



TOWN GRAY
PLANNING BOARD
AGENDA • JULY 8, 2021

Planning Board
Regular Meeting

Henry Pennell Municipal Complex
24 Main Street, Gray, Maine

7:00 PM

I. MEETING COMMENCES

Roll Call

II. MINUTES APPROVAL

June 10, 2021 Minutes Approval

III. INFORMATION EXCHANGE

Update on by-pass solar array.

Site Walk Report: 6-23-21 Site walk for commercial solar array located at the end of Hillcrest Drive (near 51 Yarmouth Rd).

IV. PUBLIC HEARINGS

Stillwater Pines Final Subdivision Plan Review:

A request by Birchpoint Properties, LLC & A.H. Grover, Inc., for Final Plan Review for Phase 1 of a proposed open space subdivision (Stillwater Pines) consisting of 13 lots on 19 +/- acres on Woodcock Drive off Yarmouth Road as shown on Tax Map 44, lot 32-112. The subject parcel is in a Town Council adopted Contract Zoning Agreement, formerly in a Medium Density Zoning District.

Long Hill Road Final Minor Subdivision:

A request by Stefan Winslow for Final Plan Review for a 3-lot subdivision at 101 Long Hill Road, shown on Tax Map 59, lot 42-2 in a Rural Residential and Agricultural Zoning District.

V. ADJOURNMENT

** The Town of Gray is an equal opportunity employer and complies with all applicable equal access to public accommodations law. If you are planning to attend a Town Council or Town committee or board meeting and need assistance with a physical disability, please contact the Town Manager's office at least 48 hours in advance of the meeting to have the Town assist you. 657-3339. TTY 657-3931.*



Town of Gray
Planning Board Minutes
June 10, 2021

Regular Meeting

Henry Pennell Municipal Complex

7:00 PM

24 Main Street, Gray, ME 04039

I. MEETING COMMENCED AT 7:00pm

This meeting was held online.

Attendee Name	Title	Status	Arrived
Don Hutchings	Chair	Present	
Dan Cobb	Vice Chair	Present	
Peter Gellerson	Board Member	Present	
Charlie Abrams	Board Member	Absent	
Joseph Caminiti	Board Member	Absent	
Catherine Caswell	Alternate	Present	
Andrew Watson	Alternate	Absent	
Doug Webster	Community Development	Present	

Motion to appoint Catherine Caswell as a voting member for this meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gellerson, Board Member
AYES:	Hutchings, Cobb, Gellerson,

II. MINUTES APPROVAL

1. Planning Board Minutes - Regular Meeting – May 13, 2021

Motion to approve the Planning Board Minutes of May 13, 2021

RESULT:	APPROVED [3-0]
MOVER:	Dan Cobb, Vice Chair
SECONDER:	Peter Gellerson, Board Member
AYES:	Hutchings, Gellerson, Cobb
ABSTAIN:	Caswell

No edits were requested. Catherine Caswell abstained since she was not at the last meeting.

III. INFORMATION EXCHANGE

Site Plan Review Committee from 5-27-21 for Jess & Nic's approved.

Doug Webster explained this was conditionally approved. The Code Enforcement Officer will make sure egresses are acceptable.

Site Plan Review Committee from 6-10-21 for 97 Shaker Road update.

Doug Webster explained this was conditionally approved. This is the area behind True Value and batting/pitching cages will be created.

Ralph Vance Land Development Subdivision application near 164 Shaker Road withdrawn.

Doug Webster explained this application was withdrawn. The applicant may seek to reapply for one duplex on one existing lot.

IV. NEW BUSINESS

a. **Dynamic Energy Solar Energy System:** A request for a pre-application conference by Gray Yarmouth Solar LLC for a 33+/- acre solar energy system on a 102+/- acre parcel accessed at the end of Hillcrest Drive (near 51 Yarmouth Rd) owned by Sawyer & Dunn families on Tax Map 36, lot 33-1 in a Rural Residential & Agricultural Zoning District.

Doug Webster asked the Planning Board for their thoughts on this project and if they wanted a site walk.

Chip Haskell of Haley Ward Engineers explained the 4.99 megawatt project. The access will be from the end of Hillcrest Drive, there will be a 7 ft. tall fence around the facility, and the solar panels will be tracker panels which follow the sun throughout the day.

