Erosion and Sedimentation Control Standards

Subject to the provisions of the applicable City ordinances, the following standards apply.

PURPOSE AND APPLICABILITY

1. The Planning Board has adopted this set of Erosion and Sedimentation Control Standards to protect the City’s natural and manmade drainage systems, as well as private properties, from damage and dysfunction due to erosion and sedimentation which accompany excavation and/or filling for site development. Such protection is intended to serve the public interest as follows:

   (a) Protection of streams, wetlands, and storm sewers prevents increased flood hazard.
   (b) Protection of streams, wetlands, and storm sewers protects water quality and other natural and aesthetic amenities appurtenant to water quality.
   (c) Prevention of erosion and retention of sediment on construction sites, reduces accidental damage to neighboring properties.
   (d) Reduction of the siltation rate reduces long-term public dredging costs in Portland Harbor.
   (e) Protection of storm sewers reduces public sewer maintenance costs.

2. These Standards apply to all proposed developments requiring site plan and/or subdivision review by the Planning Board as well as development projects not requiring Planning Board review that involve new principal residential buildings or modifications to existing residential buildings with 1,000 square feet or more of disturbed area\(^1\). The degree of hazard to streams, wetlands, sewers and neighboring properties from uncontrolled erosion and sedimentation will vary considerably according to each proposed development.

In order to prevent application of unduly restrictive erosion and sedimentation control requirements to proposed developments which pose little or no erosion and sedimentation hazards, two alternate Levels of Review following parallel review procedures are provided under these Standards. Projects posing a higher level of erosion and sedimentation must comply with stricter controls, required under Level One of the standards. Projects posing only small erosion and sedimentation hazard must comply with less restrictive but still adequately protective controls, required under Level Two of the standards.

---

\(^1\) Disturbed area. All land areas that are stripped, graded, grubbed, filled, or excavated at any time during the site preparation or removing vegetation for, or construction of, a project. (Maine DEP Chapter 500 3.F.)
The Planning Director, or the Director's designee, will make the initial determination of whether the standards apply and, if so, under which level the project will be reviewed. The determination of the Planning Director is subject to appeal to the Planning Board whose decision shall be final. All development projects not requiring Planning Board review that involve new principal residential buildings or modifications to existing residential buildings with 1,000 square feet or more of disturbed area are only subject Level Two erosion and sedimentation control standards.

3. In order to determine the appropriate Level of Review for each individual proposal, the Planning Director, or the Director's designee, shall make a determination according to the following criteria:

(a) Criteria for Determining Applicability of Level One (more restrictive) Erosion and Sedimentation Control Standards

(i) Project is proposed for land which when disturbed would release sediment into the natural drainage system as a nonpoint source.
(ii) Project site directly abuts a stream, floodplain, or wetlands, or,
(iii) Project is of large enough scope to warrant more careful review of erosion and sedimentation control plan to protect natural and municipal drainage system.

(b) Criteria for Determining Applicability of Level Two (less restrictive) Erosion and Sedimentation Control Standards

(i) Project does not abut stream channels, wetlands, or floodplains;
(ii) Project site drains through the municipal storm sewer system; or,
(iii) Project does not require review by Planning Board.
TO: Applicants for Site Plan and Subdivision Review
FROM: Department of Planning and Development
SUBJECT: Receipt of Erosion and Sedimentation Control Information – Level One

**Please read the attached material, sign the following statement, and return the statement (pages 1 and 2 only) to the Planning Department prior to Planning Board review of your proposed project**

Project: ____________________________________________

Applicant: __________________________________________

Recipient of Information: ________________________________

Company: ____________________________________________

I certify that I have received and reviewed the following information from the City of South Portland, including:

(1) Erosion and Sedimentation control standards for site plan and subdivision review;

(2) The link to the Maine Erosion and Sediment Control BMP Manual at www.maine.gov/dep/land/erosion/escbmps;

(3) The DEP Fact Sheet on Vernal Pools: A Significant Wildlife Habitat; and

(4) Statement on the values of wetlands and the effects of filling, and general description of erosion and sedimentation control options deemed acceptable by the Planning Board.

