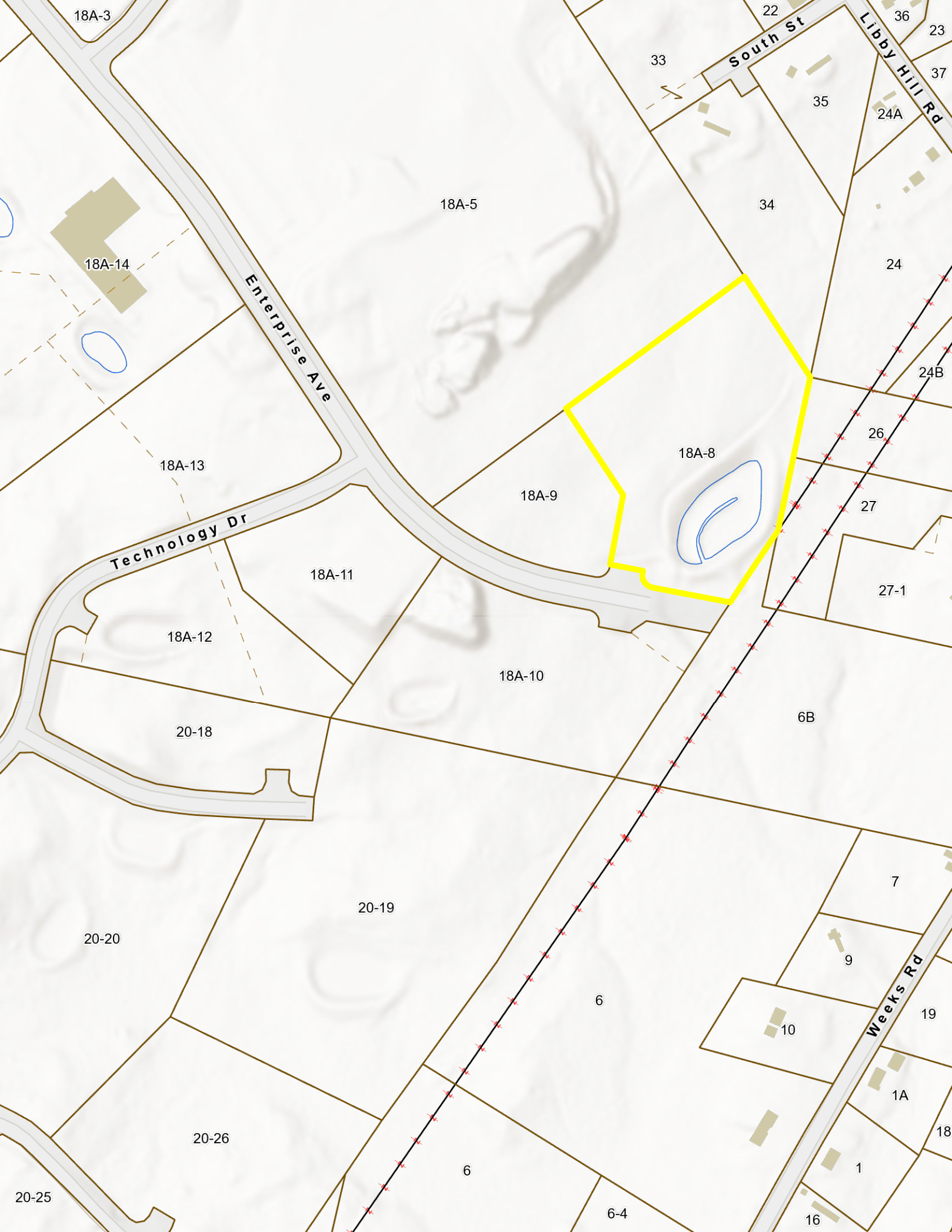
Site Location:

Lots 8 & 9
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from Innovation Way looking north at MCR Lab's building on Lot 13.







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



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



May 7th, 2026

City of Gardiner
Ms. Debbie Willis, Planning Board Chairwoman
6 Church Street
Gardiner, Maine 04345

Subject: Stormwater Report
Rellc, LLC
Lots 8 & 9 LHBP

Dear Ms. Willis,

I have reviewed the plans for lots #8 & 9 in the Libby Hill Business Park in Gardiner completed by Oest Associates dated August 1998. The entire Phase I subdivision has been pre-engineered for a certain amount of impervious area for each parcel. Detention ponds have been built at various locations throughout the subdivision and each pond can handle a certain amount of stormwater. Prior to 2005 the DEP standard only required stormwater quantity and after 2005 the standard dealt with stormwater quality.

The key for any project is designing the building so that the finish floor is high enough to allow positive drainage to the pond. This would include the footing drains as well. Because the parcel is already fully engineered for stormwater it is not necessary to provide calculations. Lots #8 & 9 have been designed to have a total impervious area of 5.28-acres and the actual impervious area will be 0.98-acres. This parcel flows south to Pond 10 as shown on the Overall Plan by Oest Associates, which is included with this submission. Therefore lots #8 & 9 comply with the stormwater standards and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully submitted,

James E. Coffin, PE

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



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

May 7th, 2026

City of Gardiner
Ms. Debbie Willis, Planning Board Chairwoman
Gardiner City Hall
6 Church Street
Gardiner, Maine 04345

Subject: Relic, LLC
Traffic Report

Dear Ms. Willis,

Relic, LLC, herein called the applicant owns two parcels of land identified as Lots 8 & 9 in the Libby Hill Business Park in Gardiner, Maine. The applicant is proposing to erect a 60' by 120' manufacturing building and a 60' by 60' maintenance building with associated impervious areas located at the end of Enterprise Drive in the Libby Hill Business Park.

The applicant employs a total of 20 employees and the hours of operation will be 7 am to 5 pm Monday thru Friday with the possibility of a second shift in the future. The operation involves assembling house packages with the manufacturing of wall panels for the homes.

There is a "Manufacturing" section for the office building in the 8th Edition of the Institute of Transportation Engineers (ITE) Manual that is described as a facility primarily devoted to the conversion of raw materials or parts into finished products. The peak hour trips generated are calculated from the ITE Manual (8th addition) under "Manufacturing" and are shown below:

Based on Building Size (7,200 sf):

AM Peak Hour Rate = 0.78

$(7,200 \text{ sf} / 1,000 \text{ sf}) \times 0.78 = 5.6$ peak hour trips.

PM Peak Hour Rate = 0.75

$(7,200 \text{ sf} / 1,000 \text{ sf}) \times 0.75 = 5.4$ peak hour trips.

Maximum Peak Hour Trips = 5.6 (AM)

Based on Employees (20):

AM Peak Hour Rate = 0.39

20 employees x 0.39 = 7.8 peak hour trips.

PM Peak Hour Rate = 0.40

20 employees x 0.40 = 8.0 peak hour trips.

Maximum Peak Hour Trips = 8.0 (PM)

There is a "Warehousing" section for the office building in the 8th Edition of the Institute of Transportation Engineers (ITE) Manual that is described as a facility primarily devoted to the storage of materials. The peak hour trips generated are calculated from the ITE Manual (8th addition) under "Manufacturing" and are shown below:

Based on Building Size (3,600 sf):

AM Peak Hour Rate = 0.42

(3,600 sf/1,000 sf) x 0.42 = 1.5 peak hour trips.

PM Peak Hour Rate = 0.45

(3,600 sf/1,000 sf) x 0.45 = 1.6 peak hour trips.

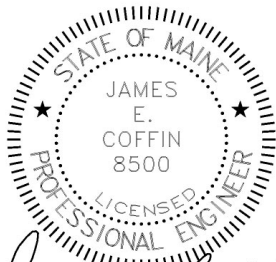
Maximum Peak Hour Trips = 1.6 (PM)

The maximum generator based on the number of employees occurs during the PM peak hour (8.0 + 1.6) = **9.6 peak hour trips** for the proposed project. The Libby Hill Business Park already has a turning movement permit from the MDOT in place and the DOT has issued a statement that once the left-hand turn lane was installed along Enterprise Drive that the conditions of this permit have been met. The project will not cause unreasonable public road congestion and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,



James E. Coffin, PE



Manufacturing (140)

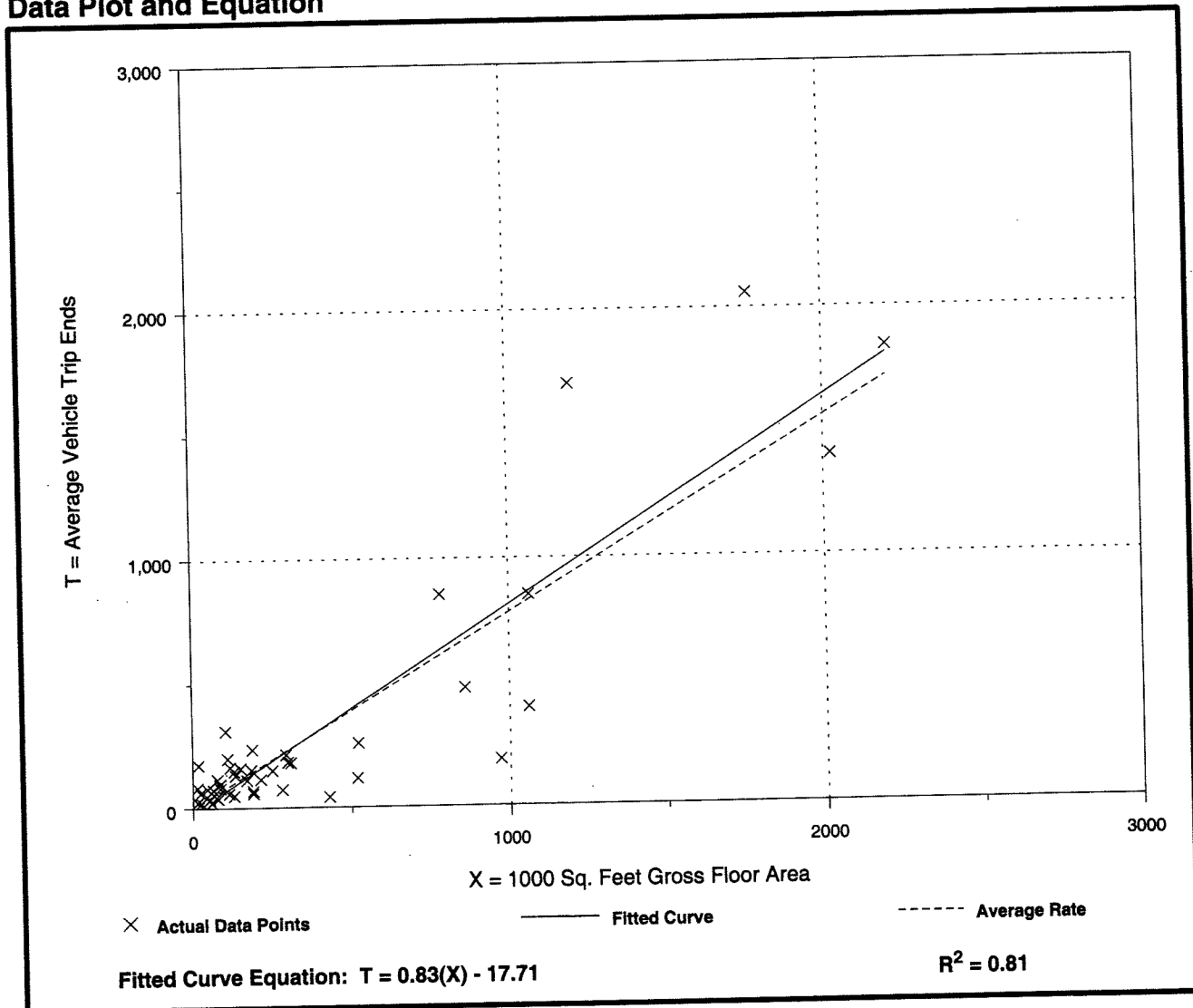
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 50
Average 1000 Sq. Feet GFA: 370
Directional Distribution: 68% entering, 32% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.78	0.10 - 8.75	1.01

Data Plot and Equation



Manufacturing (140)

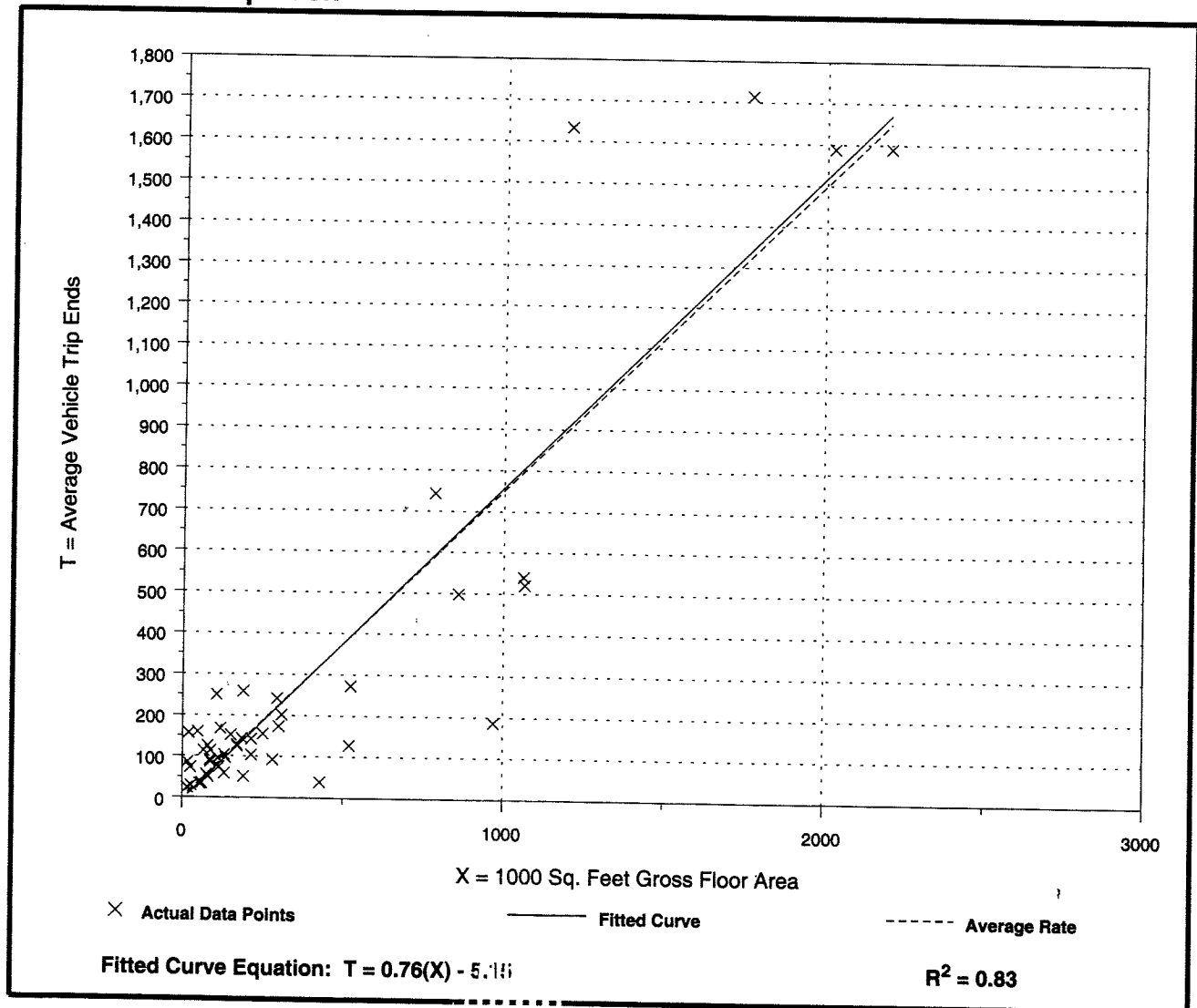
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 50
Average 1000 Sq. Feet GFA: 370
Directional Distribution: 52% entering, 48% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.75	0.09 - 7.85	0.98

Data Plot and Equation



Manufacturing (140)

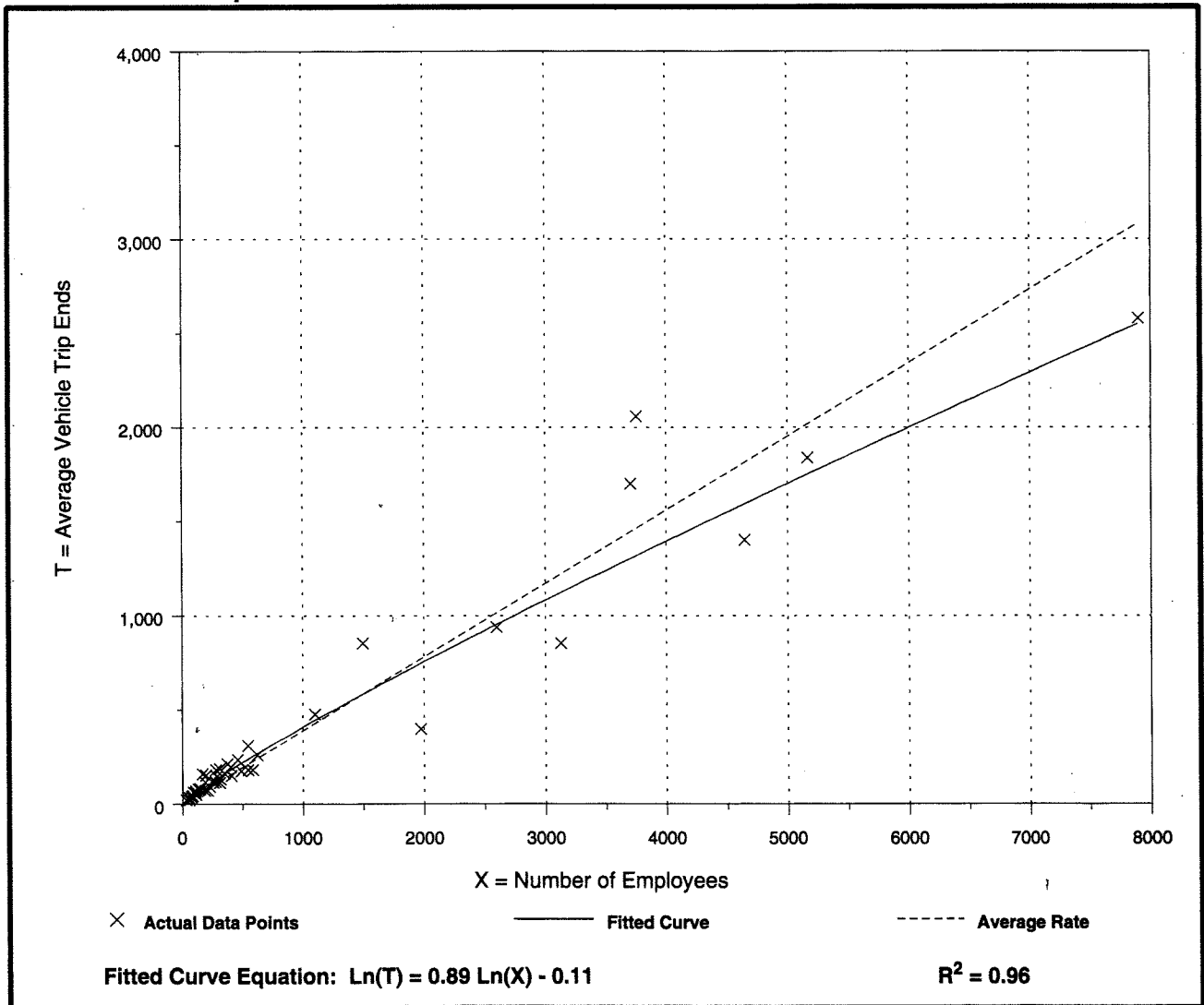
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 52
 Avg. Number of Employees: 881
 Directional Distribution: 80% entering, 20% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.39	0.20 - 0.94	0.64

Data Plot and Equation



Manufacturing (140)

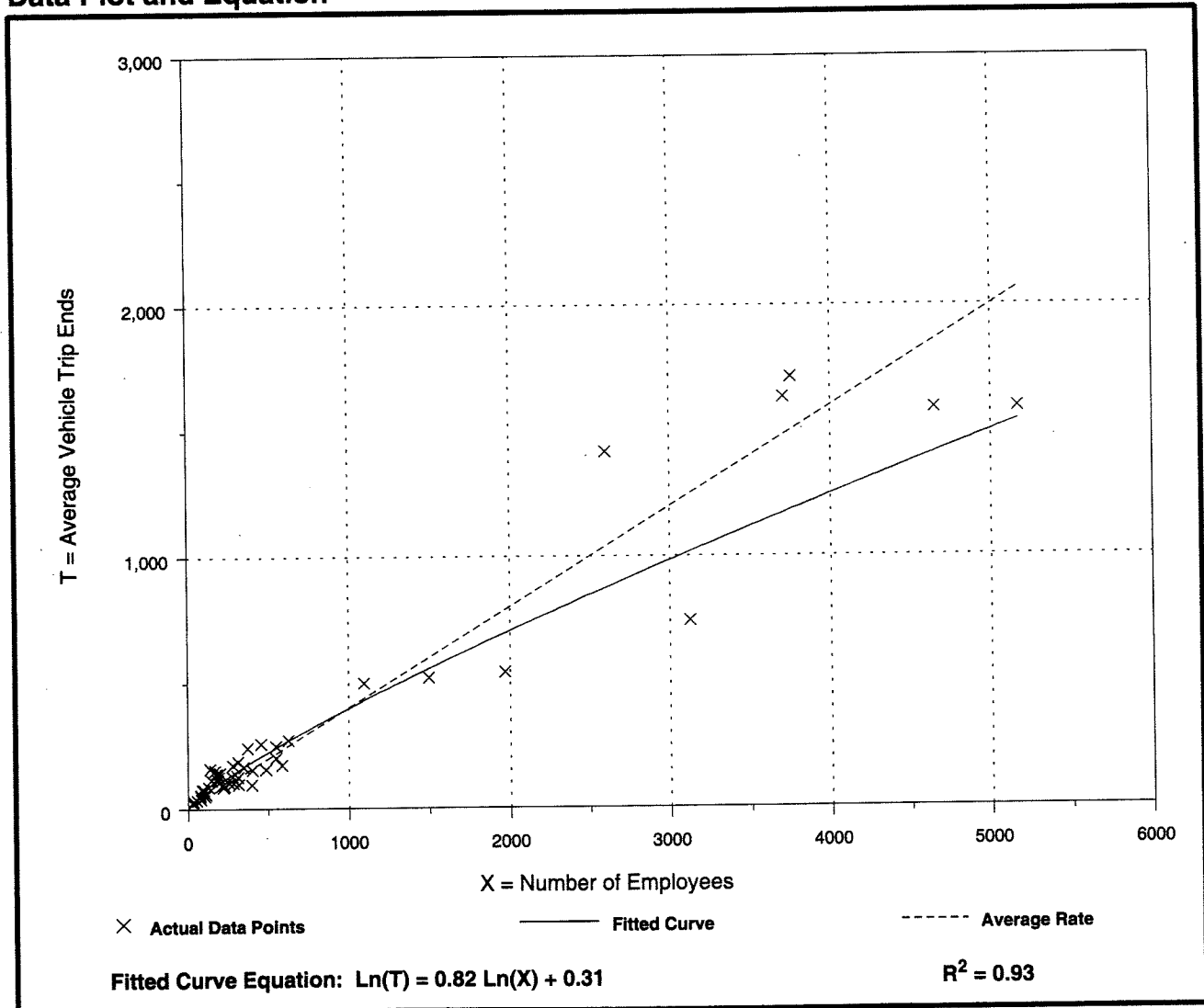
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 51
 Avg. Number of Employees: 744
 Directional Distribution: 48% entering, 52% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.40	0.24 - 1.11	0.65