Catherine Caswell expressed interest for a road maintenance agreement to protect residents from wear and tear on the road during construction. She also would like a site walk, and to provide residents the opportunity to speak about the project.

Peter Gellerson also wants a site walk. Chair Hutchings asked Doug Webster to set that up.

b. **Light Manufacturing on Frost Road:** A request by Marc Keites for a pre-application conference for a 2,000 square foot building for light manufacturing use at 30+/- Frost Road on Tax Map 43, lot 24-19-1 in a Business Development-1 Zoning District.

Doug Webster explained that the applicant is proposing a 32x60 shop, and also plans to put a house on the southwest corner of the lot at a later time. He asked the Planning Board to refer to his proposed questions on page 3 of the Planner's Memo and if they would like a site walk.

Applicant Marc Keites was present. He explained his work involves stainless steel and aluminum welding. This building will be a tan, metal building, 17 ft. tall at the peak. He plans to store items in two box trailers so that nothing is left outside.

Catherine Caswell asked if the Planning Board would be able to approve the shop and future house at the same time. Doug Webster explained that could be feasible. Dan Cobb also agreed to keep it a simple process for the applicant. None of the board members felt a site walk was necessary.

V. PUBLIC HEARINGS

a. Stillwater Pines Final Subdivision Plan Review: A request by Birchpoint Properties, LLC & A.H. Grover, Inc., for Final Plan Review for Phase 1 of proposed subdivision (Stillwater Pines) consisting of 13 open space lots on 68+/- acres on Woodcock Drive off Yarmouth Road as shown on Tax Map 44, lot 32-112. The subject parcel is in a Town Council adopted Contract Zoning Agreement, formerly a Medium Density Zoning District.

Doug Webster explained there are wetlands extending into lots 7, 10, 11, and 12. He obtained a legal opinion which determined the Planning Board does not have the authority to waive the requirement for 25,000 sq. ft minimum buildable area.

Chair Hutchings said they will need to table this based on that information.

Charlie Burnham stated there isn't a definition of buildable area and had questions regarding buildable area vs. buildable envelope. There was discussion about defining "buildable" and whether or not wetlands could be buildable areas. Chair Hutchings requested a definitive legal opinion on this matter.

Dan Cobb asked about the amount of land if wetlands were removed from the calculations and Doug Webster said lots 7, 10, 11, and 12 would likely not meet the minimum 25,000 sq. ft. buildable area minimum if wetlands were not counted. Board members, and also Charlie Burnham, agreed that wetlands are not considered buildable areas.

Peter Gellerson stated three other reasons he wouldn't approve as final tonight. His concerns are that 1) three of the sheets are still marked preliminary, not final, 2) the site distance has not been determined yet by Wayne Wood, and 3) they are also supposed to have information about the loop road.

The board also discussed locations of trails and the loop road, as well as stormwater ponds in the open space. Chair Hutchings suggested again that this be tabled so Charlie Burnham can work with Doug Webster on these matters. Dan Cobb agreed that items needed to be tidied up so they won't need several conditions of approval. Charlie Burnham understands there are details to work on but doesn't agree with putting the trail location on paper as that would be up to the Homeowners Association. He also expressed his frustration that some items should have been part of the CZA and that he thought they would be all set with stormwater issues.

MOTION: The Planning Board tables the Stillwater Pines Final Subdivision Plan Review.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Peter Gellerson, Board Member
SECONDER:	Catherine Caswell, Alternate
AYES:	Hutchings, Gellerson, Cobb, Caswell

b. Long Hill Road 3-lot Minor Subdivision: A request by Stefan Winslow for a proposed 3-lot subdivision at 101 Long Hill Road, as shown on Tax Map 59, lot 42-2 in a Rural Residential and Agricultural Zoning District.

Doug Webster explained that Gorrill-Palmer indicated this should be a major subdivision application and this changes the requirements. He suggested the Planning Board consider it as a minor subdivision since there are only 3 lots and the road is just 300 ft.

Catherine Caswell asked if they would have to consider a waiver and Doug Webster believed that to be the case. Dan Cobb was not comfortable with this and suggested it be tabled until the items can be addressed and presented in a format that is approvable without a lot of conditions and without the need to consider a potential waiver to consider as a minor subdivision. Board members Gellerson and Caswell agreed.

Stefan Winslow asked for clarification of major vs. minor subdivision. He also said they need to do another verification of site distance.