_____________________________________________________ Date: __________________________

Signature (use of blue ink for signature is required)

_____________________________________________________

Print name of signer
Contractor’s Erosion and Sediment Control Certification

TO: Contractors and Applicants
FROM: Department of Planning and Development
SUBJECT: Level One: Erosion and Sedimentation Control Information and Pre-construction Conference

Please read the attached material, sign the following statement, make sure the City’s Engineering Inspector signs it at the Pre-construction conference, and return the statement to the Dept. of Planning and Development prior to issuance of building permits for the approved project (see page 6 Sections D.2(a), D.2(b), and D.3 of the Erosion and Sedimentation Control Standards for Site Plan and Subdivision Review Informational Packet; also see the Maine Erosion and Sediment Control BMP Manual at www.maine.gov/dep/land/erosion/escbmps for detailed information on the selection of appropriate project-specific BMPs.)

Project: ________________________________________________

Date of Approval: ______________________________

Contractor: ____________________________________________

Recipient of Information: ________________________________

Company: _____________________________________________

Date of Preconstruction Conference: ______________________

City of South Portland Field Inspector or Engineer: __________

I certify that I have received and read the packet of Erosion and Sedimentation control standards for site plan and subdivision review information from the City of South Portland, reviewed relevant sections of the Maine Erosion and Sediment Control BMP Manual applicable to the proposed project, and have attended a Pre-construction conference with the Department of Planning and Development.

_________________________________________ Date: __________

Signature (use of blue ink for signature is required)

Print name of signer
LEVEL ONE

Erosion and Sedimentation Control Standards for Site Plan and Subdivision Review

A. APPLICANT AND CONTRACTOR EDUCATION

1. The Planning Board requires that the applicant certify in writing that he or she has received at the time of application for project review the following information including:

   (a) A brief statement of:
       (i) the values of streams, wetlands, and floodplains and
       (ii) the effects of filling on the values of streams and wetlands.
   (b) Erosion and Sedimentation Control Standards for Site Plan and Subdivision Review: Level One,
   (c) The link to the Maine Erosion and Sediment Control BMP Manual at www.maine.gov/dep/land/erosion/escbmps, and
   (d) A general description of erosion and sedimentation control options deemed acceptable by the Board.

2. The Planning Board requires that the applicant simultaneously certify in writing that he or she will read the packet of information including relevant sections of the Maine Erosion and Sediment Control BMP Manual applicable to the proposed project; it is also the applicant’s responsibility to ensure that the approved project’s contractor and subcontractor have also read the information packet and reviewed relevant sections of the Maine Erosion and Sediment Control BMP Manual.

3. The applicant, the approved project’s contractor and subcontractor are all responsible for ensuring that proper erosion and sediment control BMPs are used to prevent sediment from leaving the construction site and entering adjacent water resources or the City’s stormwater collection system. Projects occurring in the Shoreland Zone\(^2\) must use contractors that have been certified by the Maine Department of Environmental Protection in the proper use of erosion and sediment control BMPs.

B. DATA REQUIRED FOR REVIEW

1. The Planning Board requires that with the application for final approval the applicant must submit data for impact analysis and a detailed erosion and sedimentation control plan.

2. Data required for impact analysis shall include:

\(^2\) The Shoreland Zone is defined by the Maine DEP as all areas within 250’ of rivers, wetlands, lakes and the ocean and 75’ of certain streams. (The City of South Portland’s Shoreland Zoning Map also defines these areas similarly).
(a) Soil series and related engineering properties of each soil series present at
the site according to the Cumberland County Soil Survey of the U.S. Soil
Conservation Service and certification by an engineer, soils evaluator, or
other qualified professional that he or she has conducted a site inspection
and has verified this data as true and accurate, or,
(b) The following data obtained by a qualified engineer:
(i) Test pit logs,
(ii) Soil series and related engineering properties of each soil series, and
(iii) Description of seasonal water table.
(c) Delineation of surface water, wetlands, and 100-year floodplains.
(d) The location of proposed or existing storm sewer intake and discharge
points on or in the vicinity of the site.