Data Plot and Equation



Warehousing (150)

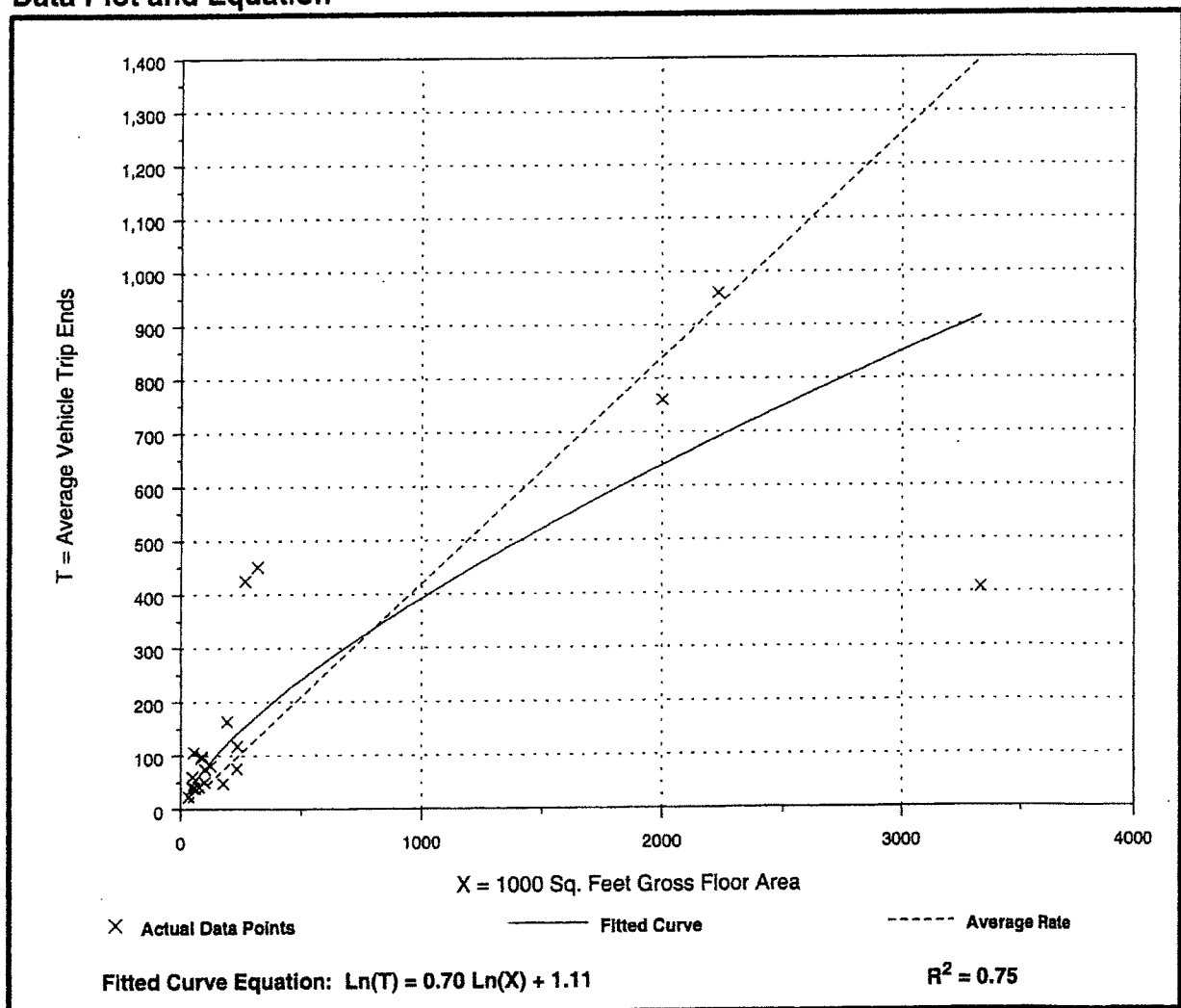
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 20
 Average 1000 Sq. Feet GFA: 490
 Directional Distribution: 65% entering, 35% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.42	0.12 - 1.93	0.74

Data Plot and Equation



Warehousing (150)

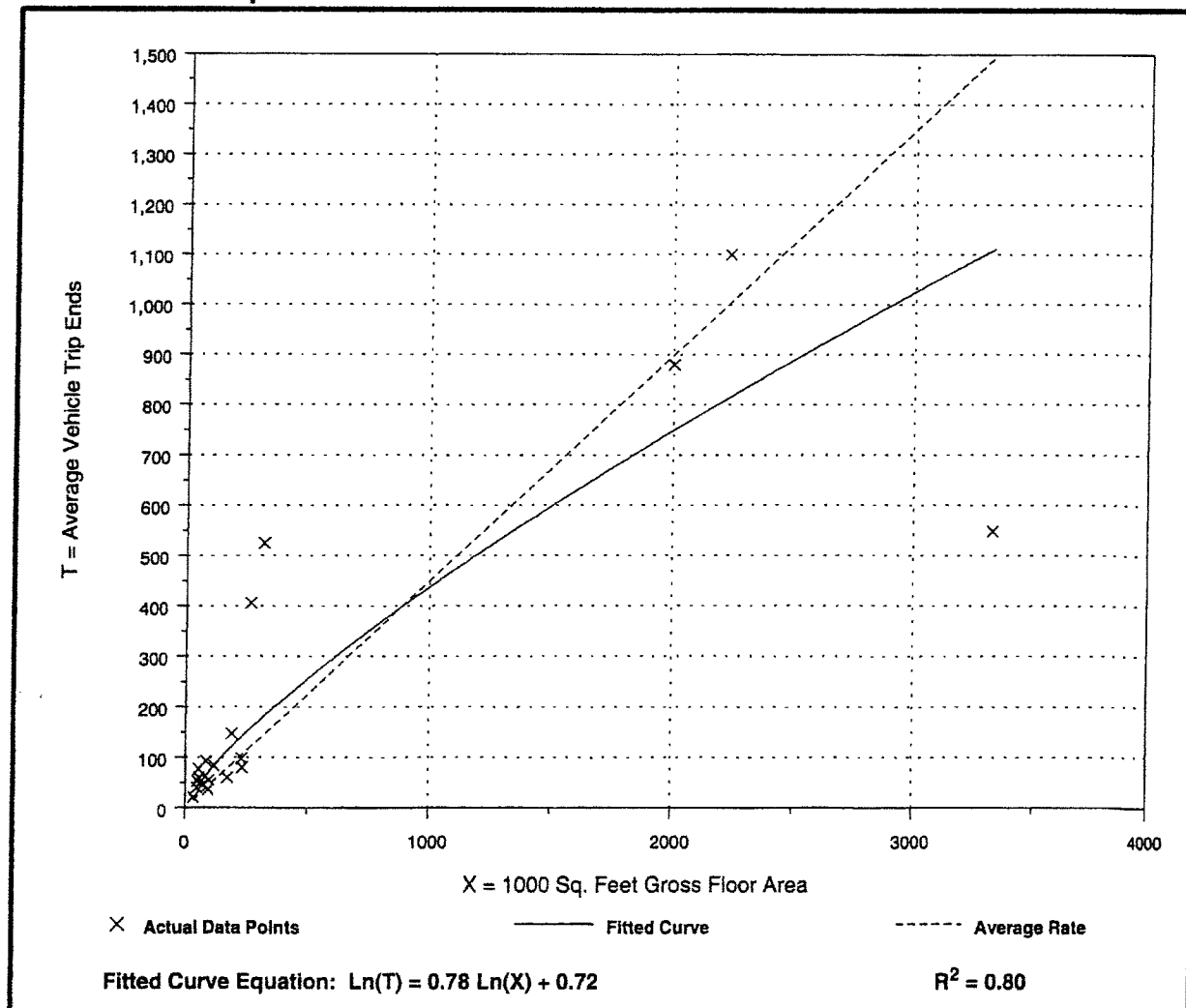
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 19
Average 1000 Sq. Feet GFA: 511
Directional Distribution: 19% entering, 81% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.45	0.16 - 1.65	0.76

Data Plot and Equation

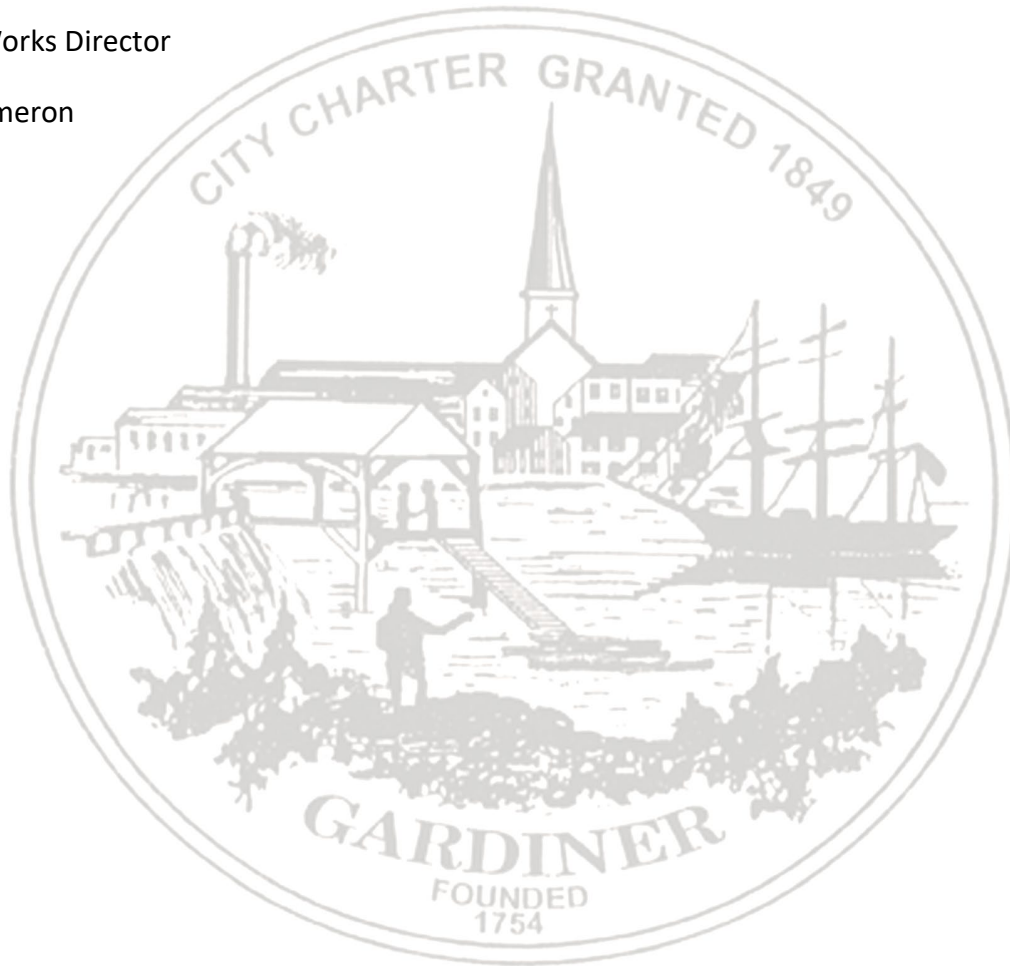




I have looked over the application for the proposed area in the lots 8 and 9 at the Libby hill business park in Gardiner. I do not have any concerns or questions about the proposed application. I do not see where this will have any negative impact on the public works department.

Public Works Director

John Cameron



Department of Public Works
6 Church Street | Gardiner, ME 04345
207-582-4800 | 207-582-6895 (fax) | jcameron@gardinermaine.com
www.GardinerMaine.com



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

April 22, 2026

James Coffin
ES Coffin Engineering & Surveying
432 Cony Road
P.O. Box 4687
Augusta, ME 04330

Via email: jcoffin@coffineng.com

Re: Rare and exemplary botanical features in proximity to: Lots 8 & 9, Libby Hill Business Park, Enterprise Drive, Gardiner, Maine.

Dear James Coffin:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received April 14, 2026 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Gardiner, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Abby Stepanauskas', with a stylized, flowing script.

Abby Stepanauskas | Ecologist | Maine Natural Areas Program
207-287-8048 | abby.stepanauskas@maine.gov

Rare and Exemplary Botanical Features within 4 miles of

Project: Lots 8 & 9, Libby Hill Business Park, Enterprise Drive, Gardiner, Maine.

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Alpine Rush						
	SC	S3	G5T5	1908	4	Non-tidal rivershore (non-forested, seasonally wet)
American Ginseng						
	E	S3	G3G4	1912-07	17	Hardwood to mixed forest (forest, upland)
	E	S3	G3G4	1989	33	Hardwood to mixed forest (forest, upland)
Broad Beech Fern						
	SC	S2	G5	1912-08-09	10	Hardwood to mixed forest (forest, upland)
Clothed Sedge						
	E	S1	G4	2024-07-03	11	Dry barrens (partly forested, upland)
Columbian Watermeal						
	SC	S2	G5	2020-10-11	13	Open water (non-forested, wetland)
	SC	S2	G5	2024-09-28	5	Open water (non-forested, wetland)
	SC	S2	G5	2024-10-20	16	Open water (non-forested, wetland)
Eaton's Bur-marigold						

Eaton's Bur-marigold						
SC	S2	G3	2024-08-05	29	Tidal wetland (non-forested, wetland)	
Estuary Bur-marigold						
SC	S3	G4	2024-08-05	30	Tidal wetland (non-forested, wetland)	
Freshwater Tidal Marsh						
	S2	G4?	2020-08-05	16		
Pale Green Orchis						
SC	S2	G5T5	1923-07-24	18	Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland)	
Parker's Pipewort						
SC	S3	G3	2024-08-05	16	Tidal wetland (non-forested, wetland)	
Pointed Watermeal						
SC	SU	G5	2024-10-20	6		
Pygmyweed						
SC	S2S3	G5	2013-10-04	17	Open water (non-forested, wetland)	
Spongy-leaved Arrowhead						
SC	S3	G5T4	2013-10-04	15	Tidal wetland (non-forested, wetland)	

Upper Floodplain Hardwood Forest						
	S3	GNR	2016-05-23	46		
Water Stargrass						
	SC	S3	G5	2020-10-11	17	Open water (non-forested, wetland)
	SC	S3	G5	2024-10-20	20	Open water (non-forested, wetland)
Wild Garlic						
	SC	S2	G5	2016-05-23	26	Forested wetland,Hardwood to mixed forest (forest, upland)

Date Exported: 4/22/2026 3:10 PM

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 G1	Critically Imperiled – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 G2	Imperiled – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 G3	Vulnerable – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 G4	Apparently Secure – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 G5	Secure – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX GX	Presumed Extinct – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH GH	Possibly Extinct – Known from only historical occurrences but still some hope of rediscovery.
S#S# G#G#	Range Rank – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU GU	Unrankable – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR SNR	Unranked – Global or subnational conservation status not yet assessed.
SNA GNA	Not Applicable – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).
Qualifier	Definition
S#? G#?	Inexact Numeric Rank – Denotes inexact numeric rank.
Q	Questionable taxonomy that may reduce conservation priority – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The “Q” modifier is only used at a global level.
T#	Intraspecific Taxon (trinomial) – The status of intraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	Endangered – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	Threatened – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	Special Concern – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	Potentially Extirpated – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	Excellent – Excellent estimated viability/ecological integrity.
B	Good – Good estimated viability/ecological integrity.
C	Fair – Fair estimated viability/ecological integrity.
D	Poor – Poor estimated viability/ecological integrity.
E	Extant – Verified extant, but viability/ecological integrity not assessed.
H	Historical – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	Extirpated – Documented loss of population/destruction of habitat.
U	Unrankable – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	Not Ranked – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
<http://www.maine.gov/dacf/mnap>



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



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

April 14th, 2026

Kirk F. Mahoney, Director
Maine Historic Preservation Commission
55 Capitol Street
State House Station 65
Augusta, Maine 04333



Subject: Relc, LLC
Lots 8 & 9 LHBP
Enterprise Drive
Gardiner, Maine

Dear Kirk,

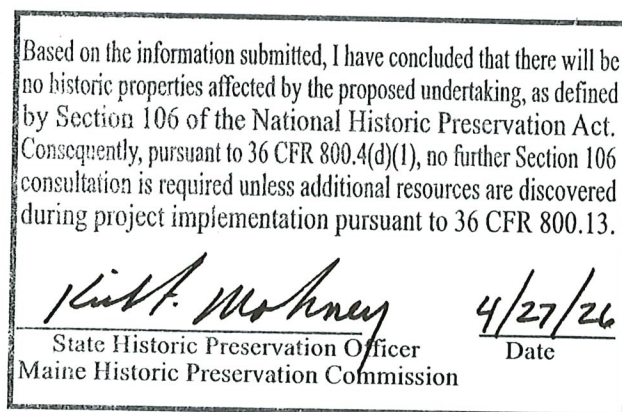
Relc, LLC, herein called the applicant owns a parcel of land identified as Lots 8 & 9 in the Libby Hill Business Park in Gardiner, Maine. The applicant is proposing to erect a 60' by 120' manufacturing building and a 60' by 60' maintenance building with associated impervious areas located at the end of Enterprise Drive in the Libby Hill Business Park. A Site Location Map (SLM) has been provided for your use.

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

Sincerely,

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

James E. Coffin, PE





CEO Kris McNeill
Gardiner Planning board
Office of Economic and Community Development

May 11, 2026

Subject: Relic, LLC
Lots 8 & 9 LHBP
Enterprise Drive
Gardiner, Maine 04345

Based upon information provided this business appears to have appropriate operational and safety measures in place to open and operate in the City of Gardiner. With the appropriate systems in place, it is my belief that the Gardiner Police Department will have the ability to respond safely and effectively to any emergency or criminal activity that may occur there. It is not anticipated that these calls will have an impact on the overall services that the Gardiner Police Department delivers.

Sincerely,

Chief Todd H. Pilsbury
Gardiner Police Department
City of Gardiner



May 7, 2026

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

Subject: RELLC, LLC
Lot 8 & 9 LHBP Enterprise Drive
Gardiner, Maine 04345

Dear Jim,

The City of Gardiner has capacity for the wastewater at your proposed Lot #8 & 9 in the Libby Hill Business Park in Gardiner, Maine. You are proposing to erect two buildings, one 60 Ft x 120 ft manufacturing building and one 60 ft X 60 ft maintenance building located at the end of Enterprise Avenue in the Libby Hill Business Park.

This approval is related to sanitary sewer only there will be no industrial wastewater component.

Please let me know if you need any additional approvals.

Please keep in mind you will have to complete the sewer connection application and pay the associated fees prior to beginning construction.

An inspection of the sewer lateral and connection will need to be conducted by the city to ensure compliance with the Sewer Use Ordinance prior back filling the lateral trench.