Richard Hendricks an abutter commented with concerns about stormwater runoff. Mr. Hendricks is also concerned about the timber on his own property and has concerns with abutters using fireworks, etc. Doug Webster said the applicant is required to use one option of cisterns, sprinklers, etc. and chose sprinklers. Chair Hutchings said the board is unable to protect the abutter’s timber.

Chair Hutchings proposed this be tabled.

Stefan Winslow asked if he could start road construction. Doug Webster explained that according to the ordinance, that is not supposed to start until final approval is received and the erosion & sedimentation bond (cash, not letter of credit) is in place.

MOTION: The Planning Board tables the Long Hill Road 3-lot Minor Subdivision to the next meeting or longer if needed by applicant.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Dan Cobb, Vice Chair
SECONDER:	Peter Gellerson, Board Member
AYES:	Hutchings, Gellerson, Cobb, Caswell

Motion to Adjourn at 8:59 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gellerson, Board Member
SECONDER:	Catherine Caswell, Alternate
AYES:	Hutchings, Gellerson, Cobb, Caswell



**First Settled
1738**

Town of Gray

24 Main Street
Gray, Maine 04039
www.graymaine.org
communitydevelopment@graymaine.org

Kevin Rabbitt
508-340-2731

June 25, 2020

TO: Greg Lucini
ISM Solar
940 Waterman Ave
East Providence, RI 02914
glucini@ismgroup.com

CC: Chris Byers
254 Commercial Street
Merrill's Wharf, Suite 101
Portland, ME 04101
Chris.Byers@BoyleAssociates.net

Scott Dvorak, Town of Gray CEO
sdvorak@graymaine.org

George Froehlich, Town of Gray CEO
gfroehlich@graymaine.org

FROM: Kathy Tombarelli, Town Planner
Community Development Department

RE: Commercial Solar Energy Project
Route 26 Bypass / Maine Turnpike
Gray, ME 04039

REVIEW: Conditional Use & Waiver Request, Site Plan Approval
Zoning: Rural Residential & Agriculture and Wellhead Protection II, Commercial
Solar Energy Overlay District
Tax Map/Lot: 35/20-42 & 19-11

Dear Greg,

This letter is to notify you that at the Planning Board meeting held on June 11, 2020 at 7:00 PM, the Board voted 5-0 to take the following actions:

1. Conditional Use Criteria and Waiver Request

Motion #1:

The Planning Board finds that the ISM Commercial Solar Energy Installation meets the Conditional Use Criteria found in 402.9.3.F.1-7 per the narrative provided by ISM Solar, approves the conditionally allowed use and grants the waiver request from the required high intensity soil survey (401.10.10.A.4.j) as recommended by Town staff.

2. Conditional Use and Site Plan Approval


Motion #2:

Move to approve the request by ISM Solar represented by Boyle Associates for Conditional Use and Site Plan Approval for a Commercial Solar Energy Installation located between the Route 26 bypass and Maine Turnpike on the parcels shown on Tax Map 35 as lots 20-42 & 19-11, located in the Rural Residential & Agricultural and Wellhead Protection II Zoning Districts within the Commercial Solar Energy Systems Overlay District with the following findings of fact and conditions of approval:

1. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted by the applicant. Any variation from the plans, proposals and supporting documents, except de minimis changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.
2. The owner of record for the two parcels to be developed as part of the ISM Solar project is now Standing Bear Properties, LLC.
3. At the 6/11/2020 PB meeting, the Planning Board found that the project/use meets the Conditional Use criteria in 402.9.3.F.1-7 and approved the Conditionally allowed use for a Commercial Solar Energy System as allowed in the Commercial Solar Energy Systems Overlay District.
4. The Planning Board granted a waiver from 401.10.10.A.4.j: Class B high intensity soil survey based on the nature of the project and staff recommendation. The project does not require any water use or wastewater disposal.
5. Based on the submittals, the Board finds the applicable standards found in Site Plan Review 402.10.10.11-13 are met.
6. Part of the project is located in Wellhead Protection-2 zoning district and subject to the standards found in 402.8.4. The project proposes no prohibited activities, The Planning Board finds that these standards are met.
7. No onsite energy storage is allowed as part of this project due to the location in the Wellhead-2 Zoning District and per Gray Water District recommendation.