3. The detailed erosion and sedimentation control plan shall include:

(a) A plan of operations with erosion and sedimentation control measures,
including:
   (i) Equipment to be used and procedure for filling and/or excavation.
   (ii) Estimation of the quantity and type of fill present on the site prior to
        project construction.
   (iii) Specification of the quantity and type of new fill material to be used.
   (iv) Time-frame of project and estimated timing and location of phases of
        filling and/or excavation operations and associated erosion and
        sedimentation control measures.

(b) Details of erosion and sedimentation control measures that are consistent
with the latest version of the Maine Erosion and Sediment Control BMP
Manual, including:
   (i) The location and details, including dates of installation and removal,
       of erosion control practices including hay bales, filter fabric, berms,
       sedimentation basins, drainage ditches, or other practices to control
       erosion and sedimentation. The location of these practices is general
       in nature and may not address unanticipated problems that occur
       during actual construction. The Engineering Inspector and/or 3rd
       party inspector may require additional practices during construction
       should they be warranted.
   (ii) Compaction, grading and surface irregularity removal dates.
   (iii) Gradients of fill surface following compaction, grading, and removal
       of surface irregularities.
   (iv) Revegetation and phasing schedule. Standards for fertilizer and
       seeding should be based on nutrient balances and seeding rates
       recommended by the Maine Soil Testing Laboratory or other
       appropriate source.
(v) Schedule for erosion controls and revegetation monitoring, and if needed, maintenance measures to be carried out from start of construction to full revegetative stabilization of the site at final grades.

C. PERFORMANCE STANDARDS

The Planning Board requires that the plan of operation submitted by the applicant conform to the following performance standards:

1. Concerning the location and timing of construction activities:
   
   (a) The Board may establish a maximum area for filling and/or excavation at one time to prevent unusual delays in applying erosion control measures due to the size of the area involved.
   
   (b) The plan should seek to accomplish project goals with minimal disturbance of natural topography due to filling and/or excavation activities.
   
   (c) The smallest possible area of land surface should remain unprotected for the shortest time practicable.
   
   (d) The plan should allow sufficient time for new vegetation to be well established prior to the end of the normal growing season or provide for the establishment of vegetation, i.e. sod.
   
   (e) If construction takes place or is completed during the non-growing season, the plan should require specific attention to installation and maintenance of practices to collect sediment mobile during spring runoff.
   
   (f) The placement of erosion and sedimentation control practices shall take place before construction begins, except in cases where the board deems it unnecessary.

2. The quantity of fill to be applied should be specified and not substantially deviated from.

3. The quality of fill should fall within a range of particle sizes with a minimum particle size that will allow infiltration and a maximum particle size which will prevent the creation of unstable surface due to voids beneath the surface. Fill should be fairly uniform in texture and should not contain large stones, broken pavement, building rubble, debris, etc., except in cases where a diversity of materials would improve drainage.

4. Compaction, grading, and removal of surface irregularities should be accomplished as soon as possible after disturbance of soil and/or application of fill to minimize exposure of uncompacted material to the elements.

5. Gradients for fill surface after compaction, grading, and removal of surface irregularities should not exceed two feet horizontal to one foot vertical, unless slope stabilization such as riprap is proposed and approved.
6. On embankments above a gradient of three horizontal feet to one vertical foot the board may require mulch materials such as glass fiber, Excelsior wood fiber mats, or twisted jute yarns, and temporary seeding, to prevent siltation.