Sincerely,

Charles Applebee

Charles Applebee, Interim Wastewater Director City of Gardiner



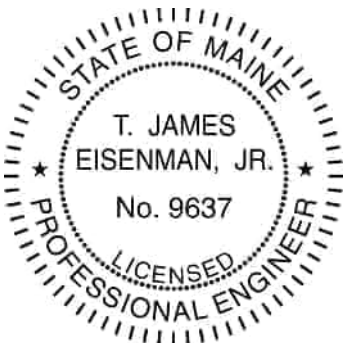
UNIVERSAL STEEL BUILDINGS

ELIJAH PIERUCKI

GARDINER, ME 04345

FO# 31461

Building 1 of 1



5/7/26



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5	Anchor Bolt Details	0
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7	Roof Panel Layout	0
8	Rigid Frame #1	0
9	Rigid Frame #2	0
10	Front Sidewall Framing	0

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13	Right Endwall Framing	0
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30		0
31		0
32		0

GENERAL All materials included in the Metal Building System are in accordance with the manufacturer's standard materials and details unless otherwise specified on the order documents. (MBMA Common Industry Practices 2021, Section 2.1)	
DESIGN RESPONSIBILITY The manufacturer is responsible only for the structural design of the Metal Building System it sells to the purchaser / customer. Neither the manufacturer nor the manufacturer's engineer is the design professional or engineer of record for the construction project. The manufacturer is not responsible for the design of any component or materials not sold by it, or their interface and connection with Metal Building System unless such design responsibility is specifically required by the order documents. (MBMA Common Industry Practices 2021, Section 3.1) CSA A660 Manufacturer's Information: Corle Building Systems – CORLEO	
FOUNDATION DESIGN AND ANCHOR BOLTS The manufacturer is not responsible for the design, materials, and workmanship of the foundation. The anchor bolt plans prepared by the manufacturer are intended to show only the anchor bolt location, diameter (based on ASTM A36 bolts), and quantity required to connect the Metal Building System to the foundation. (MBMA Common Industry Practices 2021, Section 3.2.2). It is the responsibility of the end customer to ensure that adequate provisions are made for specifying bolt embedment, bearing angles, tie rods, and / or associated items embedded in the concrete foundation, as well as foundation design based on the loads imposed by the Metal Building System, or other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA Common Industry Practices 2021, Section 3.2.2) U.S.–Anchor bolts shall be accurately set to a tolerance of +/- 1/8 in both elevation and location (AISC Code of Standard Practice for Steel Buildings and Bridges). Canada –Anchor bolts shall be accurately set in accordance with CISC Code of Standard Practice, December 2015, Clause 7.8.1	
ADJACENT EXISTING BUILDINGS The manufacturer does not investigate the influence of the Metal Building System on adjacent existing buildings or structures. The end customer assures that such buildings and structures are adequate to resist snow loads or other conditions as a result of the presence of the Metal Building System. (MBMA Common Industry Practices 2021, Section 3.2.5)	
SHOP-PRIMED STEEL All structural members of the Metal Building System not fabricated of corrosion resistant material or protected by corrosion resistant coating are painted with one coat of shop primer. All surfaces to receive shop primer are cleaned of loose rust, loose mill scale and other foreign matter by using, as a minimum the hand tool cleaning method SSPC–SP2 (Steel Manual, Structures Painting Council) prior to painting. The coat of shop primer is intended to protect the steel framing for only a short period of exposure to ordinary atmospheric conditions. Shop–primed steel should be placed on blocking to prevent contact with the ground, and so positioned as to minimize water holding pockets, dust, mud an other contamination of the primer film. Repairs of damage to primed surfaces and or removal of foreign material due to improper field storage or site conditions are not the responsibility of the manufacturer. (CISC Code of Standard Practice, December 2015, Clauses 6.8 & 6.9; (MBMA Common Industry Practices 2021, Section 4.2.4).	
ERECTION-GENERAL The erector, by entering into contract to erect the building, holds itself out as skilled in the erection of Metal Building Systems and is responsible for complying with all applicable local, federal, and state construction and safety regulations including OSHA regulations as well as any applicable requirements of local, national, or international union rules or practices. (CISC Code of Standard Practice, December 2015, Clause 7.3; (MBMA Common Industry Practices 2021, Section 6.9). The erector shall erect the Metal Building System in accordance with the erection drawings, the Erection and Detail Manual (2019), and / or the Seam–Lok Technical – Erection manual (2019) as furnished by the manufacturer. The aforementioned erection information is intended to illustrate the layout of the framing members, provide the associated connection details, and suggests sequence of erection. It is not intended to specify any particular method of erection to be followed by the erector. The erector remains solely responsible for the safety and appropriateness of all techniques and methods utilized by its crews in the erection of the Metal Building System. The erector is responsible for supplying any safety devices such as scaffolds, runways, nets, et, which may be required to safely erect the Metal Building System. (MBMA Common Industry Practices 2021, Section 6.9) The manufacturer expressly disclaims any responsibility for injury to persons in the course of erection or for damages to the product itself. Field erection of a Pre–Engineered Metal Building, as in all construction projects, involves hazards to persons within the area of the construction and risk of damage to the property itself. Only experienced persons who are skilled and qualified in the erection of Metal Building Systems should be permitted to field–erect a building due to the hazards of this construction activity. The manufacturer is not responsible for the erection of the Metal Building System, the supply of any tools or equipment, or any other field work. The manufacturer provides no field supervision for the erection of the structure nor does the manufacturer perform any intermediate or final inspections of the Metal Building System during or after erection. The erector shall furnish temporary guys and bracing where needed for squaring, plumbing, and securing the structural framing against loads, such as wind loads acting on the exposed framing as well as loads due to erection equipment and erection operation, but not including loads resulting from the performance of work by others. Bracing furnished by the manufacturer for the Metal Building System cannot be assumed to be adequate during erection. Temporary supports such as temporary guys, braces, false work, cribbing, or other elements required for the erection operation will be determined, erected, and installed by the erector. (AISC Code of Standard Practice for Steel Buildings and Bridges, June 15, 2016, Section 7.10.3; CISC Code of Standard Practices, December 2015, Clause 1.5; MBMA Common Industry Practices 2021, Section 6.2.1.5).	
ERECTION TOLERANCES U.S. ; Erection tolerances are those set forth in AISC code of standard practice except individual members are considered, plumb, level and aligned if the deviation does not exceed 1:500. (AISC Code of Standard Practice for Steel Buildings and Bridges June 15, 2016 Section 7.13.1; MBMA Common Industry Practices 2021, Section 6.8) Canada; Erection tolerances are those set forth in CISC Code of Standard Practice except individual members are considered plumb, level and aligned if the deviation does not exceed 1:500. (CISC Handbook of Steel Construction, Eleventh Edition, Third Revised Printing, Part 1, Clause 29.3; MBMA Common Industry Practices 2021, Section 6.8)	
BOLT TIGHTENING The proper tightening and inspection of all fasteners is the responsibility of the erector (Reference RCSC for structural joints using high strength bolts; June 11, 2020). All high strength (ASTM F3125, A325, A490) bolts and nuts must be tightened by the "turn–of–the–nut" method unless otherwise specified by the end customer in the contract documents. Inspection of high strength bolt and nut installation by other than the erector must also be specified in the contract documents and the erector is responsible for ensuring that the installation procedures are compatible prior to the start of erection (CISC Handbook of Steel Construction, Eleventh Edition, Third Revised Printing, Part 1, Clause 23.7.2), (MBMA Common Industry Practices 2021, Section 6.9).	

MATERIALS	ASTM DESIGNATION	MINIMUM YIELD	MATERIALS	ASTM DESIGNATION	MINIMUM YIELD
Hot–Rolled Mill Sections	A 36, A 572, A 992	Fy = 36 ksi and/or 50 ksi	Roof and Wall Sheeting	A 792, Gr. 50 Class 1 A 792, Gr. 80	Fy = 50 ksi Fy = 80 ksi
Structural Steel Plates	A 572, A 1011	Fy = 55 ksi	Mild Steel Bolts	A 307	Fy = 36 ksi
Structural Steel Bars	A 572 or A 529	Fy = 55 ksi	High Strength Bolts	F3125: A 325–N A 490–N	Fy = 92 or 81 ksi N/A
Cold Formed Light Gauge Shapes	A 653 Gr. 55	Fy = 55 ksi	Anchor Rods (If supplied)	A 36	Fy = 36 ksi
Cable Bracing	A 475, EHS	N/A	Pipe and Hollow Structural Sections	A 500 Gr. B	Fy = 42 ksi, 46 ksi
Rod Bracing	A 36	Fy = 36 ksi			
CORRECTION OF ERRORS AND REPAIRS The correction of minor misfits by the use of drift pins to draw the components into line, shimming, moderate amounts of reaming, chipping, and cutting, and the replacement of minor shortages of material are a normal part of erection and are not subject to claim. (AISC Code of Standard Practice for Steel Buildings and Bridges, June 15, 2016, Section 7.14; CISC Code of Standard Practice, December 2015, Clause 7.15; MBMA Common Industry Practices 2021, Section 6.10).					
DRAWING DISCREPANCIES In case of discrepancies between the manufacturers steel plans and plans for other trades, the manufacturers steel plans govern. (AISC Code of Standard Practice for Steel Buildings and Bridges, June 15, 2016, Section 3.3; CISC Code of Standard Practice, December 2015, Clause 3.4; MBMA Common Industry Practices 2021, Section 3.1).					
DELIVERIES Delivery of any material by the manufacturers carrier, a common carrier, or to purchasers/ customers own leased, chartered, or authorized conveyance shall constitute delivery to builder, and thereafter, such material shall be at builders risk. If builder chooses to use its own, or private carrier, it shall be solely responsible for compliance with all applicable government regulations. All charges shall be borne by the builder. The manufacturers responsibility for damage or loss ceases upon delivery of shipment to carrier. The manufacturer will endeavor to deliver on the required date. The manufacturers truck is not considered as being late if deliveries are between 8am – 12pm (morning) and 12pm – 5pm (afternoon). However, the manufacturer cannot be held responsible for circumstances beyond our control. For deliveries via the manufacturers truck, the manufacturer will only honor claims that were approved by the customer service department at the time of delivery. For deliveries via contract carriers, it is the responsibility of the customer to file claims with the carrier. The manufacturer cannot assume any liability for the claim.					
SHORTAGES The purchaser /customer should make an inspection upon arrival of all building components. The purchaser/customer must note on the freight bill any missing item(s) and notify the manufacturers customer service department immediately; otherwise, the manufacturer cannot be held responsible for any shortages. If any item is damaged, note on the bill of lading and file a claim with the freight agent. Concealed shortages must be reported to the manufacturers customer service department within the following time frames (date from receipt of first delivery), based on the project shipment size, i.e., number of truck loads used in delivery. 1 to 3 loads...2 weeks 4 loads and over...3 weeks The manufacturers responsibility for shortages expires at the end of these time periods.					
FABRICATION ERRORS The purchaser/customer is responsible for contacting the customer service department to advise the manufacturer of fabrication problems and corresponding cost estimates. The manufacturer will be responsible for providing the builder with verbal approval to proceed with appropriate field corrections. This will be done in a timely manner. IF THE BUILDER PROCEEDS WITH CORRECTIVE WORK WITHOUT THE MANUFACTURERS APPROVAL, HE DOES SO AT HIS OWN RISK. The manufacturer shall not be responsible for any claims where the purchaser/customer has not documented the problem, its correction, and reasonable costs for repair, and submitted this documentation for payment within 30 days of the occurrence.					
INVOICE PAYMENT By acceptance of the materials of services set forth in the invoice, the purchaser/customer agrees to pay the invoice amount within the time period specified on the invoice. AT NO TIME IS IT ACCEPTABLE TO DEDUCT A BACK CHARGE OR SHORTAGE FROM AN INVOICE.					
SAFETY PROCEDURES The manufacturer is committed to manufacturing a quality product that can be erected safely. Although good job site practices and a commitment to safety by the erector are beyond the control of the manufacturer, the manufacturer highly recommends the erector provide good, safe working conditions on the job site. The erector should follow all local, state, and federal health and safety regulations at all times. Accident prevention practices should be implemented and each employee should know emergency procedures. The manufacturer also recommends daily meetings to discuss erection safety procedures. For additional information concerning federal health and safety regulations, contact the occupational safety and health administration (osha). U.S. Department of Labor Occupational Safety and Health Administration 200 Constitution Avenue, N.W. Washington, DC 20210 www.osha.gov					
The manufacturer shall not be responsible for personal injury or property damage as a result of failure to follow all applicable safety regulations and material handling and installation recommendations.					

OLYMPIA

STEEL BUILDINGS

Olympia Steel Buildings®

400 Jerald Avenue • McKees Rocks, PA 15136

888-449-7756

ELIJAH PIERUCKI

60'-0" x 120'-0" x 24'-0"

DATE: 5/ 6/26 REVISION: 0

ENG: SES DWN: BJC APPD: SES

CITY: GARDINER

ST / PV: ME

REVISION HISTORY

DESCRIPTION

DATE

REV.

DRAWING STATUS

FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

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STATE OF MAINE

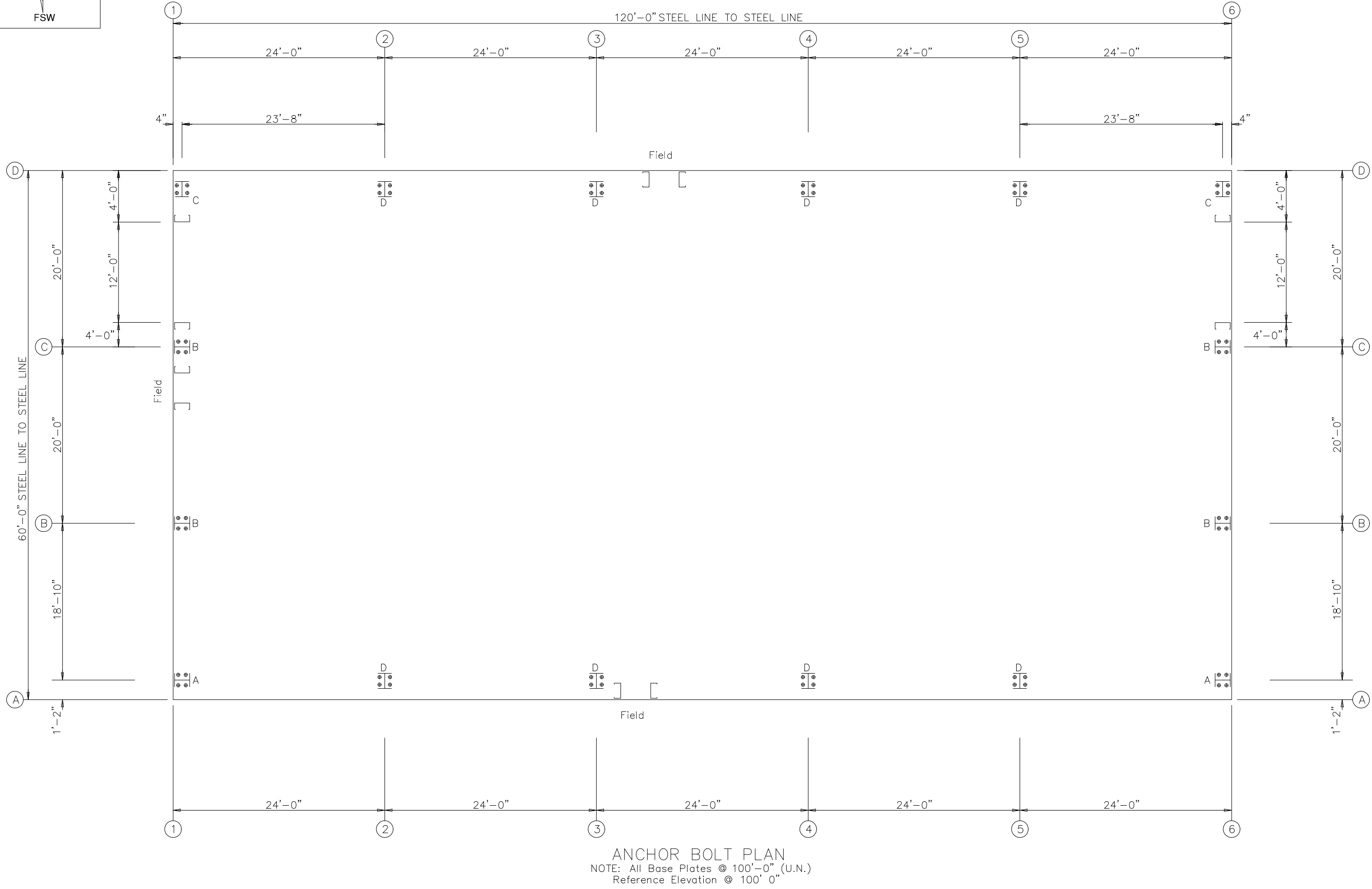
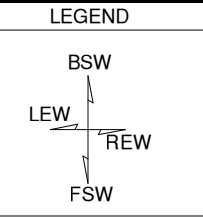
T. JAMES EISENMAN, JR.

No. 9637

LICENSED PROFESSIONAL ENGINEER

5/7/26

PAGE 1 OF 17



ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)
Reference Elevation @ 100' 0"

DRAWING IS NOT TO SCALE



Olympia Steel Buildings
400 Main Street, Suite 100
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ELIJAH PIERUCKI

60'-0" x 120'-0" x 24'-0"

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ELIJAH PIERUCKI

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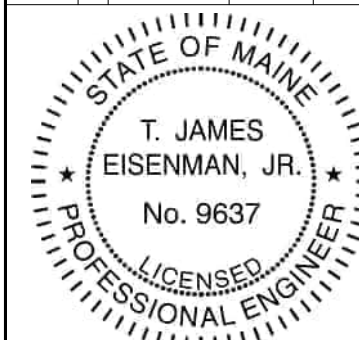
REVISION HISTORY

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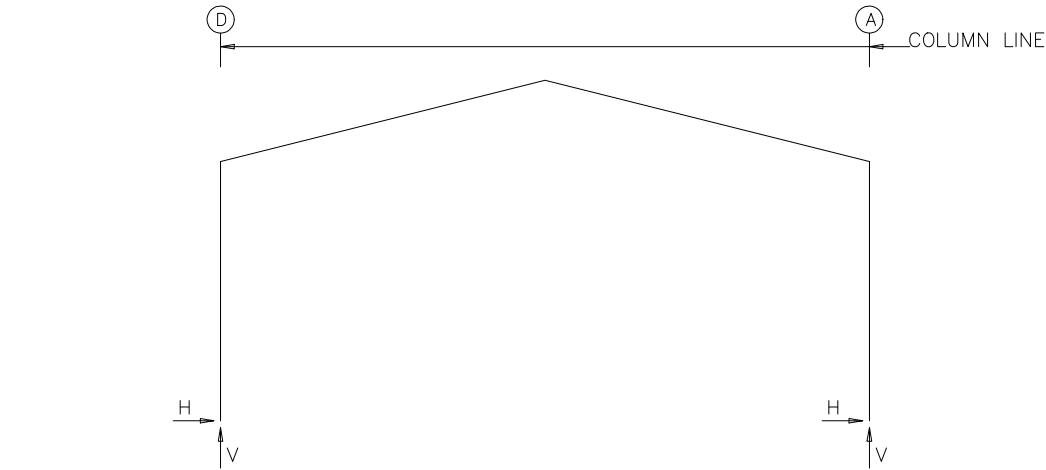
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PAGE 2 OF 17

FRAME LINES: 2 3 4 5



RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Qty	Bolt Dia	Base_Plate Width	(in) Length	Thick	ARE/BRE (in)
2*	D	4	0.750	8.000	12.75	0.500	0.0
2*	A	4	0.750	8.000	12.75	0.500	0.0
2*	Frame lines:			2	5		

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Qty	Bolt Dia	Base_Plate Width	(in) Length	Thick	ARE/BRE (in)
3*	D	4	0.750	8.000	12.75	0.500	0.0
3*	A	4	0.750	8.000	12.75	0.500	0.0
3*	Frame lines:			3	4		

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	-----Dead-----	-----Collateral-----	-----Live-----	-----Snow-----	-----Wind_Left1-----	-----Wind_Right1-----
2*	D	Horz 1.0	Vert 3.6	Horz 1.8	Vert 5.0	Horz 5.4	Vert 14.9
2*	A	Horz -1.0	Vert 3.6	Horz -1.8	Vert 5.0	Horz -5.4	Vert 14.9
2*	D	-----Wind_Left2-----	-----Wind_Right2-----	-----Wind_Long1-----	-----Wind_Long2-----	-----Seismic_Left-----	-----Seismic_Right-----
2*	D	Horz -8.9	Vert -9.0	Horz 1.7	Vert -2.8	Horz 0.7	Vert -13.9
2*	A	Horz -1.7	Vert -2.8	Horz 8.9	Vert -9.0	Horz 0.4	Vert -12.6
2*	D	Seismic_Long1	Seismic_Long2	-----MIN_SNOW-----	F1UNB_SL_L-----	F1UNB_SL_R-----	
2*	D	Horz 0.0	Vert -4.3	Horz 0.0	Vert 4.3	Horz 5.4	Vert 14.9
2*	A	Horz 0.0	Vert -4.3	Horz 0.0	Vert 4.3	Horz -5.4	Vert 14.9
3*	D	-----Dead-----	-----Collateral-----	-----Live-----	-----Snow-----	-----Wind_Left1-----	-----Wind_Right1-----
3*	D	Horz 1.0	Vert 3.6	Horz 1.8	Vert 5.0	Horz 5.4	Vert 14.9
3*	A	Horz -1.0	Vert 3.6	Horz -1.8	Vert 5.0	Horz -5.4	Vert 14.9
3*	D	-----Wind_Left2-----	-----Wind_Right2-----	-----Wind_Long1-----	-----Wind_Long2-----	-----Seismic_Left-----	-----Seismic_Right-----
3*	D	Horz -8.9	Vert -9.0	Horz 1.7	Vert -2.8	Horz 0.7	Vert -13.9
3*	A	Horz -1.7	Vert -2.8	Horz 8.9	Vert -9.0	Horz 0.4	Vert -12.6
3*	D	Seismic_Long1	Seismic_Long2	-----MIN_SNOW-----	F2UNB_SL_L-----	F2UNB_SL_R-----	
3*	D	Horz 0.0	Vert -4.3	Horz 0.0	Vert 4.3	Horz 5.4	Vert 14.9
3*	A	Horz 0.0	Vert -4.3	Horz 0.0	Vert 4.3	Horz -5.4	Vert 14.9
2*	Frame lines:			2	5		
3*	Frame lines:			3	4		



Olympia Steel Buildings
400 Main Street, Suite 100
888-449-7756

ELIJAH PIERUCKI

60'-0" x 120'-0" x 24'-0"

DATE: 5/ 6/26

REVISION: 0

ENG: SES

DWN: BJC

APPD: SES

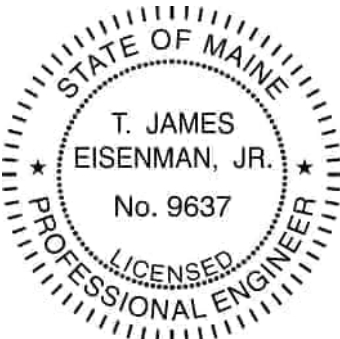
ELIJAH PIERUCKI

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5/7/26

BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind Press Horz
1	D	0.7	0.8	2.4	5.2	0.0	-2.7	0.0	-2.5	0.0	-1.6	0.0	-1.4	-2.5
1	C	1.7	1.9	5.8	12.3	0.0	-6.5	0.0	-3.5	0.0	-4.9	0.0	-1.9	-5.0
1	B	1.7	1.9	5.8	12.3	-3.0a	-8.6	0.0	-2.2	-2.9a	-6.9	0.0	-0.6	-5.0
1	A	0.7	0.8	2.4	5.2	0.0	2.5	3.0a	-7.0	0.0	3.6	2.9a	-5.8	-2.2

Frm Line	Col Line	Wind Suct Horz	Wind_Long1 Horz	Wind_Long2 Horz	Seis_Left Horz	Seis_Left Vert	Seis_Right Horz	Seis_Right Vert	Seis Long Horz	Seis Long Vert	-MIN_SNOW-- Horz	-MIN_SNOW-- Vert	
1	D	2.9	0.0	-3.2	0.0	-2.1	0.1a	0.1	0.0	0.1a	-0.1	0.0	2.4
1	C	5.5	0.0	-5.6	0.0	-3.2	0.0	-0.1	0.0	0.1	0.0	0.0	5.8
1	B	5.5	0.0	-1.8	-0.9a	-7.2	-2.4a	-4.0	0.0	3.4	0.1	0.0	5.8
1	A	2.5	0.9a	-3.4	0.0	-1.6	0.0	4.0	2.4a	-3.4	0.1	0.0	2.4