8. This project is subject to the Commercial Solar Energy Overlay District Standards 402.8.10. The applicant is required to submit to the Town an Operations and Maintenance plan per 402.8.10.F.2 prior to the issuance of a building permit. The Planning Board finds that all other standards have been met.
9. Prior to the issuance of building permit(s), if access to test wells is deemed necessary by Gray Water District (GWD) for ongoing water monitoring, the applicant will grant an access easement to GWD to be recorded at the Cumberland County registry of deeds. The preparation and execution of the easement and associated costs is the responsibility of the applicant.
10. Prior to the issuance of building permit(s), the Applicant will be required to submit inspection escrow, a construction performance guarantee, and a decommissioning performance guarantee per 402.10.17. B & C and 402.8.10.H.2 prior to the issuance of a BP. The amount to be determined by Town Staff with input from Gorrill-Palmer & Town Attorney (at the applicant's expense).
11. The applicant to provide construction plans for the proposed access drive including a gravel section, gravel specifications, and any ditching or cross culverts and location of pipe outlet aprons and level lip spreaders shown in the erosion control details to be reviewed/approved by Town CEO with Gorrill-Palmer input prior to the issuance of BP and construction.
12. A pre-construction conference shall be held prior to the start of construction.
13. The applicant shall submit all outstanding agency letters prior to the issuance of building permits and the pre-construction conference.
14. Prior to the issuance of any building permit, the applicant shall submit a legal opinion concerning its right to install utilities in the right-of-way for review by the Town Attorney at the Applicant's expense. In the event that the applicant is unable to provide such an opinion, it shall return to the Planning Board with an amendment to the location of the proposed utilities.
15. In the event of a change of ownership and/or operator of the Commercial Solar Energy System, the new owner/operator is required to appear at the Staff Review Committee or appropriate Town entity before commencing operations to ensure they are apprised of the applicable standards under which the use is permitted.

Thank you for choosing to locate your business in Gray,



Kathy Tombarelli
Town Planner



Attorneys at Law

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YORK COUNTY
OFFICE

11 MAIN STREET, SUITE 4
KENNEBUNK, MAINE 04043
(207) 985-4676 (Phone)
(207) 985-4932 (Fax)

December 11, 2020

VIA EMAIL

Kathy Tombarelli, Town Planner
Town of Gray
24 Main Street
Gray, Maine 04039

Re: ISM Solar Application Tax Map 35, Lots 20-42, 19-11

Dear Kathy:

As requested, I have reviewed the December 8 letter from Scott Anderson, the attorney for Greg Lucini and ISM Solar. Attorney Anderson's letter stated that ISM Solar may seek an alternative access route for its utility service. This alternative access would be located within the Maine DOT Route 26A right-of-way. This change would have the effect of moving the utility service to the opposite side of the proposed solar farm from its approved location roughly parallel to the Maine Turnpike.

Attorney Anderson has asked that you review this change in location as a de minimis change pursuant to the site plan's conditions of approval and Section 402.10.17(F) of the Town's Zoning Ordinance rather than requiring Planning Board approval. That section states:

Approvals of site plans are dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals, and supporting documents, except minor changes that do not affect approval standards, is subject to review and approval by the Planning Board or Staff Review Committee.

~ Over 60 Years of Service ~

Jensen Baird
Gardner Henry

December 11, 2020
Page 2

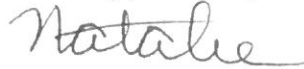
The condition of approval on the site plan that states that “de minimis changes as so determined by the Town Planner which do not affect approval standards” are excepted from the requirement for Planning Board approval of changes to approved site plans.

There are two important factors in the consideration of this issue. First, only a very small portion of the site is impacted in any way by the change; the remainder of the change occurs in the MDOT ROW and is subject to a separate permitting process due to that location. Second, the proposed change does not affect any of the approval standards. Other than the relocation of the service, the solar facility itself remains unchanged.

Based upon these factors, I agree with Attorney Anderson that the proposed change is a de minimis change under the site plan condition of approval and, in turn, a minor change under Section 402.10.17(F) of the Town’s Zoning Ordinance. For that reason, the proposed revision does not require Planning Board review.

Please let me know if you have any questions. Thank you.

Sincerely,



Natalie L. Burns

**STORMWATER MANAGEMENT REPORT
STILLWATER PINES SUBDIVISION
GRAY, MAINE
JUNE 2021**

INTRODUCTION

The project is a 13-lot open space residential subdivision. The project is located off the end of Woodcock Drive in Gray. The property is approximately 67 acres, with a few patches of forested wetlands and a stream that runs along the southeastern corner.