7. Revegetation shall be commenced as soon as practicably possible. Banks shall be sodded or surfaced with soil of a quality at least equal to the topsoil of land areas immediately surrounding, if deemed necessary by the City’s Consulting Engineering firm. The developer shall document to the City’s Consulting Engineering firm that the resodded, resurfaced areas will be of a quality at least equal to the topsoil of land areas immediately surrounding the excavation. Existing topsoil found within the lines of improvement in excavation areas, embankment areas or both, may be excavated and stockpiled by the contractor for later use as loam on slopes and other areas. Stockpiles shall be placed at designated locations for designated time periods. Such topsoil shall be planted with legumes, grasses or other vegetation, which shall be maintained until well established. If germination is unsuccessful (less than 75% catch) within 30 days of seeding or there is unsatisfactory growth in the next year, the applicant shall reseed the area in accordance with approved seeding specifications. If at any time throughout the duration of the project, sediment from the work area should be transported in any manner outside the designated work limits, the material shall be removed from the affected places and returned to work site. In addition, any damage to vegetation outside of the project area caused by machinery used on the project shall be fully restored in an expeditious manner.

8. The applicant and/or the project contractor shall monitor and maintain erosion and sedimentation control measures and revegetated areas on a regular basis and, as needed, after rain storms, according to the requirements listed under Monitoring below. It is the applicant’s or his/her agent’s responsibility to note failures in practices on the City’s Erosion & Sediment Control Inspection form and modify the practices to correct apparent problems as they occur. The applicant or his/her agent should not wait for the Engineering Inspector and/or 3rd party inspector to bring these problems to his/her attention. The applicant or his/her agent should bring the Engineering Inspector’s and/or 3rd party inspector’s attention to any modifications prior to their execution.

D. PRECONSTRUCTION CONFERENCE

1. In addition to ensuring that the above performance standards are met by the plan of operation, the board requires as a condition of approval a preconstruction conference between the City’s Consulting Engineering firm, Building Inspector, the Engineering Inspector, the applicant, and his/her contractor to reaffirm and clarify the specifics of the approved plan of operations and erosion and sedimentation control plan.
2. The Building Inspector shall not issue a Building Permit until the following conditions have been satisfied:

(a) The contractor certified in writing that he or she has received and read the packet of information supplied to the applicant under the requirements of Section A.
(b) The Engineering Inspector and/or 3rd party inspector have verified that the erosion and sedimentation control practices required to be in place at the start of construction as a condition of approval are in place and properly installed and has photographed these practices in place.

3. Upon satisfaction of the requirements of subsection D.2(a) and (b), the Building Inspector shall with all other necessary conditions having been met, issue a Building Permit

E. MONITORING

Monitoring is required according to the following:

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Scheduled Inspections²</th>
<th>Rain Event Inspections</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Urban Impaired Stream</td>
</tr>
<tr>
<td>Large Projects¹ (≥ 1 acre)</td>
<td>Monthly inspections by City-appointed 3rd party inspector with photo documentation; weekly inspection frequency if chronic deficiencies routinely found; return to monthly inspections following satisfactory remediation of deficiencies</td>
<td>Contractor self-inspections within 24 hrs of 0.2&quot; rainfall; photos suggested but not required</td>
</tr>
<tr>
<td></td>
<td>Weekly contractor self-inspections; photos suggested but not required</td>
<td></td>
</tr>
<tr>
<td>Medium Projects (15,000 ft² - 1 acre)</td>
<td>Monthly inspections by City-appointed 3rd party inspector with photo documentation; weekly inspection frequency if chronic deficiencies routinely found; return to monthly inspections following satisfactory remediation of deficiencies</td>
<td>Contractor self-inspections within 24 hrs of 1.5&quot; rainfall; photos suggested but not required</td>
</tr>
</tbody>
</table>
### Small Projects (<15,000 ft²)

<table>
<thead>
<tr>
<th></th>
<th>City's Engineering Inspector will conduct 2 inspections with photo documentation; additional inspections as needed if deficiencies identified</th>
<th>Addressed during Engineering Inspector’s visits</th>
<th>Addressed during Engineering Inspector’s visits</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incidental³</td>
<td>No inspections required</td>
<td>No inspections required</td>
<td>No inspections required</td>
</tr>
</tbody>
</table>

1. Inspections required for compliance with Maine MS4 General Permit
2. City inspection requirements waived if MEDEP requires 3rd party inspections for project
3. Any project not requiring a Drainage Plan

All self-inspections shall use the City’s Erosion & Sediment Control inspection forms which shall be retained on the project site for review. The Portland International Jetport office of the National Weather Service shall be the authoritative reference for determining rainfall amount and intensity.