Frm Line	Col Line	E1UNB_SL_L- Horz	E1UNB_SL_L- Vert	E1UNB_SL_R- Horz	E1UNB_SL_R- Vert
1	D	0.0	5.1	0.0	1.3
1	C	0.0	15.5	0.0	4.9
1	B	0.0	4.9	0.0	15.5
1	A	0.0	1.3	0.0	5.1

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind Press Horz
6	A	0.7	0.8	2.4	5.2	-3.0a	-7.0	0.0	2.5	-2.9a	-5.8	0.0	3.6	-2.2
6	B	1.7	1.9	5.8	12.3	0.0	-2.2	3.0a	-8.6	0.0	-0.6	2.9a	-6.9	-5.0
6	C	1.7	1.9	5.8	12.3	0.0	-3.5	0.0	-6.5	0.0	-1.9	0.0	-4.9	-5.0
6	D	0.7	0.8	2.4	5.2	0.0	-2.5	0.0	-2.7	0.0	-1.4	0.0	-1.6	-2.5

Frm Line	Col Line	Wind Suct Horz	Wind_Long1 Horz	Wind_Long2 Horz	Seis_Left Horz	Seis_Left Vert	Seis_Right Horz	Seis_Right Vert	Seis Long Horz	Seis Long Vert	-MIN_SNOW-- Horz	-MIN_SNOW-- Vert	
6	A	2.5	0.0	-1.6	-0.9a	-3.4	-2.4a	-3.4	0.0	4.0	0.1	0.0	2.4
6	B	5.5	0.9a	-7.2	0.0	-1.8	0.0	3.4	0.1	0.0	0.1	0.0	5.8
6	C	5.5	0.0	-3.2	0.0	-5.6	0.0	0.1	0.0	-0.1	0.1	0.0	5.8
6	D	2.9	0.0	-2.1	0.0	-3.2	0.1a	-0.1	0.0	0.1a	0.0	0.0	2.4

Frm Line	Col Line	E2UNB_SL_L- Horz	E2UNB_SL_L- Vert	E2UNB_SL_R- Horz	E2UNB_SL_R- Vert
6	A	0.0	5.1	0.0	1.3
6	B	0.0	15.5	0.0	4.9
6	C	0.0	4.9	0.0	15.5
6	D	0.0	1.3	0.0	5.1

a – Out-of-Plane to column web reaction

ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type
⊕ 32	Endwall	3/4"	
⊕ 32	Frame	3/4"	

BUILDING BRACING REACTIONS

		Reactions in plane of wall ± Reactions(k)						Panel_Shear (lb/ft)
Wall	Col	Wind	Seismic	Wind	Seismic	Wind	Seis	
Loc	Line	Line	Horz	Vert	Horz	Vert		
L_EW	1	B,A	Bracing, see EW reactions					
F_SW	A	2,3	3.4	*	4.8	*		
		4,5	3.4	*	4.8	*		
R_EW	6	A,B	Bracing, see EW reactions					
B_SW	D	5,4	3.4	*	4.8	*		
		3,2	3.4	*	4.8	*		

*See RF reactions table for vertical and horizontal reactions in plane of the rigid frame.

Reactions for seismic represent shear force, Eh
Reaction values shown are unfactored

ENDWALL COLUMN:

Frm Line	Col Line	Anc._Bolt Qty	Anc._Bolt Dia	Base_Plate (in) Width	Base_Plate (in) Length	Thick	ARE/BRE (in)
1	D	4	0.750	6.000	7.875	0.375	0.0
1	C	4	0.750	6.000	8.125	0.375	0.0
1	B	4	0.750	6.000	8.125	0.375	0.0
1	A	4	0.750	6.000	7.875	0.375	0.0
6	A	4	0.750	6.000	7.875	0.375	0.0
6	B	4	0.750	6.000	8.125	0.375	0.0
6	C	4	0.750	6.000	8.125	0.375	0.0
6	D	4	0.750	6.000	7.875	0.375	0.0

Reaction Type	Description
Dead	Dead Load
Collateral	Collateral Load
Live	Roof Live Load
Snow	Uniform Roof Snow Load
Wind_Left1	Transverse Wind From Left With Internal Pressure
Wind_Right1	Transverse Wind From Right With Internal Pressure
Wind_Left2	Transverse Wind From Left With Internal Suction
Wind_Right2	Transverse Wind From Right With Internal Suction
Wind_Long1	Longitudinal Wind From Left Endwall
Wind_Long2	Longitudinal Wind From Right Endwall
Wind_Press	Wind Pressure Applied Towards Endwall
Wind_Suct	Wind Suction Applied Away From Endwall
Seismic_Left	Seismic Load Applied From Left
Seismic_Right	Seismic Load Applied From Right
Seismic_Long	Seismic Load Applied Longitudinally
F# Unb_SL_L	Unbalanced Snow Load On Left
F# Unb_SL_R	Unbalanced Snow Load On Right
F# PAT_SL#	Pattern Snow Load
Drift	Snow Drift Load
Sliding	Sliding Snow Load
HorzOP	Horizontal Out Of Plane Load

DESIGN INFORMATION

1. All loading conditions are examined and only the maximum / minimum H or V and the corresponding H or V are reported.

2. Positive reactions are shown in the sketch. Foundation loads are in opposite directions.

3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.

4. Building reactions are based on the following building data:

DESIGN CRITERIA		SEISMIC CRITERIA	DEFLECTION LIMITS
Width (ft) = 60 Length (ft) = 120 Eave Height (ft) = 24 Roof Slope (rise/12) = 3.0:12 Building Code = IBC 21 Local Code (State/Prov) = MUBEC 21 Dead Load (psf) = 2.54 Collateral Load (psf) = 6.50 Roof Live Load (psf) = 20.00 Frame Live Load (psf) = 20.00		Seismic Importance = 1.00 Risk Category = II – Normal Mapped Spectral Response Accelerations Ss = 0.3100 S1 = 0.0760 ---Spectral Response Coefficients--- Sds = 0.3207 Sd1 = 0.1216 Site Class = d Seismic Design Category = B -----Base Shear----- Expanded Formula = 0.667*le*Sms*W/R Longitudinal Base Shear (k) = 19.25 Transverse Base Shear (k) = 18.40	ENDWALL COLUMN L / 120 ENDWALL RAFTER (Live) L / 180 ENDWALL RAFTER (Wind) L / 180 WALL GIRTS L / 90 PURLIN (LIVE) L / 180 PURLIN (WIND) L / 180 WALL PANEL L / 90 ROOF PANEL (Live) L / 180 ROOF PANEL (Wind) L / 120 Main Frame (Horiz) H / 60 Main Frame (Vert) L / 180 WIND BRACING H / 60 Main Frame (Crane) H / 100 Main Frame (Seismic) H / 50 SEISMIC BRACING H / 50 PARTITION COLUMN L / 120 PARTITION GIRT L / 120 PARTITION PANEL L / 120
Snow: Ground Snow Load (psf) = 60.00 Snow Importance = 1.00 Thermal Coefficient = 1.00 Snow Exposure Factor = 1.0000 Slippery Roof = N Roof Snow Load, Pf (psf) = 42.00 Min Roof Snow Load, Pmin (psf) = 20.00		---Seismic Response Coefficients--- Frame = 0.101 FSW = 0.107 BSW = 0.107	
Wind: Ultimate Wind Speed (mph) = 115 mph Risk Category = II – Normal Importance – Wind = 1.00 Wind Exposure = B Enclosure Classification = C – Enclosed		---Response Modification Factors--- Frame = 3 FSW = 3 BSW = 3	
---Internal Pressure Coefficients--- Pressure = 0.18 Suction = -0.18			
-----Components & Cladding----- Design Pressure: Pressure (psf) = 22.96 Suction (psf) = -30.74			
Equivalent Lateral Brace Force Procedure.			
Steel systems not specifically detailed for seismic resistance.			

Olympia Steel Buildings

400 Main Street, Suite 100
888-449-7756

ELIJAH PIERUCKI

60'-0" x 120'-0" x 24'-0"

DATE: 5/ 6/26

REVISION: 0

ENG: SES

DWN: BJC

APPD: SES

F.O. 31461

ELIJAH PIERUCKI

CITY: GARDINER

ST / PV: ME

DRAWING STATUS

REVISION HISTORY

DESCRIPTION

DATE

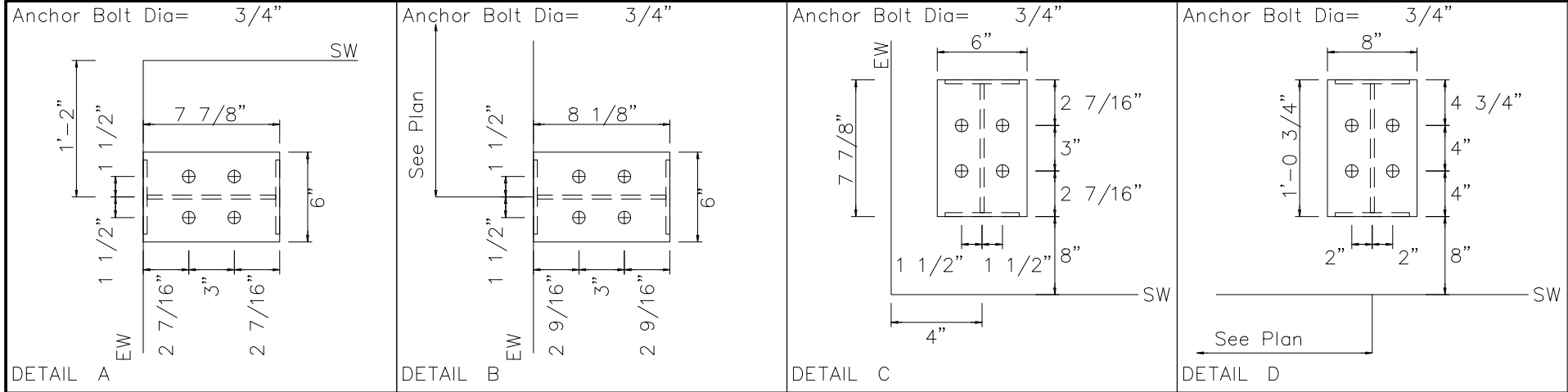
REV.

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FOR CONSTRUCTION:
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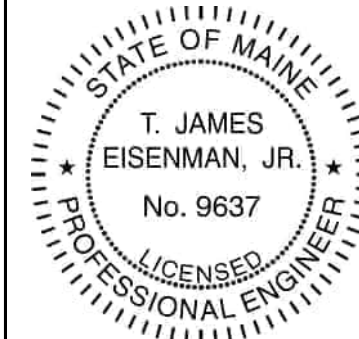
Anchor Bolt Dia= 3/4"

DETAIL C

Anchor Bolt Dia= 3/4"

DETAIL D

DRAWING IS NOT TO SCALE



5/7/26

ELIJAH PIERUCKI

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REVISION HISTORY

REV.	DESCRIPTION	DATE

F.O. 31461



ELIJAH PIERUCKI

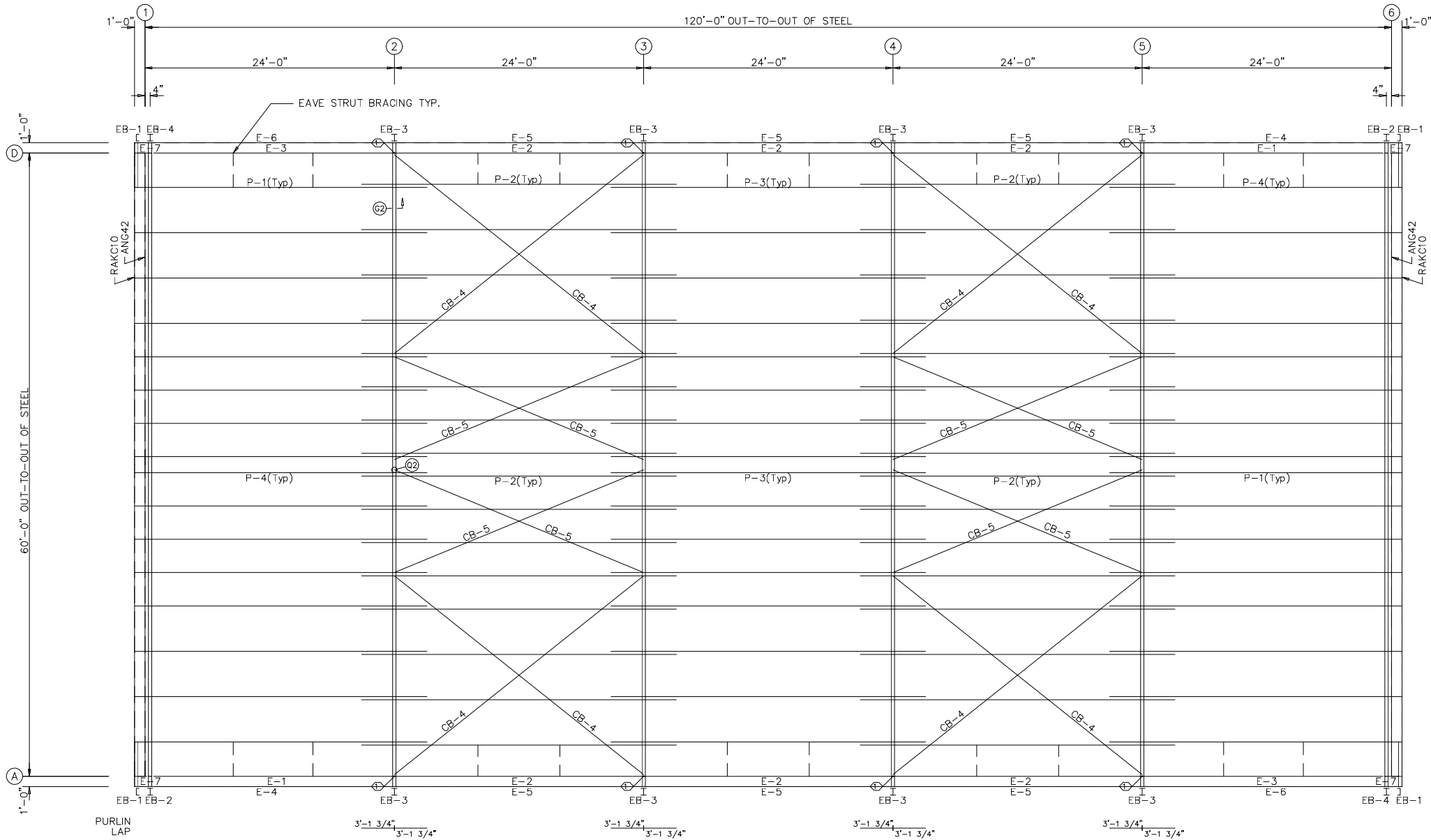
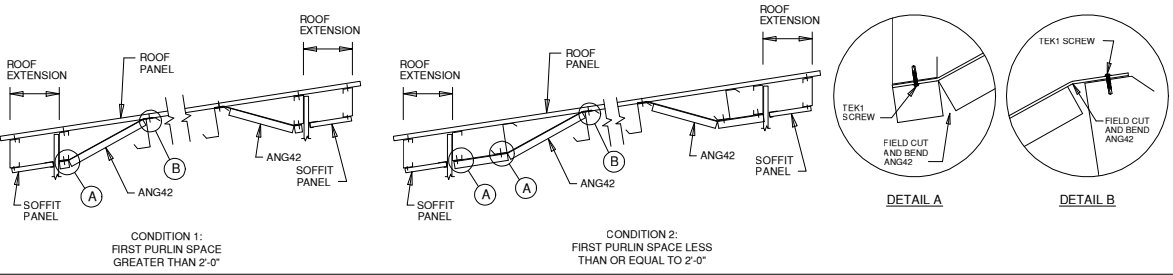
60'-0" x 120'-0" x 24'-0"

DATE: 5/ 6/26 REVISION: 0

ENG: SES DWN: BJC APPD: SES

NOTE 1: SPACE BRACES EVENLY ACROSS BAYS

STANDARD EAVE STRUT BRACING DETAIL



ROOF FRAMING PLAN

GENERAL NOTES:

1. Screw Down Roof: Use TEK5WW screws in place of SD150 panel screws at all 10 gage purlins, eave struts, or roof joists.
2. Standing Seam Roof: Use FST#6 in place of FST#1 clip to purlin screws at all 10 gage purlins, eave struts, or at roof joists.

DRAWING IS NOT TO SCALE

EXTENSION/CANOPY BOLTS

ROOF PLAN				
MARK	QUAN	TYPE	DIA	LENGTH
EB-2	4	A325	1/2"	1 1/4"
EB-3	4	A325	1/2"	1 1/4"
EB-4	4	A325	1/2"	1 1/4"

MEMBER TABLE
ROOF PLAN

QUAN	MARK	PART	LENGTH
4	EB-1	10X30C16	9'-6 1/16"
2	EB-2	W10X12	2'-2 7/8"
8	EB-3	W10X12	2'-2 7/8"
2	EB-4	W10X12	2'-2 7/8"
16	P-1	10X25Z12	28'-1 1/2"
32	P-2	10X25Z13	30'-3 1/2"
16	P-3	10X25Z14	30'-3 1/2"
16	P-4	10X25Z12	28'-1 1/2"
2	E-1	10X35E10	23'-1 1/2"
6	E-2	10X35E10	23'-5 1/2"
2	E-3	10X35E10	23'-1 1/2"
2	E-4	10X35E14	24'-8 1/2"
6	E-5	10X35E14	23'-5 1/2"
2	E-6	10X35E14	24'-8 1/2"
4	E-7	10X35E10	1'-0 1/2"
8	CB-4	CABLE250	28'-7 7/16"
8	CB-5	CABLE250	24'-1 9/16"

SPECIAL BOLTS

ROOF PLAN					
○ ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	A325	1/2"	1 1/4"	0



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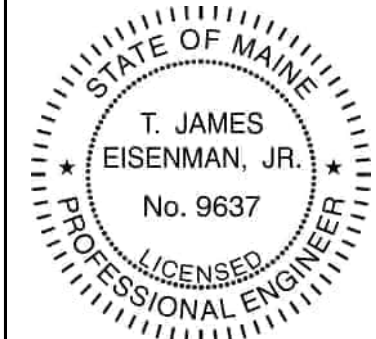
ELIJAH PIERUCKI

DRAWING STATUS

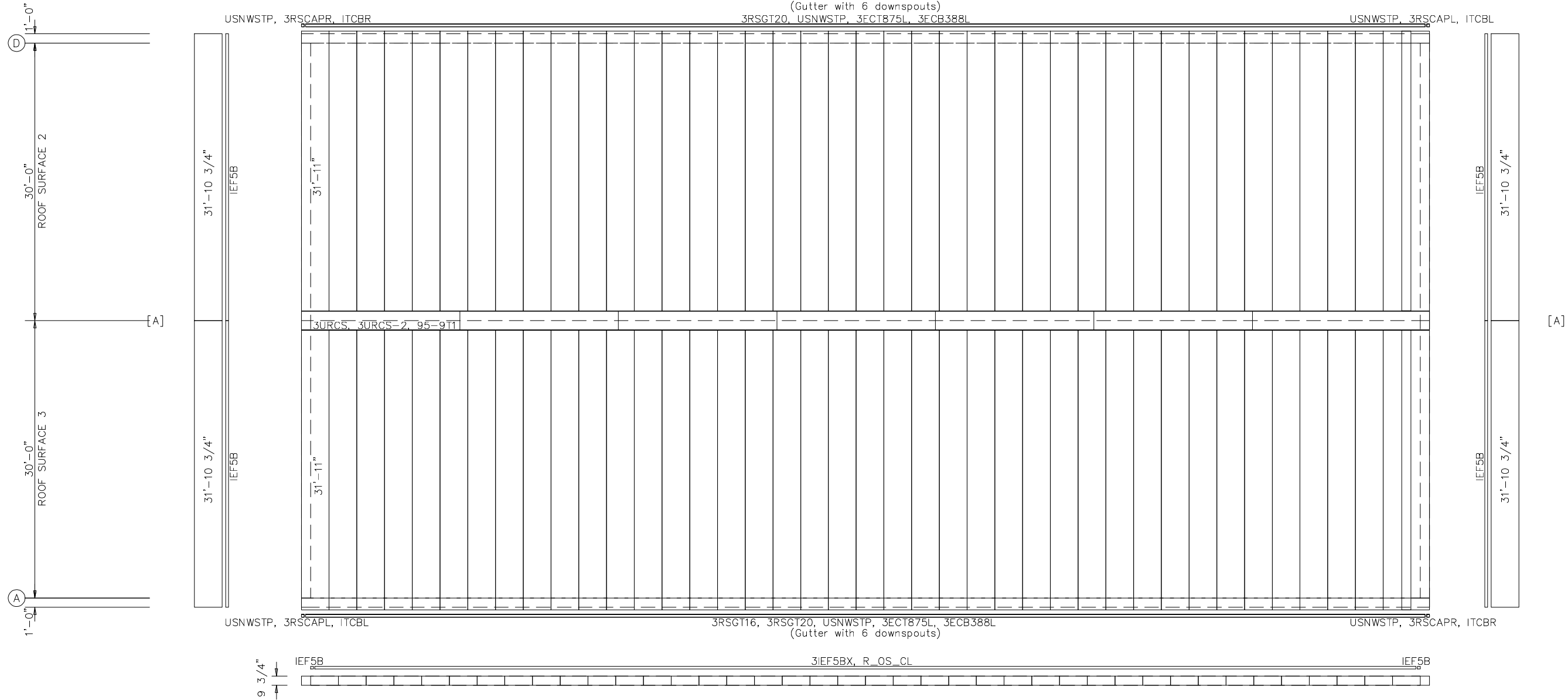
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FINAL DRAWINGS.