This report discusses the Site's hydrological conditions and quantifies the stormwater runoff generated in the existing and proposed conditions.

DATA COLLECTION AND ASSUMPTIONS

Site Data was gathered from field observations as well as AutoCAD files and drawings. Site contour information was provided by a combination of field survey in the project area and GIS contours outside of the project area. Soils information, vernal pool assessment, BMP test pits and wetlands delineation was provided by Mark Hampton. Calculations were performed to create a HydroCAD stormwater model, which is based on the United States Department of Agriculture's (USDA) Technical Release 20 (TR-20) and Technical Release 55 (TR-55) hydraulic programs.

Curve numbers (CN's) assigned to differing land cover and soil types were taken from tables within the HydroCAD software, which are from the SCS TR-55 manual, revised 1986. 24-hour rainfall depths were taken from the 'Stormwater Management for Maine: Volume III BMP's Technical Design Manual, January 2006'. Time of concentrations were calculated with the HydroCAD software using the TR-55 methodologies including direct entry.

EXISTING SITE CONDITIONS

The existing site is predominantly wooded with on-site soils of primarily Paxtons and Woodbridge. The Medium Intensity Soil Survey (see Attachment 5), as provided by the NRCS. Test pits were performed on-site by Mark Hampton, which revealed well-draining sandy soils in all locations (see Attachment 5).

The site generally drains to the south, with slopes ranging from shallow (0 to 4 percent) and medium (slopes of 5 to 20%). The site is bisected by a USGS stream (Pleasant River).

The entire property drains to the large wetland that runs along Route 100 in Gray, which will be represented by Analysis Point #1.

PROPOSED SITE CONDITIONS

The proposed improvements will include rebuilding approximately 1,300 feet of Woodcock Drive and an additional 1,000 feet of new road.

The improvements don't trigger any Maine Department of Environmental Protection permits, but the project is still being designed to Chapter 500 standards.

All points of analysis have been retained from the pre development conditions.

In order to achieve stormwater quantity and quality mitigation, two Underdrained Soil Filters (UDSF) have been designed to both attenuate and treat stormwater run-off of the linear portion of the project. Each lot will be treated by a forested buffers. Runoff from Lots 1-6 will be directed to a level spreader ahead of a forested buffer. This will help prevent any erosion along the bank running into the stream and provide treatment for the lots. The other lots are treated using 50' forested buffers. The developed areas are C soils and are less than 8% slopes. The 50' forested buffers are located along the edges of the buildable envelopes to further ensure they are never cleared. Beyond the forested buffers are wetlands, which will provide additional treatment for any runoff prior to entering any streams or channelized flow paths.

WATER QUANTITY & QUALITY

Water Quality and Quantity mitigation will be achieved through the installation of the aforementioned stormwater BMP. The soil filters intercepts the vast majority of stormwater from the developed areas. A summary comparison of stormwater peak flows can be found below:

POA	2 YR -PRE (cfs)	2 YR - POST (cfs)	10 YR - PRE (cfs)	10 YR – POST (cfs)	25 YR – PRE (cfs)	25 YR – POST (cfs)
#1	53.38	42.68	118.40	103.31	176.13	158.73

The peak flows are decreased for the 2 year, 10-year and 25-year storms.

Stormwater quality mitigation is achieved through the use of the underdrained soil filter BMP. A summary of stormwater treatment percentages can be found as Attachment D. **Total project treatment results in the treatment 81% of impervious area and 82% of total developed area for the linear portion of the project. Each lot is treated using**

Forested Buffers resulting in 100% treatment of the lots. The provided treatment meets the Basic and General Standards set forth by the Maine DEP.

All construction will be in accordance with the most current Maine Erosion and Sedimentation Control Best Management Practices. These measures include temporary and permanent seeding, sediment barriers, and stabilized construction entrance. These measures are described on the enclosed Drawing C-300, "Erosion & Sedimentation Control Notes & Details."

CONCLUSIONS

This project will use long-term and short-term erosion control measures that will mitigate environmental impacts from stormwater. This project will not have any significant adverse impacts on downstream properties as a result of stormwater.