### F. ENFORCEMENT

1. Violation of any conditions of site plan approval attached by the Planning Board under these standards shall be enforceable by a fine of not more than one hundred dollars (100.00) per day under Section 27-133 of the Zoning Ordinance.

2. Violation of any of the conditions of subdivision approval attached by the Planning Board under these standards shall be enforceable by a fine not to exceed one thousand dollars (1000.00) per day under Section 1-8 of the General Provisions of the City Code.

3. The Engineering Inspector and/or 3rd party inspector shall refer observed violations to the Code Enforcement Officer for enforcement proceedings.

4. If the applicant or his/her agent fails to install or maintain erosion and sedimentation control practices or address problems brought to his/her attention by the Engineering Inspector and/or 3rd party inspector, the City may issue a “stop work” order pending resolution of the problems as identified by the Engineering Inspector and/or 3rd party inspector.

### G. MONETARY GUARANTEE

The applicant must provide such monetary guarantee as required by City Ordinances (Section 27-1430) in an amount to be determined by the City’s Consulting Engineering firm based upon the cost of rectifying the “worst-case” scenario that could be created on site, and the impacts of such a scenario off-site; provided, however, the City’s Consulting Engineering firm determination of such amount shall be based upon specific facts and cost figures for the lot in question; provided further, the amount of such guarantee may be reduced, but not below 50%
of its original amount, by the Planning Board as work progresses. Except as provided, the guarantee may not be released until land has been certified to be rehabilitated by the City’s Consulting Engineering firm and the Building Inspector after consultation with the Engineering Inspector and/or 3rd party inspector.
TO: Applicants for Site Plan and Subdivision Review

FROM: Department of Planning and Development

SUBJECT: Receipt of Erosion and Sedimentation Control Information – **Level Two**

**Please read the attached material, sign the following statement, and return the statement (page one only) to the Planning Department prior to Planning Board review of your proposed project.**

Project:__________________________________________________________

Applicant:________________________________________________________

Recipient of Information:___________________________________________

Company:________________________________________________________

I certify that I have received and reviewed the following information from the City of South Portland, including:

(1) Erosion and Sedimentation control standards for site plan and subdivision review;

(2) The link to the *Maine Erosion and Sediment Control BMP Manual* at [www.maine.gov/dep/land/erosion/escbmps](http://www.maine.gov/dep/land/erosion/escbmps);

(3) The DEP Fact Sheet on *Vernal Pools: A Significant Wildlife Habitat*; and

(4) Statement on the values of wetlands and the effects of filling, and general description of erosion and sedimentation control options deemed acceptable by the Planning Board.

_________________________ Date: ______________

Signature *(use of blue ink for signature is required)*

Print name of signer
LEVEL TWO

Erosion and Sedimentation Control Standards for Site Plan and Subdivision Review and for projects not requiring Planning Board review that involve new principal residential buildings or modifications to existing residential buildings with 1,000 square feet or more of disturbed area.

A. APPLICANT AND CONTRACTOR EDUCATION

The Planning Board requires that the applicant certify in writing that he or she has received and reviewed the following information at the time of application for project review, including:

1. A brief statement on the value of preventing sediment from a construction site entering the storm sewer system,
2. Erosion and Sedimentation Control Standards for Site Plan and Subdivision Review: Level Two,
3. The link to the Maine Erosion and Sediment Control BMP Manual at www.maine.gov/dep/land/erosion/escbmps, and
4. A general description of erosion and sedimentation control options deemed acceptable by the Board.