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PANELS: 26 Ga. R - SP Black
[A] SOFFIT PANELS: 26 Ga. R - Parchment

DRAWING IS NOT TO SCALE

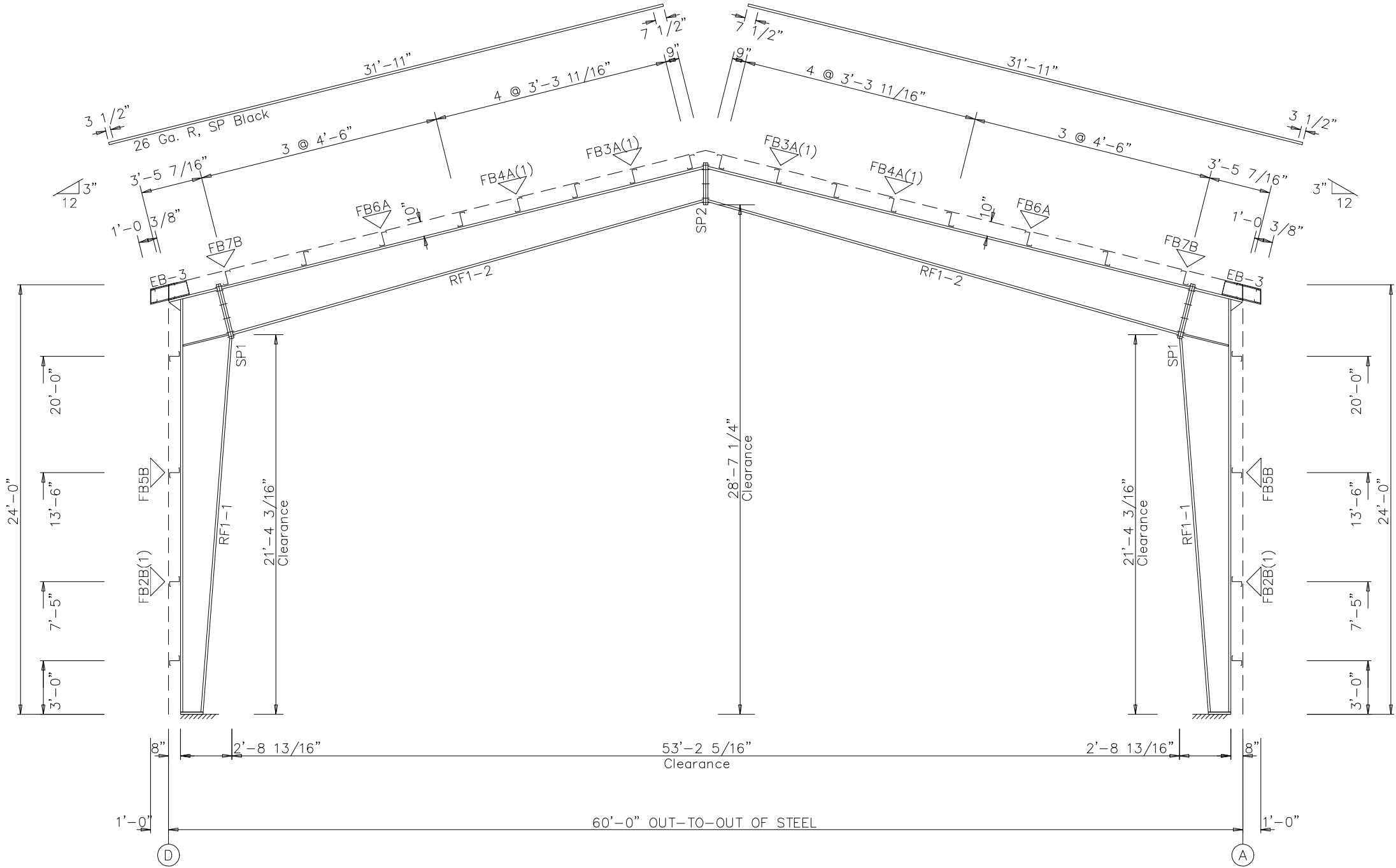
Panel "Start" and "End" dimensions must be followed for the proper installation of the gable trim(s) provided.

PAGE 7 OF 17

SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP1	4	4	4	A325	1.000	2.75
SP2	4	4	2	A325	0.750	2.25

▽FLANGE BRACES: Both Sides(U.N.)
FBxxB(1)
B - L20X1/4
A - L15X1/8

Mark	Web Depth	Web Plate		Outside Flange	Inside Flange
	Start/End	Thick	Length	W x Thk x Length	W x Thk x Length
RF1-1	12.0/21.5	0.149	120.0	6 x 1/4" x 278.9	6 x 1/2" x 120.3
	21.5/32.0	0.250	164.9	8 x 1/4" x 32.8	6 x 5/8" x 131.9
RF1-2	30.0/27.1	0.188	96.1	6 x 5/16" x 216.1	6 x 1/2" x 96.1
	27.1/20.0	0.149	240.0	6 x 3/8" x 120.0	6 x 1/4" x 235.0
EB-3	W10X12				



GENERAL NOTES:

- See Detail Sheets for Connection Information.
- See Shipping List for Flange Brace Lengths.



ELIJAH PIERUCKI

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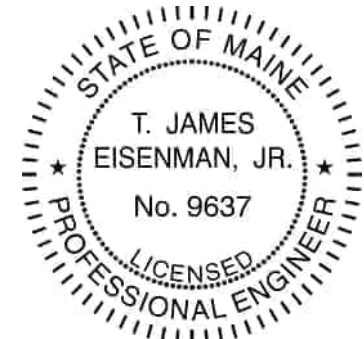
ELIJAH PIERUCKI

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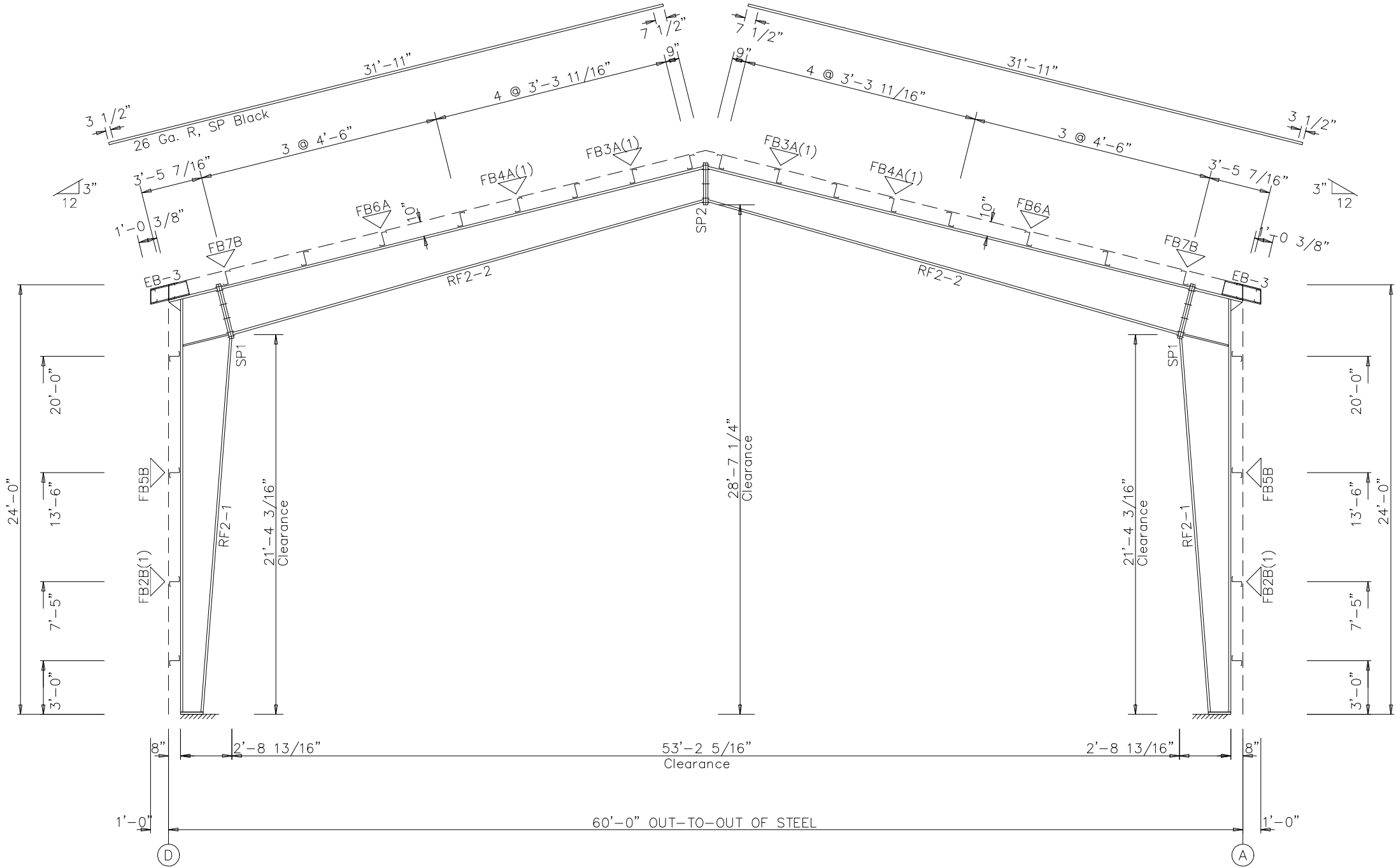
FOR CONSTRUCTION:
FINAL DRAWINGS.



SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP1	4	4	4	A325	1.000	2.75
SP2	4	4	2	A325	0.750	2.25

▽FLANGE BRACES: Both Sides(U.N.)
FBxxB(1)
B - L20X1/4
A - L15X1/8

MEMBER TABLE						
Mark	Web Depth		Web Plate		Outside Flange	
	Start	End	Thick	Length	W x Thk x Length	Inside Flange
RF2-1	12.0	21.5	0.149	120.0	6 x 1/4" x 278.9	6 x 1/2" x 120.3
	21.5	32.0	0.250	164.9	8 x 1/4" x 32.8	6 x 5/8" x 131.9
RF2-2	30.0	27.1	0.188	96.1	6 x 5/16" x 216.1	6 x 1/2" x 96.1
	27.1	20.0	0.149	240.0	6 x 3/8" x 120.0	6 x 1/4" x 235.0
EB-3	W10X12					



BUILDING CROSS SECTION: FRAME LINE 3 4

- GENERAL NOTES:
- See Detail Sheets for Connection Information.
 - See Shipping List for Flange Brace Lengths.

DRAWING IS NOT TO SCALE



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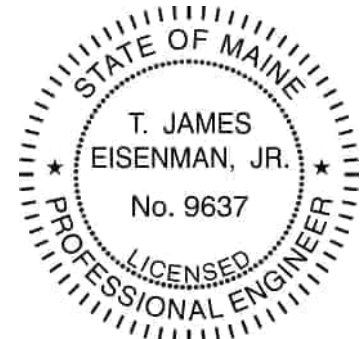
ELIJAH PIERUCKI

DRAWING STATUS

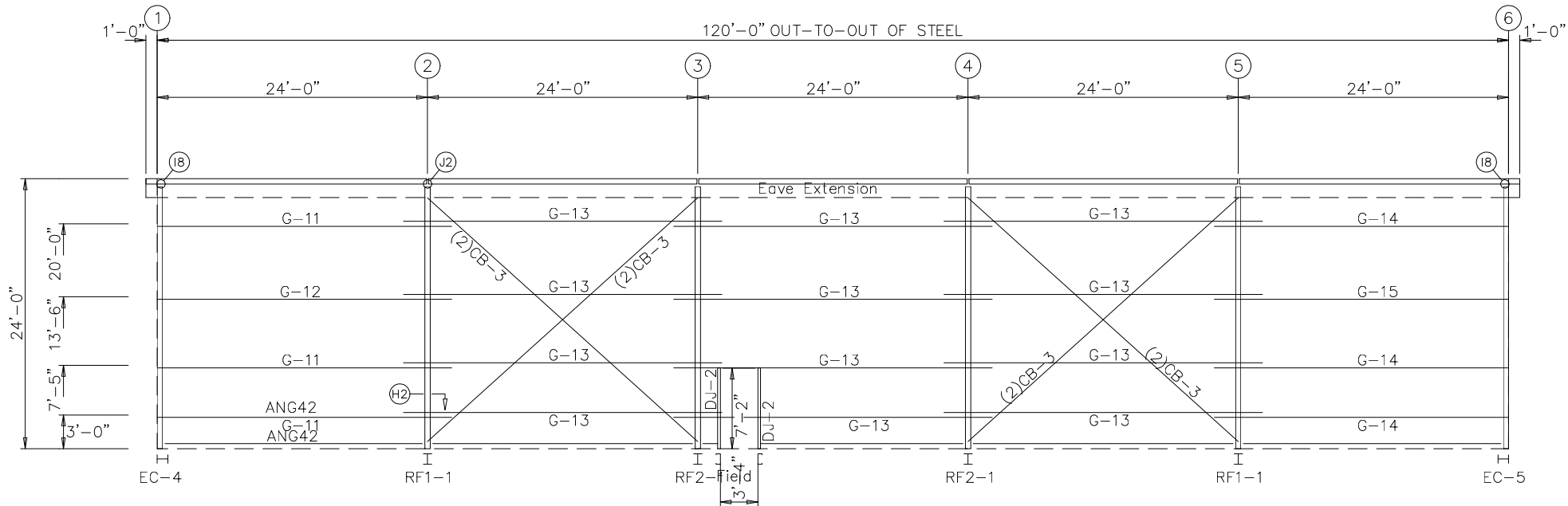
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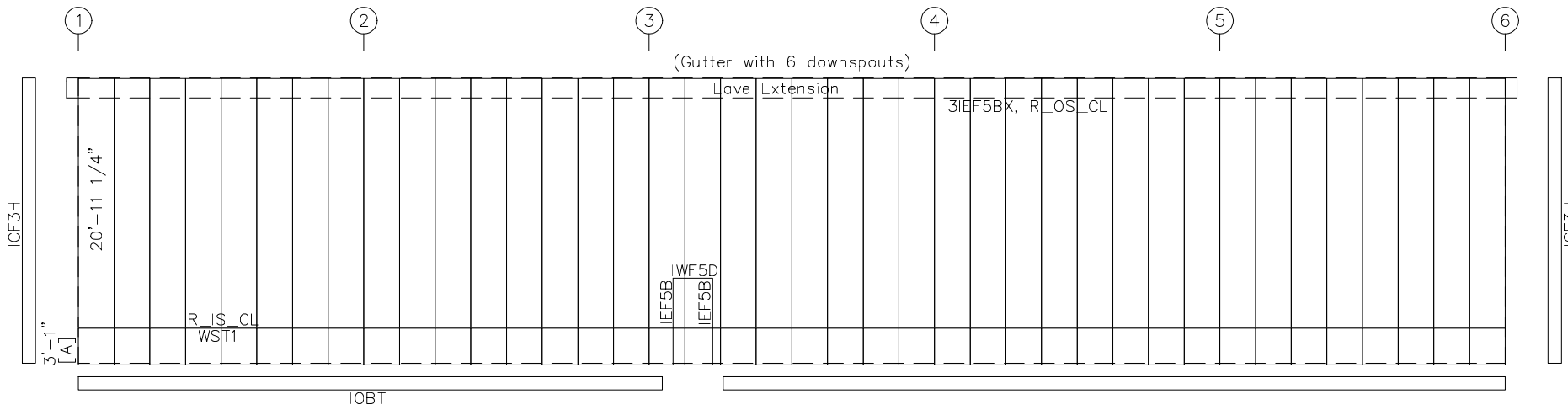


5/7/26



GIRT LAPS 2'-1 3/4" 2'-1 3/4" 2'-1 3/4" 2'-1 3/4" 2'-1 3/4"

SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. R – Parchment
[A] PANELS: 26 Ga. R – SP Black

MEMBER TABLE			
FRAME LINE A			
QUAN	MARK	PART	LENGTH
2	DJ-2	08X35C16	7'-4 3/4"
1	DH-2	08X35C16	3'-4"
3	G-11	08X25Z16	26'-1 1/2"
1	G-12	08X25Z14	26'-1 1/2"
12	G-13	08X25Z16	28'-3 1/2"
3	G-14	08X25Z16	26'-1 1/2"
1	G-15	08X25Z14	26'-1 1/2"
8	CB-3	CABLE500	30'-0 11/16"

CONNECTION PLATES
FRAME LINE A

ID	QUAN	MARK/PART
3	2	c1



ELIJAH PIERUCKI

60'-0" x 120'-0" x 24'-0"

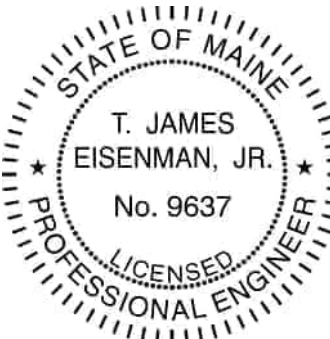
DATE: 5/ 6/26 REVISION: 0

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ELIJAH PIERUCKI

CITY: GARDINER		ST / PV: ME
REVISION HISTORY		DATE
REV.	DESCRIPTION	
DRAWING STATUS		
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GENERAL NOTES:

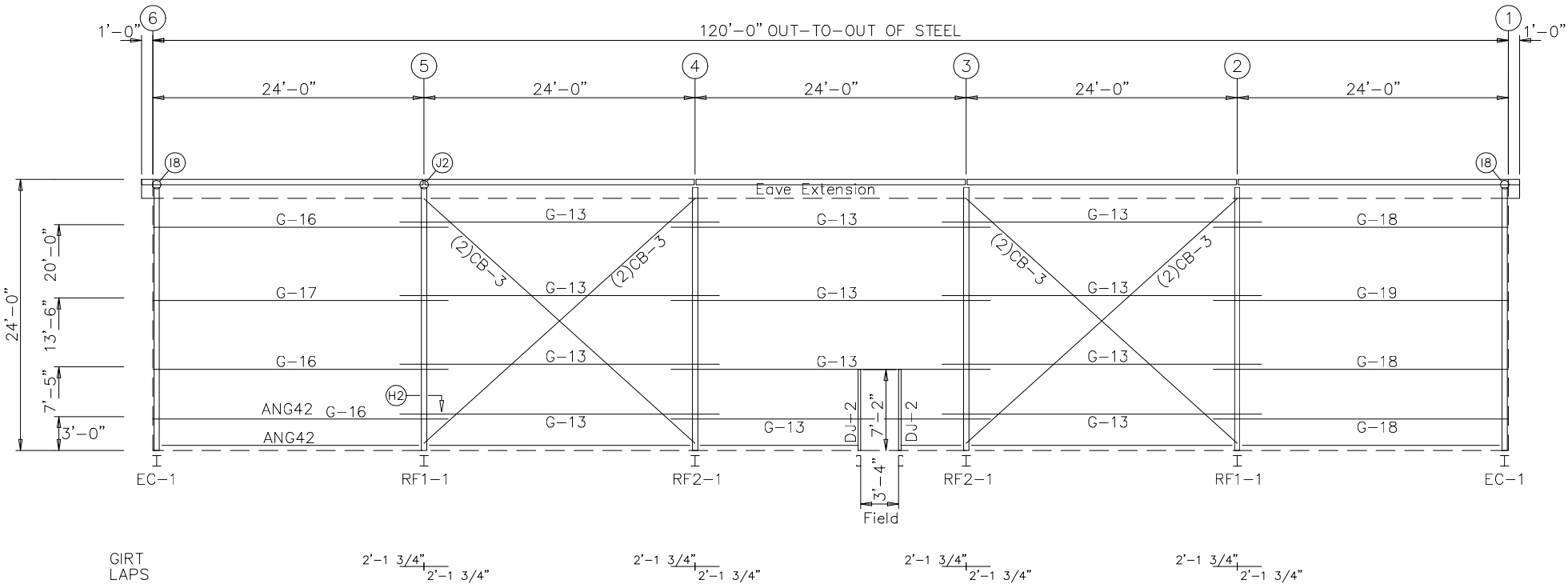
1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

DRAWING IS NOT TO SCALE

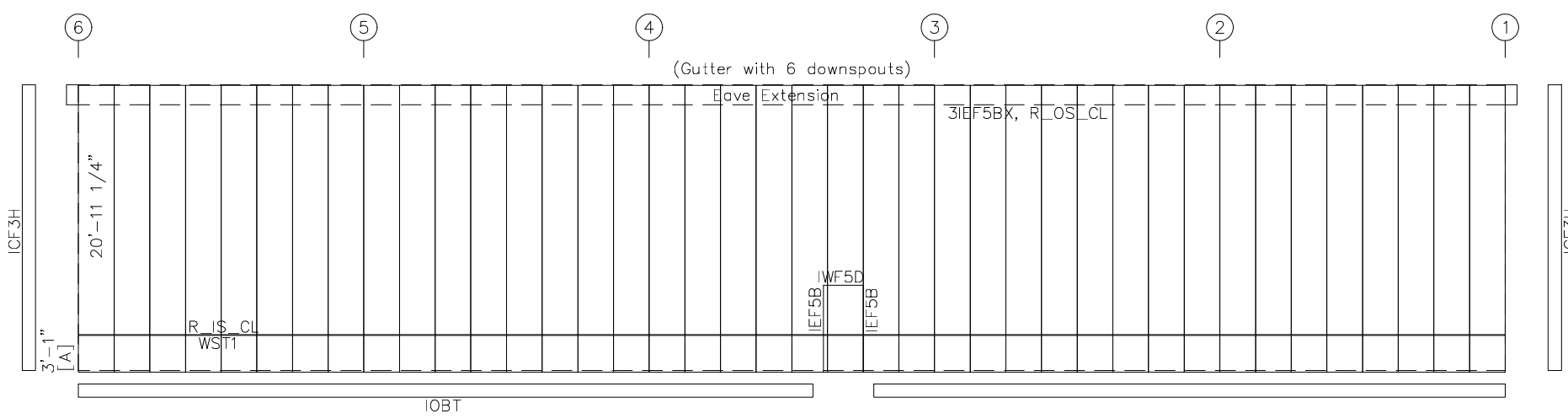
TRIM COLORS

EAVE TRIM	= SP Black	CORNER TRIM	= SP Black
BASE TRIM	= SP Black	GUTTER	= SP Black
DOOR TRIM	= SP Black	DOWNSPOUTS	= SP Black
RAKE TRIM	= SP Black		
* LINER TRIM	= Liner panel color		
* SOFFIT TRIM	= Soffit panel color		

* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.



SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. R - Parchment
[A] PANELS: 26 Ga. R - SP Black

GENERAL NOTES:
1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

DRAWING IS NOT TO SCALE

MEMBER TABLE			
FRAME LINE D			
QUAN	MARK	PART	LENGTH
2	DJ-2	08X35C16	7'-4 3/4"
1	DH-2	08X35C16	3'-4"
12	G-13	08X25Z16	28'-3 1/2"
3	G-16	08X25Z16	26'-1 1/2"
1	G-17	08X25Z14	26'-1 1/2"
3	G-18	08X25Z16	26'-1 1/2"
1	G-19	08X25Z14	26'-1 1/2"
8	CB-3	CABLE500	30'-0 11/16"

CONNECTION PLATES		
FRAME LINE D		
ID	QUAN	MARK / PART
3	2	c1



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CITY: GARDINER

ST / PV: ME

REVISION HISTORY

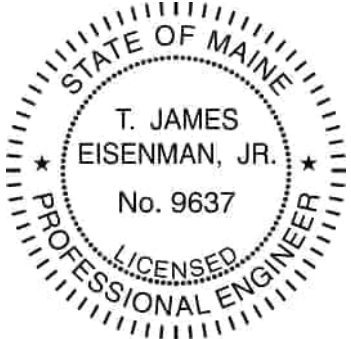
REV.	DESCRIPTION	DATE
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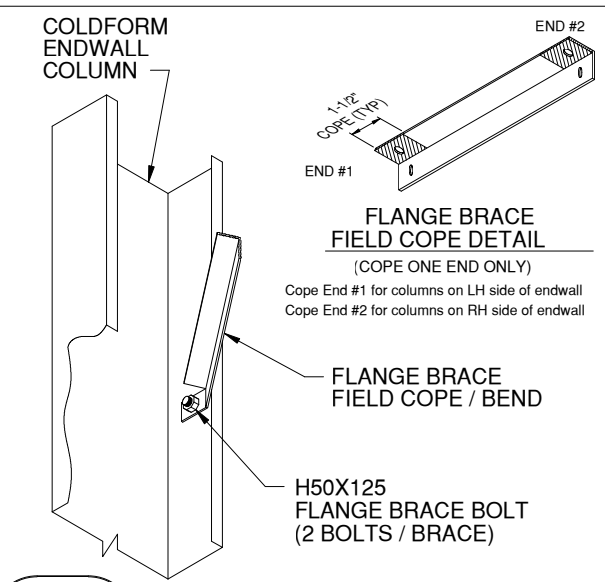
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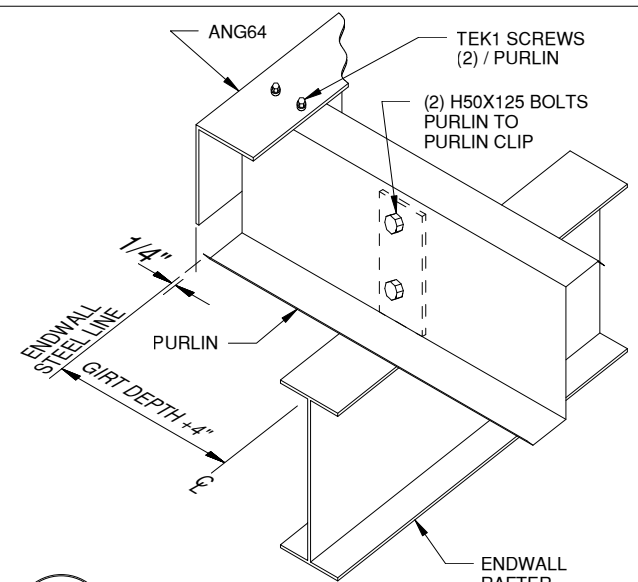
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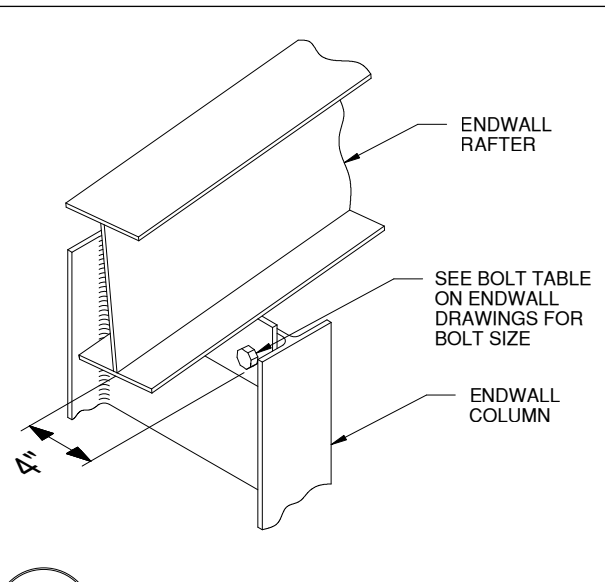
TRIM COLORS			
EAVE TRIM	= SP Black	CORNER TRIM	= SP Black
BASE TRIM	= SP Black	GUTTER	= SP Black
DOOR TRIM	= SP Black	DOWNSPOUTS	= SP Black
RAKE TRIM	= SP Black		
* LINER TRIM	= Liner panel color		
* SOFFIT TRIM	= Soffit panel color		
* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.			



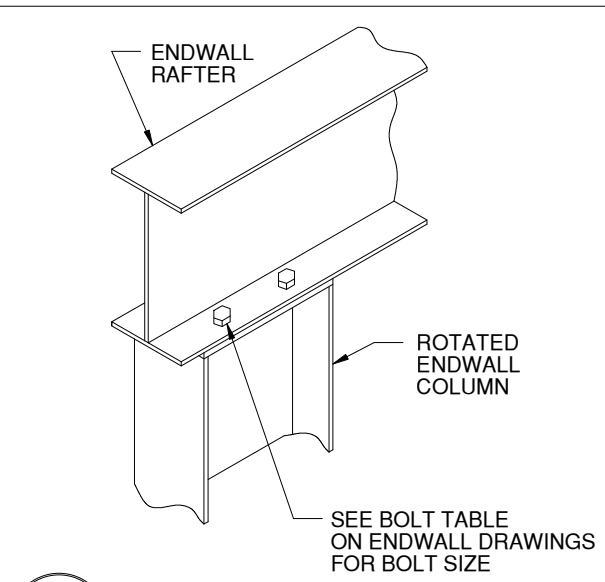
C7A FLANGE BRACE TO BYPASS COLDFORM ENDWALL COLUMN



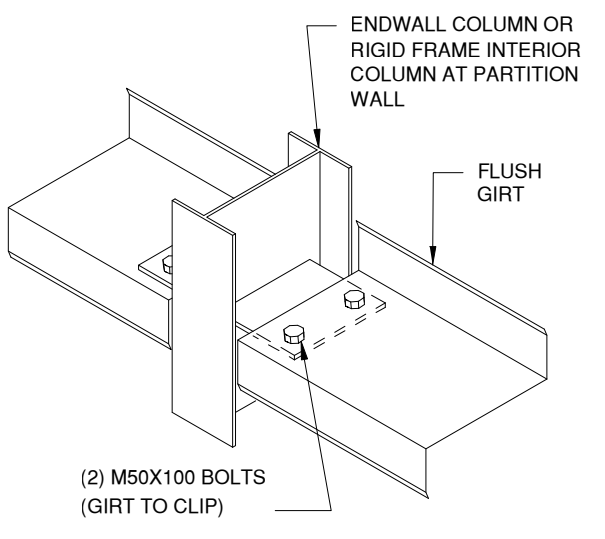
A7 PURLIN TO ENDWALL RAFTER CONNECTION



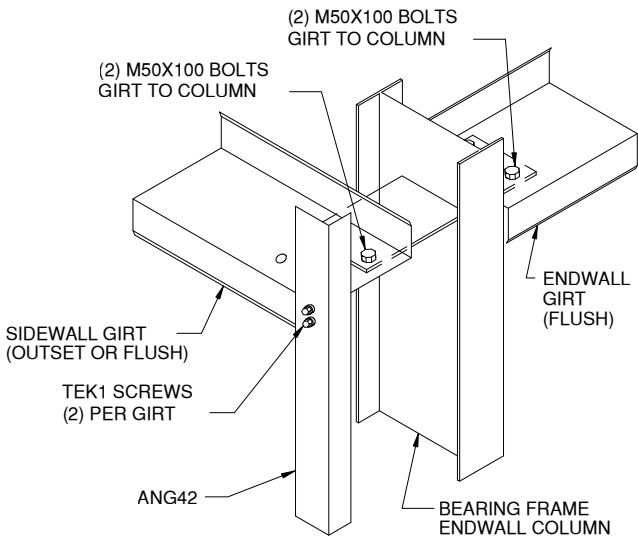
B6 ENDWALL COLUMN TO RAFTER CONNECTION



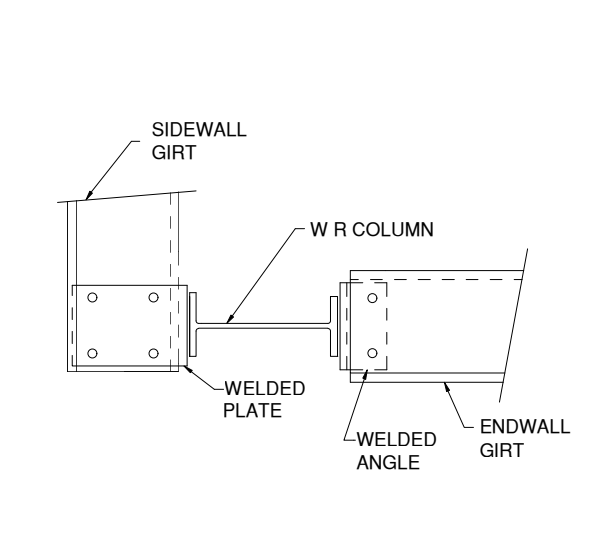
B16 ENDWALL COLUMN TO RAFTER CONNECTION



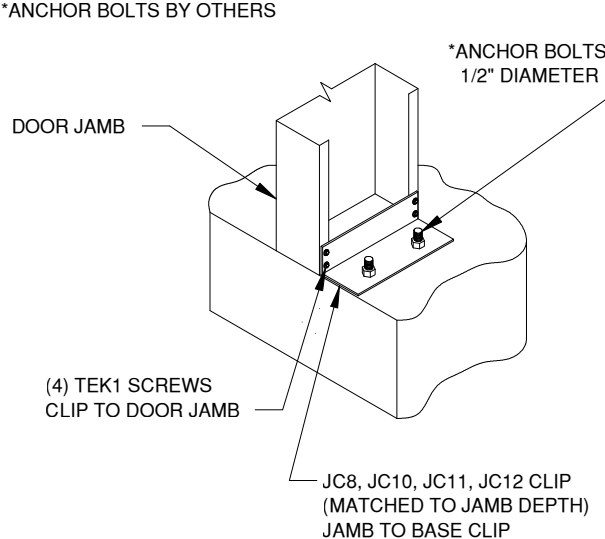
C6 FLUSH GIRT TO COLUMN



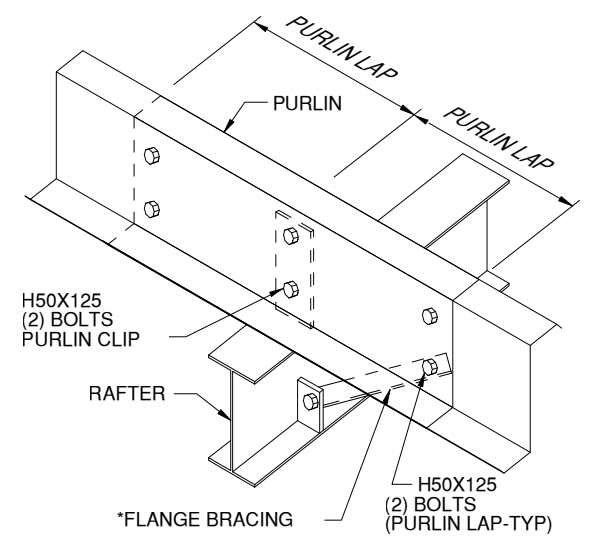
D6 WALL GIRTS TO FLUSH CORNER COLUMN



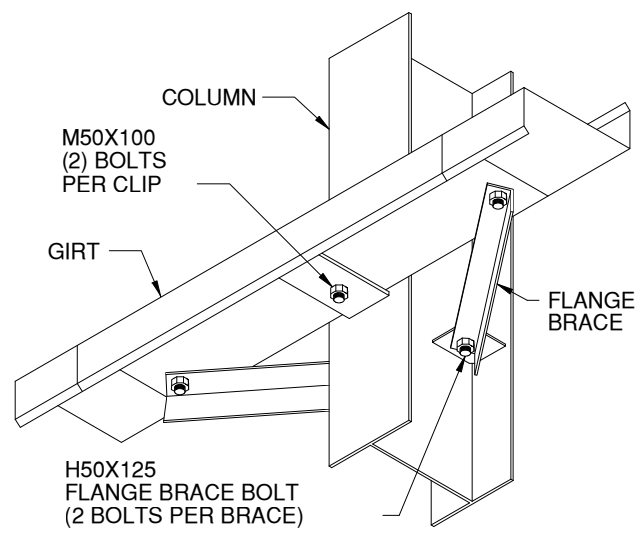
D17 CORNER COLUMN TO WALL GIRT



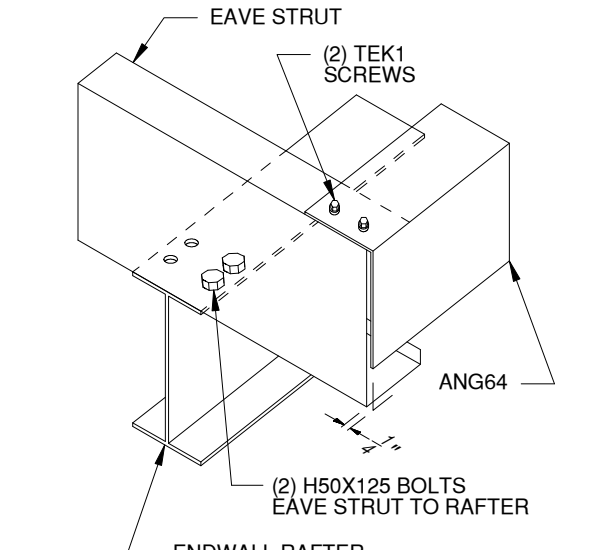
E6 DOOR JAMB TO FOUNDATION



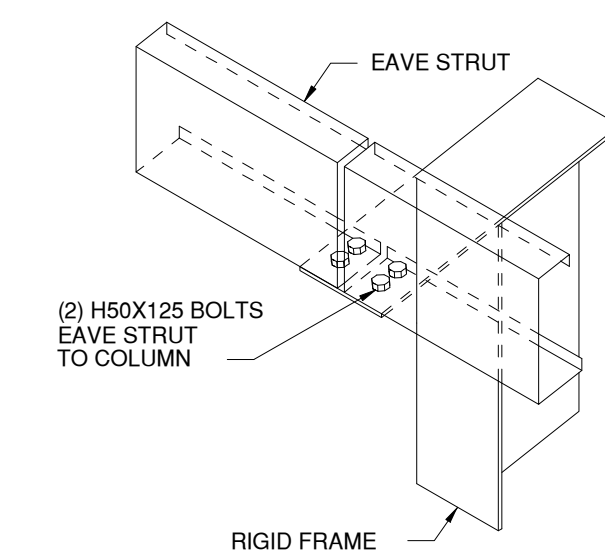
G2 ROOF PURLIN TO INTERIOR FRAME RAFTER



H2 GIRT TO COLUMN - BYPASS GIRTS



I8 EAVE STRUT TO ENDWALL RAFTER LOW EAVE



J2 EAVE STRUT TO RIGID FRAME BYPASS GIRT CONDITION



ELIJAH PIERUCKI

60'-0" x 120'-0" x 24'-0"

DATE: 5/6/26

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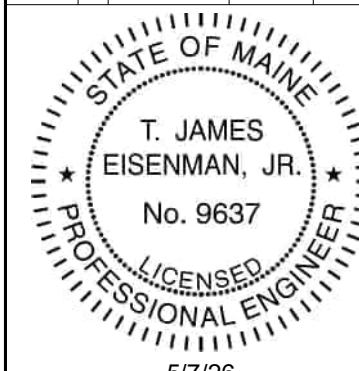
DWN: BJC

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CITY: GARDINER		ST / PV: ME	DATE
REVISION HISTORY		DESCRIPTION	DATE
REV.	DESCRIPTION	DATE	

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FOR CONSTRUCTION: FINAL DRAWINGS.		☐	☐



*MATCHED TO JAMB DEPTH

(4) TEK1 SCREWS
CLIP TO DOOR JAMB

DOOR JAMB

GIRT

*JC8,JC10,JC11,JC12
GIRT TO JAMB CLIP

(2) M50X100 BOLTS
CLIP TO GIRT

*MATCHED TO JAMB DEPTH

(8) TEK1 SCREWS
CLIP TO DOOR JAMB
AND CLIP TO GIRT

*JC8,JC10,JC11,JC12
GIRT TO JAMB CLIP

GIRT

DOOR JAMB

FIELD NOTCH LEG
OF DOOR JAMB

*MATCHED TO JAMB DEPTH

(4) TEK1 SCREWS
CLIP TO DOOR JAMB

DOOR JAMB

DOOR HEADER

*JC8,JC10,JC11,JC12
GIRT TO JAMB CLIP

* START CABLE AT PAINT MARKS

* START CABLE AT PAINT MARKS

STRAND GRIP

PAINT MARK(S)

COLUMN OR
RAFTER WEB

BRACER

FLAT
WASHER

NUT

EYEBOLT

SLOT IN WEB TO
INSERT BRACER
AND EYEBOLT

SD150 SCREW (6" O/C) PANEL TO EAVE STRUT

RAKE ANGLE

CORNER ANGLE

SD150 SCREW (1'-0" O/C) PANEL TO WALL GIRT

GIRT

FST#4 SCREW (2'-6" O/C) PANEL STITCH SCREW

BASE ANGLE

SD150 SCREW (6" O/C) PANEL TO BASE

BASE TRIM

SD150 SCREW (1'-0" O/C) PANEL TO CORNER ANGLE

"R" PANEL SIDEWALL

*ATTACH RAKE CHANNEL TO PURLINS WITH (2) TEK1 SCREWS AT BOTH THE TOP AND BOTTOM LEGS.

ROOF PANEL

FST#4 SCREW (1'-0" O/C)
RAKE TRIM TO ROOF PANEL

IRF RAKE TRIM

IEOC PURLIN COVER

SD150 SCREW (1'-0" O/C)
RAKE TRIM(S) TO RAKE CHANNEL

FST#4 SCREW (1'-0" O/C)
IEOC TRIM TO SOFFIT PANEL

1" X 1/8" MASTIC TAPE

SOFFIT PANEL

*RAKE CHANNEL

FST#4 SCREW (1'-0" O/C FOR THE FIRST FIVE FEET THEN 2'-6" O/C TO PEAK) PANEL TO PANEL STITCH SCREW

SD150 SCREW (6" O/C) ROOF PANEL TO PEAK PURLIN

SD150 SCREW (1'-0" O/C) PANEL TO WALL GIRT

GIRT

PEAK PURLIN

ROOF PANELS

SD150 SCREW (1'-0" O/C) ROOF PANEL TO INTERMEDIATE PURLIN

INTERMEDIATE PURLIN

SD150 SCREW (6" O/C) ROOF PANEL TO EAVE STRUT

EAVE STRUT

SD150 SCREW (1'-0" O/C) ROOF PANEL TO RAKE ANGLE

ANG64 RAKE ANGLE

INSTALL STITCH SCREW THROUGH GUTTER STRAP WHERE APPLICABLE

ROOF FASTENER APPLICATION

ANG42 TRANSITION ANGLE

TEK1 SCREW (1'-0" O.C.) ANG42 TO GIRT

TRANSITION GIRT

UPPER WALL PANEL

SD150 SCREW (6" O.C.) PANEL TO ANG42

WST1 TRIM

WAINSCOT PANEL

SD150 SCREW (6" O.C.) PANEL TO TRANSITION GIRT

WAINSCOT WITH TRIM CONDITION

* ATTACH EAVE TRIM TO EAVE STRUT WITH (3) FST#14 / PIECE UNTIL ROOF PANEL TO EAVE STRUT SCREWS ARE INSTALLED.

FOR TRIM NAME DESIGNATIONS:
= ROOF PITCH (IN INCHES)
= TRIM "FACE" LENGTH IN DECIMAL IN

INSIDE CLOSURE (OPTIONAL)

ROOF PANEL

#ECT###L TOP EAVE STRUT COVER

#ECB###L BOTTOM EAVE STRUT COVER

FST#4 SCREW (1'-0" O/C) EAVE STRUT COVER TO SOFFIT PANEL

SD150 SCREW (1'-0" O/C) EAVE STRUT COVERS TO EAVE STRUT

SOFFIT PANEL

LOW EAVE EXTENSION TRIM

ROOF PANEL

FST#4 SCREW (1'-0" O/C) RAKE TRIM TO ROOF PANEL

IRF RAKE TRIM

IEOC PURLIN COVER

SD150 SCREW (1'-0" O/C) RAKE TRIM(S) TO RAKE CHANNEL

FST#4 SCREW (1'-0" O/C) IEOC TRIM TO SOFFIT PANEL

1" X 1/8" MASTIC TAPE

SOFFIT PANEL

*RAKE CHANNEL

RAKE TRIM AT GABLE EXTENSION

WALL PANEL

INSIDE CLOSURE (OPTIONAL)

IOBT BASE TRIM (AS PER ORDER)

ANG42 BASE ANGLE

CONCRETE

STANDARD BASE TRIM

ANG42 CORNER ANGLE

SD150 SCREW (1'-0" O/C) WALL PANEL TO CORNER ANGLE

FST#4 SCREW (1'-0" O/C) CORNER TRIM TO WALL PANEL

WALL PANEL "R", "RR", OR "A"

CORNER TRIM ICF3H AT "R" PANEL ICF4B AT "RR" PANEL ICF4CA AT "A" PANEL

WALL PANEL

CORNER TRIM

IWF5D DRIP CAP

SD150 SCREW (1'-0" O/C) WALL PANEL TO DOOR JAMB AND HEADER

IEF5B JAMB TRIM

DOOR JAMB

WALL PANEL

DOOR & WINDOW JAMB / HEADER TRIM

OLYMPIA

STEEL BUILDINGS

Olympia Steel Buildings

400 Main Street, Suite 100
Portland, ME 04101

888-449-7756

ELIJAH PIERUCKI

60'-0" x 120'-0" x 24'-0"

DATE: 5/ 6/26

REVISION: 0

ENG: SES

DWN: BJC

APPD: SES

SES

F.O. 31461

ELIJAH PIERUCKI

DRAWING STATUS

CITY: GARDINER

ST / PV: ME

REVISION HISTORY

REV.	DESCRIPTION	DATE

FOR APPROVAL:
THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

FOR PERMIT:
THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

FOR CONSTRUCTION:
FINAL DRAWINGS.