ATTACHMENTS

Attachment A – Pre and Post Development Hydrologic Calculations
Attachment B – Stormwater Quality Sizing Calculations
Attachment C – Stormwater Treatment Summary
Attachment D – Stormwater Maintenance Plan
Attachment E – Pre and Post Development Watershed Maps

ATLANTIC RESOURCE CONSULTANTS

Charles E. Burnham, PE

Attachment A – Pre and Post Development Hydrologic Calculations

(NO CHANGES)

Attachment B – Stormwater Quality Sizing Calculations

Forested Buffer

Impervious Area Captured 1.03 acres

Flow Path Inside Buffer 75 feet

Hydrologic Soil Group Fine Sandy Loam (Group C)

Table 5.5 <i>Berm and Flow Path Length per Acre of Impervious area</i>									
Hydrologic Soil Group	Length of Flow Path in Buffer (feet)	Berm Length (feet)							
		0-8% Slope				9-15% Slope			
		Per Acre of Impervious Area		Per Acre of Lawn		Per Acre of Impervious Area		Per Acre of Lawn	
		FB	MB	FB	MB	FB	MB	FB	MB
A	75	75	125	25	35	90	150	30	42
	100	65	75	20	25	78	90	24	30
	150	50	60	15	20	60	72	18	24
B	75	100	150	30	45	120	180	36	54
	100	80	100	25	30	96	120	30	36
	150	65	75	20	25	78	90	24	30
C Loamy Sand or Sandy Loam	75	125	150	35	45	150	180	42	54
	100	100	125	30	35	120	150	36	42
	150	75	100	25	30	90	120	30	36
C Silty Loam, Clay Loam or Silty Clay Loam	100	150	200	45	60	180	240	54	72
	150	100	150	30	45	120	180	36	54
D Non-Wetland	150	150	200	45	60	180	240	54	72

FB = Forest Buffer **MB** = Meadow Buffer
NOTE: These tables were developed using a 1.25 inch, 24 hour storm of type III distribution, giving a maximum unit flow rate of less than 0.009 cfs per foot.

Berm Length 128.8 feet

A 130-foot level spreader will be built upgradient of a 75' deep Forested Buffer.

Attachment C - Stormwater Treatment Summary

(NO CHANGES)

Attachment D– Stormwater Maintenance Plan

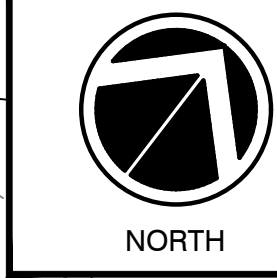
(NO CHANGES)

Attachment E – Pre and Post Development Watershed Maps (see project plan set)

(NO CHANGES)

GENERAL NOTES:

- OWNERS OF RECORD ARE BIRCHPOINT PROPERTIES, LLC AND A. H. GROVER, INC. BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36,348 PAGE 165.
- AREA RETAINED FOR FUTURE PHASES CANNOT BE SOLD OR DEVELOPED WITHOUT A SITE LOCATION OF DEVELOPMENT PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH OF THE YEAR 1988 AS PER THE PLAN IN REFERENCE 5 AND CALCULATED FROM ANGLES OF AN ACTUAL ON THE GROUND SURVEY.
- THIS PROPERTY IS SHOWN AS LOT 32-112 ON TAX MAP 44 AND IS IN THE MEDIUM DENSITY (MD) AND THE RURAL RESIDENTIAL AND AGRICULTURAL (RRA) ZONING DISTRICTS.
- THIS PLAN REFERENCES A PLAN BY WAYNE WOOD AND CO. GRAY, MAINE 04039. PLAN TITLE: PLAN OF LAND ON WOODCOCK DRIVE FOR GRAY, MAINE ALLEN HAMILTON 170 SHAKER ROAD - GRAY, MAINE 04039. APRIL 2020. JOB NO. 22002. BY: WTWIKW SCALE: 1" = 100' DRAWING NO. 1 OF 1
- ALL WETLANDS WILL BE PROTECTED AS FORESTED BUFFERS, INCLUDING SIGNS PROHIBITING ANY CLEARING OR DISTURBANCE BEYOND THE WETLAND LIMITS.
- EACH BUILDABLE LOT IS ALLOCATED 12,000 SQUARE FEET FOR DISTURBANCE.