B. DATA REQUIRED FOR REVIEW

1. The Planning Board requires that with the application for final approval the applicant submit data for impact analysis, as follows:

   (a) Soil series and related engineering properties of each soil series present at the site according to the Cumberland County Soil Survey, or
   (b) The following data obtained by an engineer, soils evaluator or other qualified professional:
      (i) Soil series and related engineering properties of each soil series.
      (ii) Description of seasonal water table.
   (c) The locations of proposed or existing storm sewer intake and discharge points on or in the vicinity of the site.

2. The Planning Board may require an erosion and sedimentation control plan developed under the standards described for Level One projects in order to ensure that performance standards will be met.

3. For projects that do not require Planning Board review and involve new principal residential buildings or modifications to existing residential buildings with 1,000 square feet or more of disturbed area, erosion and sediment control practices will be consistent with the latest version of the Maine Erosion and Sediment Control BMP Manual, which can be found at www.maine.gov/dep/land/erosion/escbmps.
C. PERFORMANCE STANDARDS

The Planning Board requires that the plan of operation submitted by the applicant conforms with the following performance standards:

1. Concerning the location and timing of construction activities:

   (a) The Board may establish a maximum area for filling and/or excavation at one time to prevent unusual delays in applying erosion control measures due to the size of the area involved.
   (b) The plan should seek to accomplish project goals with minimal disturbance of natural topography due to filling and/or excavation activities.
   (c) The smallest possible area of land surface should remain unprotected for the shortest time practicable.
   (d) The plan should allow sufficient time for new vegetation to be well established prior to the end of the normal growing season or provide for the establishment of vegetation, i.e. sod.
   (e) If construction takes place or is completed during the non-growing season, the plan should require specific attention to installation and maintenance of practices to collect sediment mobile during spring runoff.
   (f) The placement of erosion and sedimentation control practices shall take place before construction begins, except in cases where the board deems it unnecessary.

2. The quantity of fill to be applied should be specified and not substantially deviated from.

3. The quality of fill should fall within a range of particle sizes with a minimum particle size that will allow infiltration and a maximum particle size which will prevent the creation of unstable surface due to voids beneath the surface. Fill should be fairly uniform in texture and should not contain large stones, broken pavement, building rubble, debris, etc., except in cases where a diversity of materials would improve drainage.

4. Compaction, grading, and removal of surface irregularities should be accomplished as soon as possible after disturbance of soil and/or application of fill to minimize exposure of uncompacted material to the elements.

5. Gradients for fill surface after compaction, grading, and removal of surface irregularities should not exceed two feet horizontal to one foot vertical, unless slope stabilization such as rip rap is proposed and approved.

6. On embankments above a gradient of three horizontal feet to one vertical foot the board may require mulch materials such as glass fiber, Excelsior wood fiber mats, or twisted jute yarn, and/or temporary seeding, to prevent siltation.
7. Revegetation shall be commenced as soon as practically possible. Banks shall be sodded or surfaced with soil of quality at least equal to the topsoil of land areas immediately surrounding, if deemed necessary by the City Engineer. The developer shall document to the City Engineer that the resodded, resurfaced areas will be of a quality at least equal to the topsoil of land areas immediately surrounding the excavation. Existing topsoil found within the lines of improvement in excavation areas, embankment areas or both, may be excavated and stockpiled by the contractor for later use as loam on slopes and other areas. Stockpiles shall be placed at designated locations for designated time periods. Such topsoil shall be maintained until well established. If germination is unsuccessful (less than 75% catch) within 30 days of seeding or there is unsatisfactory growth in the next year, the applicant shall reseed the area in accordance with approved seeding specifications. If at any time throughout the duration of the project, sediment from the work area should be transported in any manner outside the designated work limits, the material shall be removed from the affected places and returned to the work site. In addition, any damage to vegetation outside of the project area caused by machinery used on the project, shall be fully restored in an expeditious manner.