STATE OF MAINE

T. JAMES EISENMAN, JR.

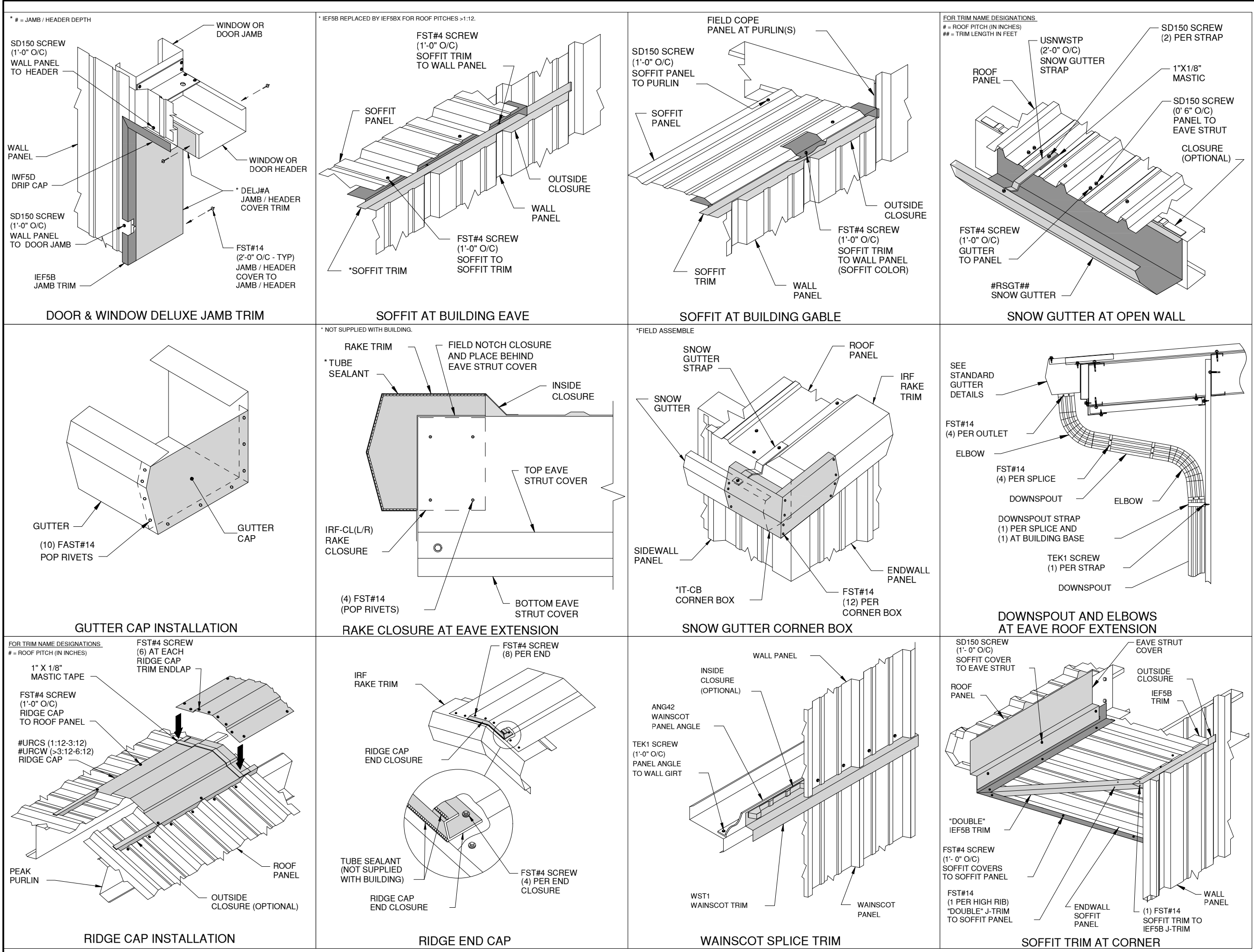
No. 9637

PROFESSIONAL ENGINEER

LICENSED

5/7/26

PAGE 15 OF 17



Olympia Steel Buildings
400 Main Street, Suite 100
888-449-7756

ELIJAH PIERUCKI

60'-0" x 120'-0" x 24'-0"

DATE: 5/6/26

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REVISION: 0

F.O. 31461

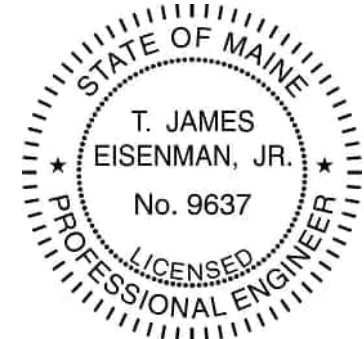
ELIJAH PIERUCKI

DRAWING STATUS

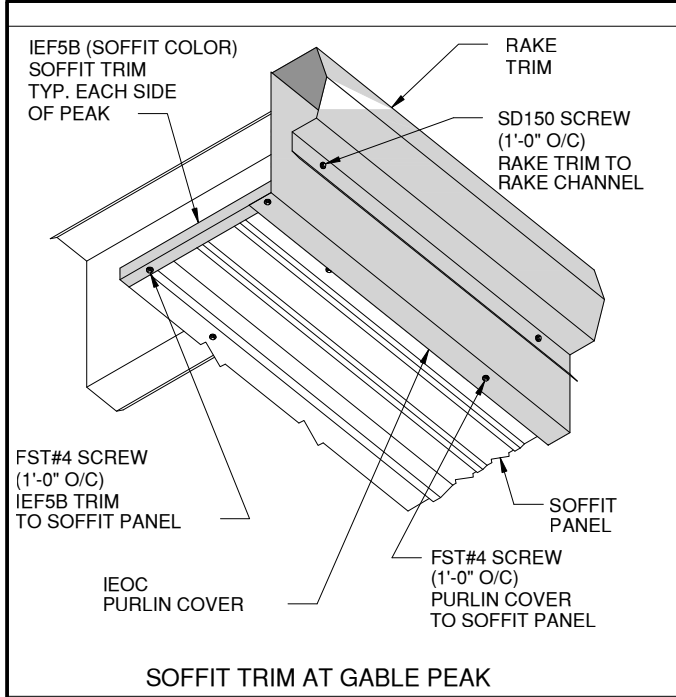
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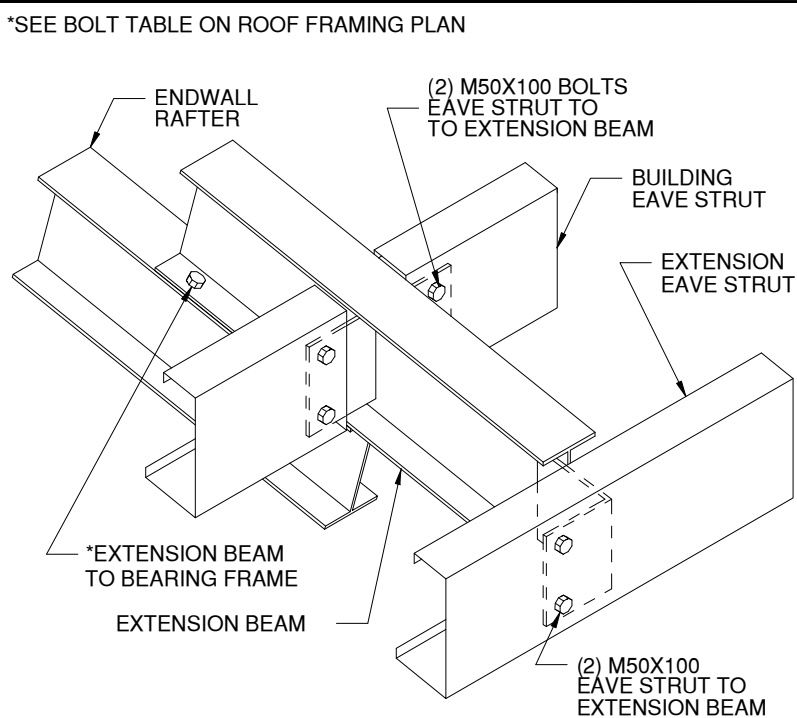
FOR CONSTRUCTION:
FINAL DRAWINGS.



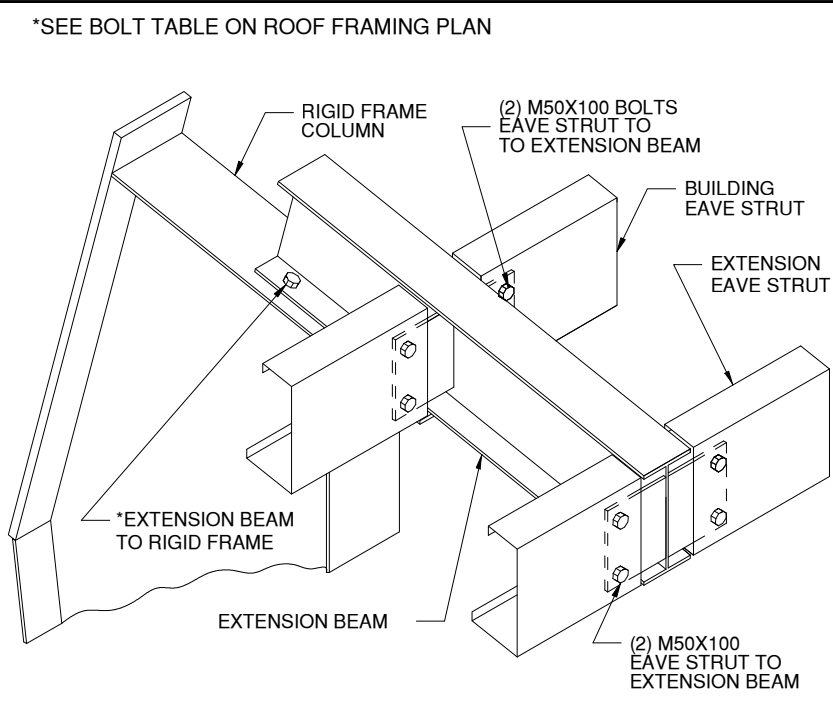
5/7/26



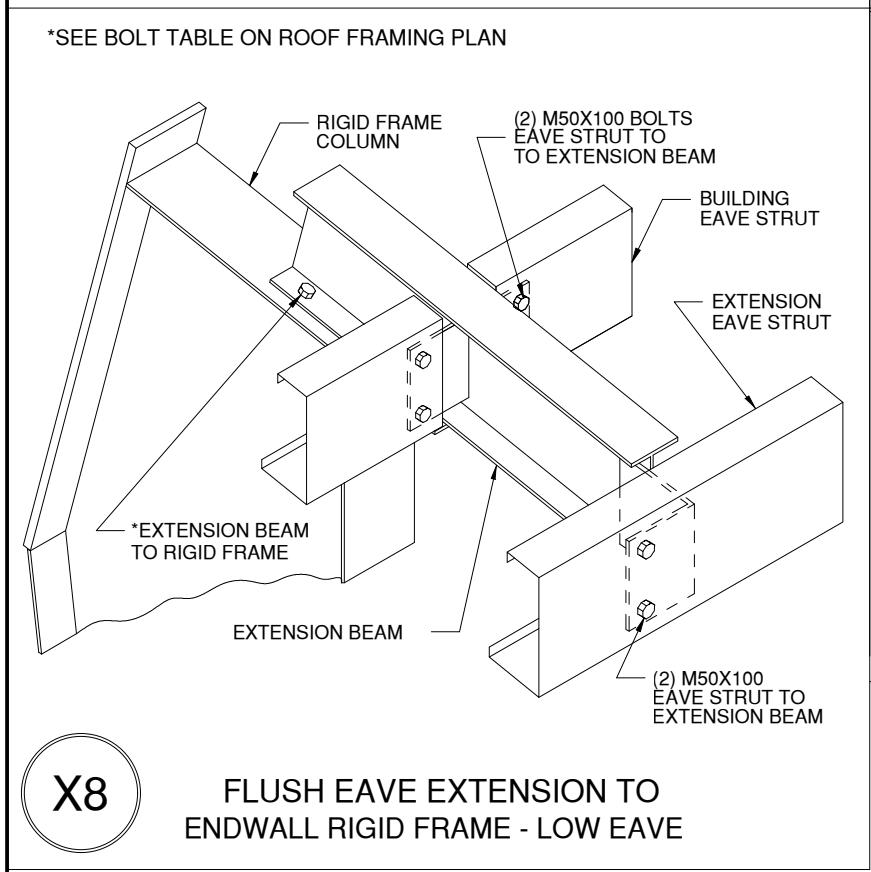
SOFFIT TRIM AT GABLE PEAK



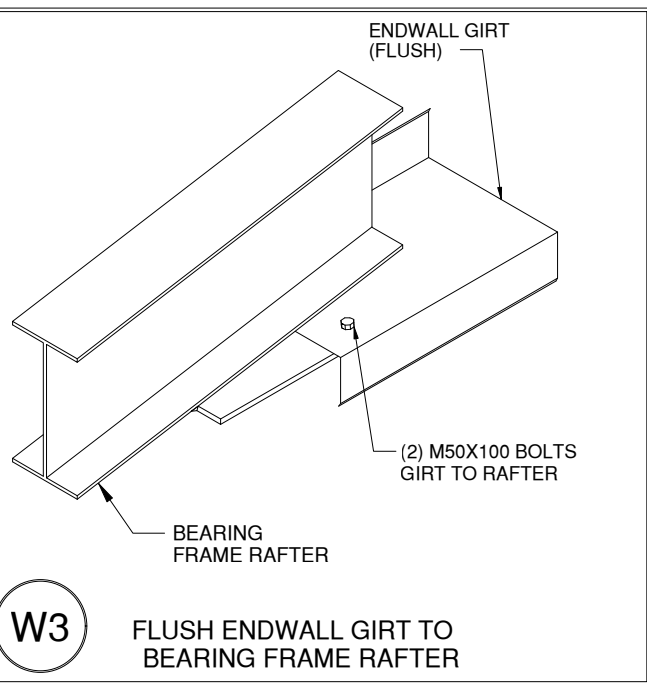
X6 FLUSH EAVE EXTENSION TO BEARING FRAME ENDWALL AT LOW EAVE



X7 FLUSH EAVE EXTENSION TO RIGID FRAME - LOW EAVE



X8 FLUSH EAVE EXTENSION TO ENDWALL RIGID FRAME - LOW EAVE



W3 FLUSH ENDWALL GIRT TO BEARING FRAME RAFTER



ELIJAH PIERUCKI

60'-0" x 120'-0" x 24'-0"

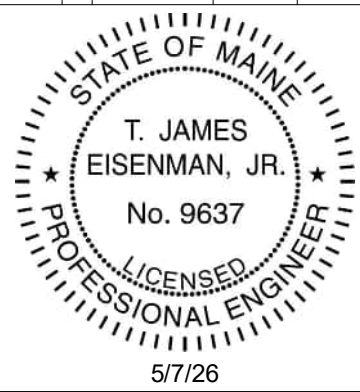
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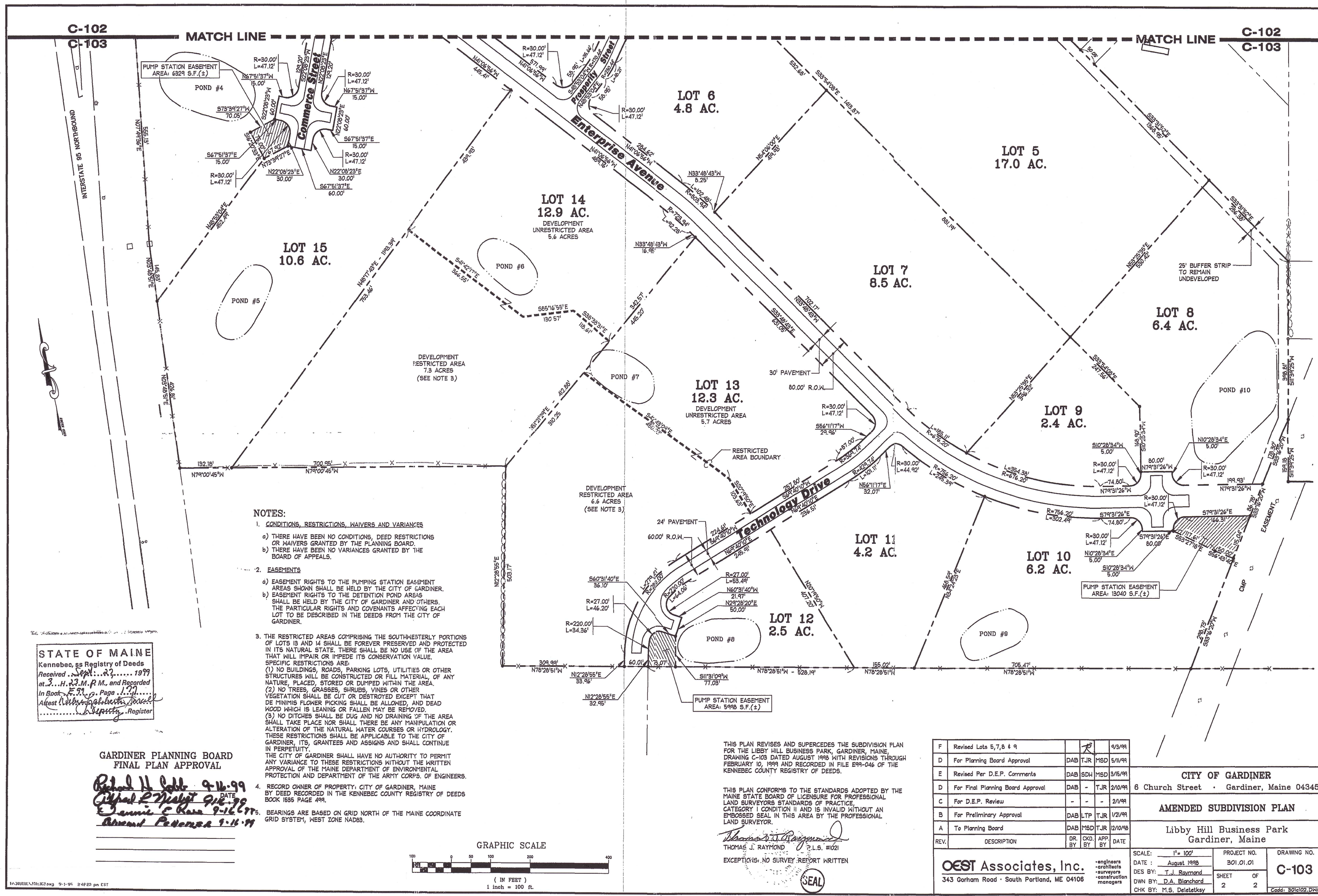
F.O. 31461

ELIJAH PIERUCKI

DRAWING STATUS	CITY: GARDINER	ST / PV: ME
REVISION HISTORY	DESCRIPTION	DATE
FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.	☐	
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FOR CONSTRUCTION: FINAL DRAWINGS.	☐	





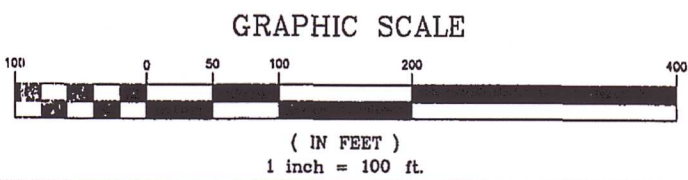


- NOTES:**
- CONDITIONS, RESTRICTIONS, WAIVERS AND VARIANCES**
 - THERE HAVE BEEN NO CONDITIONS, DEED RESTRICTIONS OR WAIVERS GRANTED BY THE PLANNING BOARD.
 - THERE HAVE BEEN NO VARIANCES GRANTED BY THE BOARD OF APPEALS.
 - EASEMENTS**
 - EASEMENT RIGHTS TO THE PUMPING STATION EASEMENT AREAS SHOWN SHALL BE HELD BY THE CITY OF GARDINER.
 - EASEMENT RIGHTS TO THE DETENTION POND AREAS SHALL BE HELD BY THE CITY OF GARDINER AND OTHERS. THE PARTICULAR RIGHTS AND COVENANTS AFFECTING EACH LOT TO BE DESCRIBED IN THE DEEDS FROM THE CITY OF GARDINER.
 - THE RESTRICTED AREAS COMPRISING THE SOUTHWESTERLY PORTIONS OF LOTS 13 AND 14 SHALL BE FOREVER PRESERVED AND PROTECTED IN ITS NATURAL STATE. THERE SHALL BE NO USE OF THE AREA THAT WILL IMPAIR OR IMPEDE ITS CONSERVATION VALUE. SPECIFIC RESTRICTIONS ARE:
 - NO BUILDINGS, ROADS, PARKING LOTS, UTILITIES OR OTHER STRUCTURES WILL BE CONSTRUCTED OR FILL MATERIAL, OF ANY NATURE, PLACED, STORED OR DUMPED WITHIN THE AREA.
 - NO TREES, GRASSES, SHRUBS, VINES OR OTHER VEGETATION SHALL BE CUT OR DESTROYED EXCEPT THAT DE MINIMIS FLOWER PICKING SHALL BE ALLOWED, AND DEAD WOOD WHICH IS LEANING OR FALLEN MAY BE REMOVED.
 - NO DITCHES SHALL BE DUG AND NO DRAINING OF THE AREA SHALL TAKE PLACE NOR SHALL THERE BE ANY MANIPULATION OR ALTERATION OF THE NATURAL WATER COURSES OR HYDROLOGY. THESE RESTRICTIONS SHALL BE APPLICABLE TO THE CITY OF GARDINER, ITS GRANTEES AND ASSIGNS AND SHALL CONTINUE IN PERPETUITY.THE CITY OF GARDINER SHALL HAVE NO AUTHORITY TO PERMIT ANY VARIANCE TO THESE RESTRICTIONS WITHOUT THE WRITTEN APPROVAL OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND DEPARTMENT OF THE ARMY CORPS OF ENGINEERS.
 - RECORD OWNER OF PROPERTY: CITY OF GARDINER, MAINE BY DEED RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS BOOK 1695 PAGE 499.
- BEARINGS ARE BASED ON GRID NORTH OF THE MAINE COORDINATE GRID SYSTEM, WEST ZONE NAD83.

STATE OF MAINE
Kennebec, ss Registry of Deeds
Received Sept. 23, 1999
at 3:00 P.M. and Recorded
in Book 1695, Page 499
Attest [Signature] Deputy Register

GARDINER PLANNING BOARD
FINAL PLAN APPROVAL

Richard H. Lobb 9-16-99
Alfred P. Mielke 9-16-99
James E. Kane 9-16-99
Armand P. Poirer 9-16-99



THIS PLAN REVISES AND SUPERCEDES THE SUBDIVISION PLAN FOR THE LIBBY HILL BUSINESS PARK, GARDINER, MAINE, DRAWING C-103 DATED AUGUST 1998 WITH REVISIONS THROUGH FEBRUARY 10, 1999 AND RECORDED IN FILE E99-046 OF THE KENNEBEC COUNTY REGISTRY OF DEEDS.

THIS PLAN CONFORMS TO THE STANDARDS ADOPTED BY THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, CATEGORY I CONDITION II AND IS INVALID WITHOUT AN EMBOSSED SEAL IN THIS AREA BY THE PROFESSIONAL LAND SURVEYOR.

Thomas J. Raymond
THOMAS J. RAYMOND P.L.S. #1021

EXCEPTIONS: NO SURVEY REPORT WRITTEN

F	Revised Lots 5, 7, 8 & 9	DAB	TJR	MSD	5/11/99
D	For Planning Board Approval	DAB	TJR	MSD	5/11/99
E	Revised Per D.E.P. Comments	DAB	SDH	MSD	3/15/99
D	For Final Planning Board Approval	DAB	-	TJR	2/10/99
C	For D.E.P. Review	-	-	-	2/1/99
B	For Preliminary Approval	DAB	LTP	TJR	1/21/99
A	To Planning Board	DAB	MSD	TJR	12/10/98
REV.	DESCRIPTION	DR.	BY	APP.	DATE

OEST Associates, Inc.
343 Gorham Road - South Portland, ME 04106

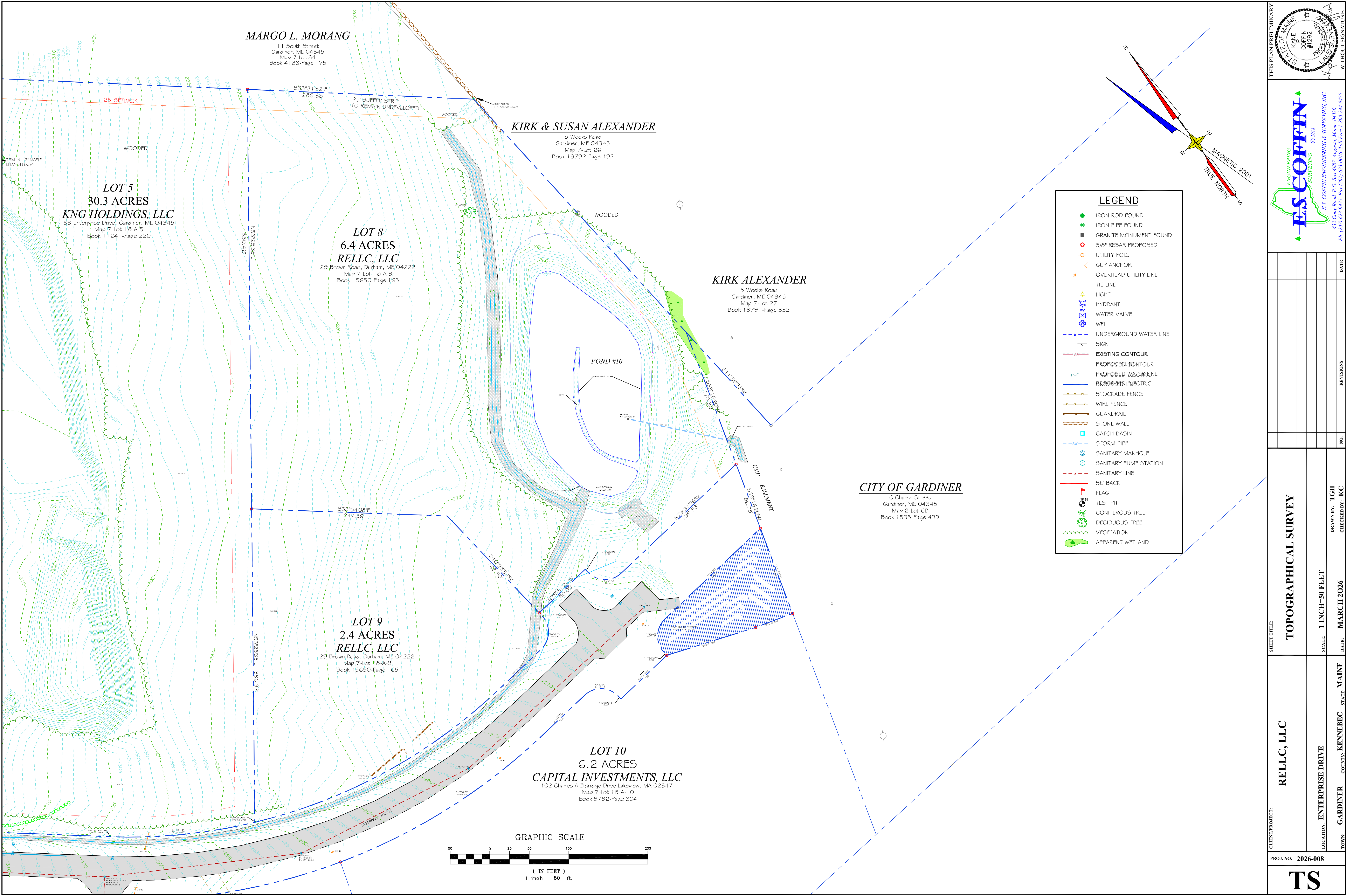
engineers
architects
surveyors
construction managers

SCALE: 1" = 100'	PROJECT NO. 301.01.01	DRAWING NO. C-103
DATE: August 1998	SHEET 2 OF 2	
DES BY: T.J. Raymond		
DWN BY: D.A. Blanchard		
CHK BY: M.S. Deletetky		

CITY OF GARDINER
6 Church Street - Gardiner, Maine 04345

AMENDED SUBDIVISION PLAN

Libby Hill Business Park
Gardiner, Maine



EROSION AND SEDIMENTATION NOTES:

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

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:

EROSION/SEDIMENT CONTROL DEVICES:

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

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

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

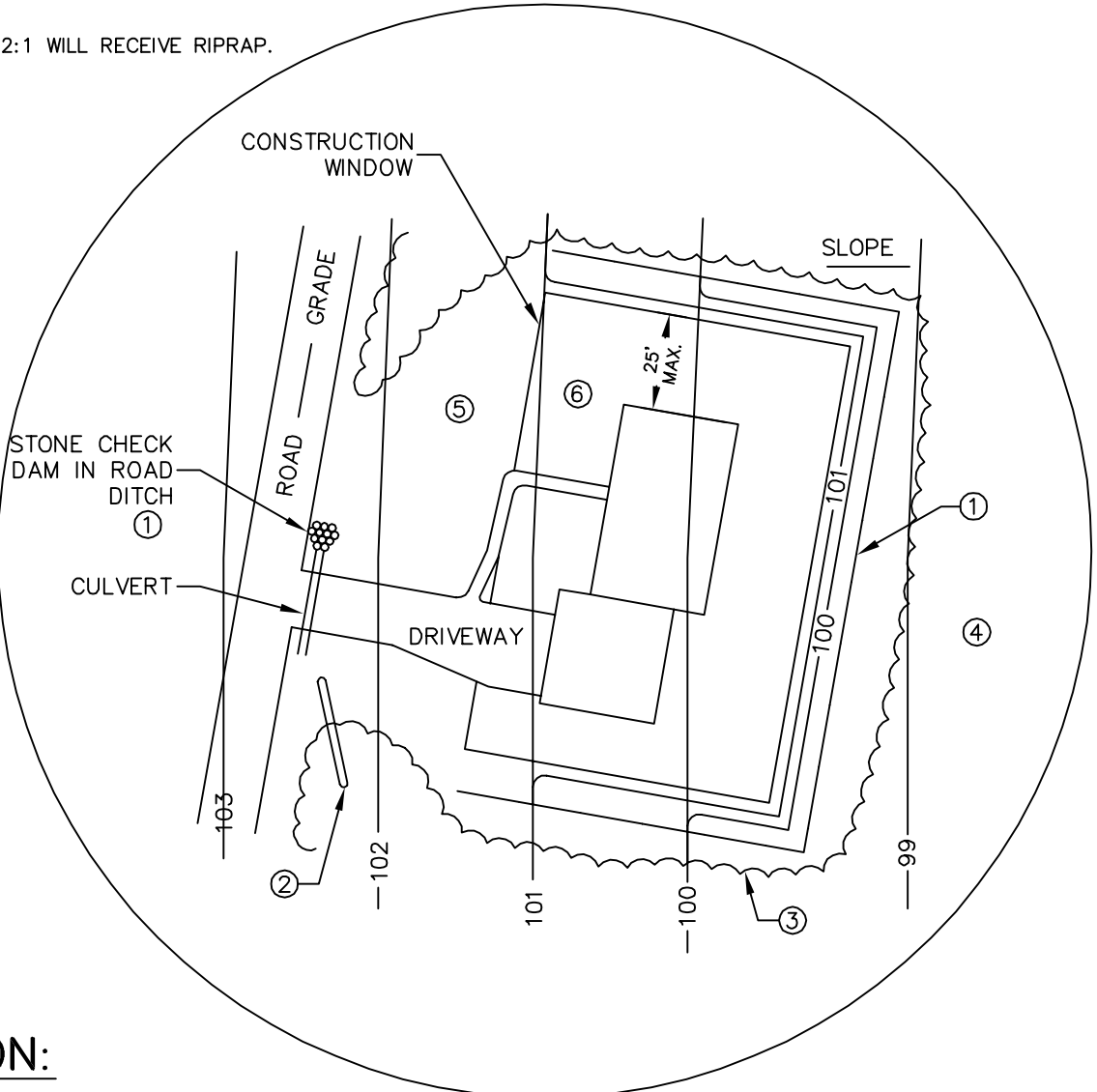
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

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

PERMANENT EROSION CONTROL MEASURES:

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

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



INSTALLATION:

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

MAINTENANCE:

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

HOUSE SITE - BEST MANAGEMENT PRACTICES

NOT TO SCALE

CONSTRUCTION PHASE:

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

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

POST-CONSTRUCTION REVEGETATION:

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

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 136 LBS/1,000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1,000 SQ. FT. WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:
- LAWNS**
KENTUCKY BLUEGRASS 0.46 LBS/1,000 S.F.
CREeping RED FESCUE 0.46 LBS/1,000 S.F.
PERENNIAL RYE GRASS 0.11 LBS/1,000 S.F.

SWALES
RED TOP 0.05 LBS/1,000 S.F.
TALL FESCUE 0.46 LBS/1,000 S.F.

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

MONITORING SCHEDULE:

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

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

EROSION CONTROL DURING WINTER CONSTRUCTION:

1. WINTER CONSTRUCTION PRIOR: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ATE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH TAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 B.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH TAT SOIL SURFACE IS NOT VISIBLE THROUGH THEIR MULCH. NOTE: AN AREA TO BE USED AS A ROAD OR VEHICLE PARKING LOT IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH COMPACTED GRAVEL SUBBASE OR COMPACTED STRUCTURAL SAND.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED, DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS EITHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS ABOVE 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
9. WINTER RYE IS RECOMMENDED FOR STABILIZATION UNTIL OCTOBER 1ST. AFTER OCTOBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GUIDELINES FOR STABILIZING SITES FOR THE WINTER:

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

SITE INSPECTION AND MAINTENANCE:

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

ADDITIONAL CONTROLS REQUIRED:

1. A DOUBLE SEDIMENT BARRIER MUST BE INSTALLED ALONG THE PERIMETER.
2. TEMPORARY SEEDING OF DISTURBED SOIL MUST BE COMPLETED AS SOON AS POSSIBLE.
3. MULCH SHALL BE APPLIED TO ALL WORK AREAS AT THE END OF THE WORK DAY.
4. NO EARTH MOVING SHALL BE DONE DURING MUDDY DAYS, TO BE DETERMINED BY THE RESIDENT INSPECTOR.
5. IN THE AREAS BROUGHT TO FINAL GRADE, EROSION CONTROL MIX MUST BE PLACED PARALLEL TO THE CONTOURS WITH A MAXIMUM SPACING OF 100'.

STATE OF MAINE

JAMES E. COFFIN

8500

PROFESSIONAL ENGINEER

James E. Coffin

REGISTERED

E.S. COFFIN

ENGINEERING & SURVEYING, INC.

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RE LLC, LLC

LOTS 8 & 9

ENTERPRISE DRIVE

GARDNER

KENNEBEC

MAINE

CLIENT/PROJECT:

PROJ. NO. 2026-008

C-2

SHEET TITLE:

SITE DETAILS I

SCALE: AS SHOWN

LOCATION:

TOWN:

COUNTY:

STATE:

DRAWN BY: TCH

CHECKED BY: JEC

DATE: MAY 12, 2026

NO.

REVISIONS

DATE

C-3

AGGREGATE FOR GRAVEL BASE

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

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

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

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

2. AGGREGATE FOR SUB-BASE

COMMON BORROW

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

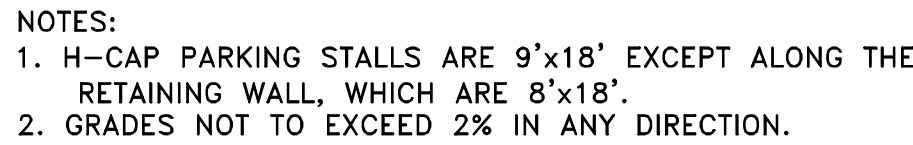
ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.

TRENCH NOTES:

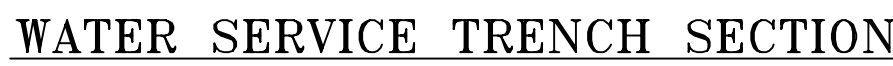
CONTRACTOR SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REGULATIONS PERTAINING TO THE EXCAVATION OF ALL TRENCHES. CONTRACTOR SHALL ALLOW FOR PAYMENT OF ADDITIONAL EXCAVATION, TRENCH BOXES AND BACKFILL WITH REGARD TO COMPLYING WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS.

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

3. TRENCHES SHALL BE BACKFILLED AND TEMPORARY STABILIZED (INCLUDING SPOIL AND/OR BACKFILL PILES) AT THE END OF EACH WORKING DAY.



HANDICAP PARKING DETAIL



TYPICAL DUMPSTER SLAB DETAIL



1. ALL POSTS TO BE SET 3'-6" INTO GROUND AND COMPACTED ALL AROUND.
2. ANY POST SET LESS THAN 3'-0" SHALL BE SET ON 10" DIA. CONCRETE FILLED SANDTUBE. USE SIMPSON STRONG-TIE POST BASE, AND SET BELOW GRADE TO HIDE CONCRETE & CONNECTOR.
3. POST SET ON LEDGE SHALL BE DRILLED AND PINNED. ANCHORING METHOD TO BE APPROVED BY SITE ENGINEER.
4. 2x4 PT RAILS SHALL HAVE DOWELED ENDS FOR POST CONNECTION.
5. ALL GATES TO MATCH FENCE.
6. OWNER TO SPECIFY PAINTING

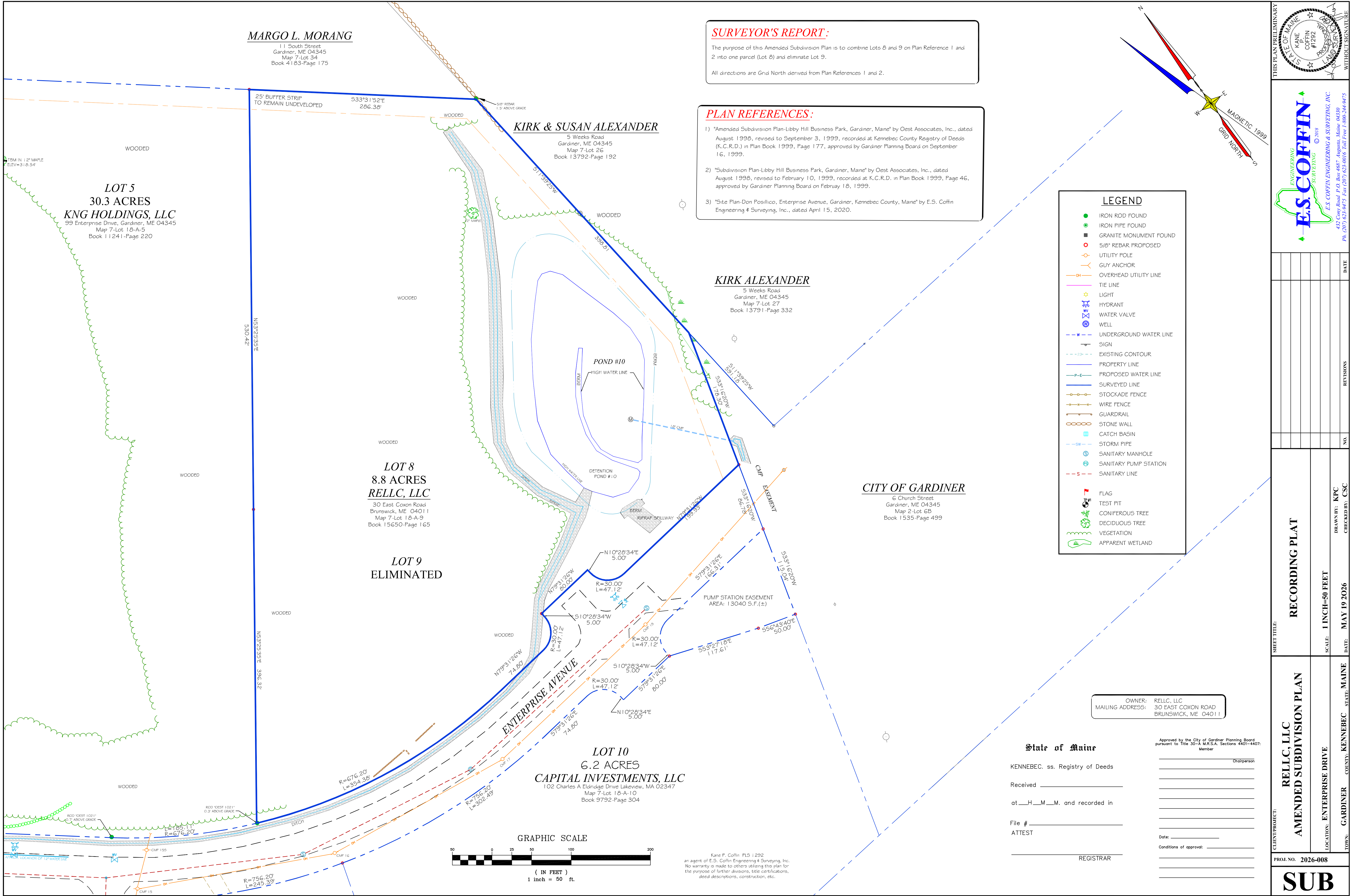
WOODEN STOCKADE FENCE DETAIL



CLIENT/PROJECT:		RE LLC, LLC LOTS 8 & 9		SHEET TITLE:		SITE DETAILS III					
LOCATION:		ENTERPRISE DRIVE		SCALE:		AS SHOWN					
DRAWN BY:		TGH		DATE:		MAY 12, 2026					
CHECKED BY:		JFC		NO.							
REVISIONS				DATE							

PROJ. NO. 2026-008

C-4



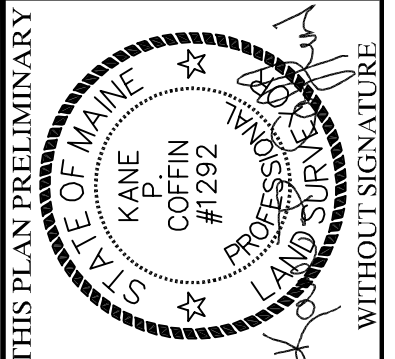
SURVEYOR'S REPORT:

The purpose of this Amended Subdivision Plan is to combine Lots 8 and 9 on Plan Reference 1 and 2 into one parcel (Lot 8) and eliminate Lot 9.

All directions are Grid North derived from Plan References 1 and 2.

PLAN REFERENCES:

- "Amended Subdivision Plan-Libby Hill Business Park, Gardiner, Maine" by Oest Associates, Inc., dated August 1998, revised to September 3, 1999, recorded at Kennebec County Registry of Deeds (K.C.R.D.) in Plan Book 1999, Page 177, approved by Gardiner Planning Board on September 16, 1999.
- "Subdivision Plan-Libby Hill Business Park, Gardiner, Maine" by Oest Associates, Inc., dated August 1998, revised to February 10, 1999, recorded at K.C.R.D. in Plan Book 1999, Page 46, approved by Gardiner Planning Board on February 18, 1999.
- "Site Plan-Don Posillico, Enterprise Avenue, Gardiner, Kennebec County, Maine" by E.S. Coffin Engineering & Surveying, Inc., dated April 15, 2020.



SUB		PROJ. NO. 2026-008		CLIENT/PROJECT: RELLC, LLC AMENDED SUBDIVISION PLAN		SHEET TITLE: RECORDING PLAT									
				LOCATION: ENTERPRISE DRIVE		SCALE: 1 INCH=50 FEET									
				TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE		DATE: MAY 19 2026		DRAWN BY: KPC CHECKED BY: CSC		NO.		REVISIONS		DATE	