8. The applicant and/or the project contractor shall monitor and maintain erosion and sedimentation control measures and revegetated areas on a weekly basis and, as needed, after severe storms. It is the applicant’s or his/her agent’s responsibility to note failures in practices on the City’s Erosion & Sediment Control Inspection form and modify the practices to correct apparent problems as they occur. The applicant or his/her agent should not wait for the Engineering Inspector and/or 3rd party inspector to bring these problems to his/her attention. The applicant or his/her agent should bring to the Engineering Inspector’s and/or 3rd party inspector’s attention any modifications prior to their execution.

D. PRECONSTRUCTION CONFERENCE

In addition to ensuring that the above performance standards are met by the plan of operation, the Building Inspector may require as a condition of approval a preconstruction conference between the City Engineer, Building Inspector, the Engineering Inspector, the applicant, and his/her contractor to reaffirm and clarify the specifics of the approved plan. In any event, the Building Inspector will notify the Engineering Inspector of the issuance of a building permit.
E. **MONITORING**

Monitoring is required according to the following:

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Scheduled Inspections²</th>
<th>Rain Event Inspections</th>
<th>Non-Urban Impaired Stream</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Projects³ (≥ 1 acre)</td>
<td>Monthly inspections by City-appointed 3rd party inspector with photo documentation; weekly inspection frequency if chronic deficiencies routinely found; return to monthly inspections following satisfactory remediation of deficiencies</td>
<td>Contractor self-inspections within 24 hrs of 0.2” rainfall; photos suggested but not required</td>
<td>Contractor self-inspections within 24 hrs of 1.5” rainfall; photos suggested but not required</td>
</tr>
<tr>
<td></td>
<td>Weekly contractor self-inspections; photos suggested but not required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium Projects (15,000 ft² - 1 acre)</td>
<td>Monthly inspections by City-appointed 3rd party inspector with photo documentation; weekly inspection frequency if chronic deficiencies routinely found; return to monthly inspections following satisfactory remediation of deficiencies</td>
<td>Contractor self-inspections within 24 hrs of 1.5” rainfall; photos suggested but not required</td>
<td>Contractor self-inspections within 24 hrs of 1.5” rainfall; photos suggested but not required</td>
</tr>
<tr>
<td>Small Projects (&lt;15,000 ft²)</td>
<td>City’s Engineering Inspector will conduct 2 inspections with photo documentation; additional inspections as needed if deficiencies identified</td>
<td>Addressed during Engineering Inspector’s visits</td>
<td>Addressed during Engineering Inspector’s visits</td>
</tr>
<tr>
<td>Incidental³</td>
<td>No inspections required</td>
<td>No inspections required</td>
<td>No inspections required</td>
</tr>
</tbody>
</table>

---

1. Inspections required for compliance with Maine MS4 General Permit
2. City inspection requirements waived if MEDEP requires 3rd party inspections for project
3. Any project not requiring a Drainage Plan

All self-inspections shall use the City’s Erosion & Sediment Control inspection forms which shall be retained on the project site for review. The Portland International Jetport office of the National Weather Service shall be the authoritative reference for determining rainfall amount and intensity.
F. ENFORCEMENT

1. Violation of any conditions of site plan approval attached by the Planning Board under these standards shall be enforceable by a fine of not more than one hundred dollars (100.00) per day under Section 27-22 of the Zoning Ordinance.

2. Violation of any of the conditions of subdivision approval attached by the Planning Board under these standards shall be enforceable by a fine not to exceed one thousand dollars (1000.00) per day under Section 1-8 of the General Provisions of the City Code.

3. The Engineering Inspector and/or 3rd party contractor shall refer observed violations to the Code Enforcement Officer for enforcement proceedings.

4. If the applicant or his/her agent fails to install or maintain erosion and sedimentation control practices or address problems brought to his/her attention by the Engineering Inspector and/or 3rd party inspector, the City may issue a “stop work” order pending resolution of the problems as identified by the Engineering Inspector.