ZONING SUMMARY:

CURRENT USE: UNDEVELOPED LAND
 PROPOSED USE: SINGLE FAMILY DWELLING (DETACHED)
 ZONE - MD MEDIUM DENSITY DISTRICT (WITH PUBLIC WATER)

APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT AREA	30,000 S.F.	> 30,000 S.F.
STREET FRONTAGE	100'	> 100'
CUL-DE-SAC FRONTAGE	N/A	N/A
LOT WIDTH	100'	> 100'
PRINCIPAL STRUCTURE:		
FRONT SETBACK	35 FT.	35 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
ACCESSORY STRUCTURE:		
FRONT SETBACK	35 FT.	35 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
BUILDING COVERAGE		
	MAXIMUM	PROVIDED
BUILDING COVERAGE	20%	<20%
BUILDING HEIGHT	35 FT.	35 FT.
ACCESSORY STRUCTURE HEIGHT	35 FT.	35 FT.

NET DEVELOPMENT DENSITY CALCULATION:

TOTAL PARCEL AREA	2,310,376 S.F.
AREAS UNSUITABLE IN NATURAL STATE:	178,727 S.F.
-- WETLANDS/WATERCOURSES & FLOODPLAIN	0 S.F.
-- STEEP SLOPES OVER 30%	0 S.F.
AREAS REMOVED FOR:	127,488 S.F.
-- ACCESS ROAD/R.O.W.*	0 S.F.
-- EASEMENTS*	2,004,161 S.F.
REMAINING LAND	
MINIMUM LOT AREA IN MEDIUM DENSITY DISTRICT WITH PUBLIC WATER= 30,000 S.F.	
NET DEVELOPMENT DENSITY CALCULATION: 2,004,161/30,000 = 50 UNITS	
PROPOSED LOTS = 13 UNITS	

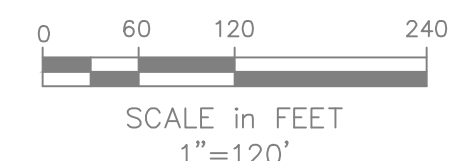
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURLINE	---
---	TREELINE	---
100	CONTOURS	---
x30.20	SPOT GRADE	---
---	STORMWATER FLOW	---
---	STORM DRAIN	---
---	WATER MAIN/SERVICE	---
UGU	UNDERGROUND UTILITY	UGU
OHU	OVERHEAD UTILITY	OHU
○ □	UTILITY POLE TRANSFORMER	□

MAP: 44 LOT: 32-112
67.67 Acres
GRAY, MAINE

Total Lot Area
 2,947,455 sq.ft.
 67.66 Acres

SCALE



REV	DATE	DESCRIPTION

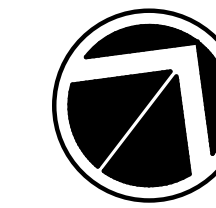
STILLWATER PINES SUBDIVISION
 WOODCOCK DRIVE, MAINE 04261
**OVERALL EXISTING
 CONDITIONS PLAN**
 ALLEN HAMILTON & BEN GROVER
 170 SHAKER ROAD
 GRAY, MAINE 04039

Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

DRAWN: MPV/CEB	DATE: MAY 2021
DESIGNED: CEB/MPV	SCALE: 1" = 120'
CHECKED: JAV/CEB	JOB NO. 20-012
FILE NAME:	
SHEET: C-100	

GENERAL NOTES:

- OWNERS OF RECORD ARE BIRCHPOINT PROPERTIES, LLC AND A. H. GROVER, INC. BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36,348 PAGE 165.
- AREA RETAINED FOR FUTURE PHASES CANNOT BE SOLD OR DEVELOPED WITHOUT A SITE LOCATION OF DEVELOPMENT PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH OF THE YEAR 1988 AS PER THE PLAN IN REFERENCE 5 AND CALCULATED FROM ANGLES OF AN ACTUAL ON THE GROUND SURVEY.
- THIS PROPERTY IS SHOWN AS LOT 32-112 ON TAX MAP 44 AND IS IN THE MEDIUM DENSITY (MD) AND THE RURAL RESIDENTIAL AND AGRICULTURAL (RRA) ZONING DISTRICTS.
- THIS PLAN REFERENCES A PLAN BY WAYNE WOOD AND CO. GRAY, MAINE 04039. PLAN TITLE: PLAN OF LAND ON WOODCOCK DRIVE FOR GRAY, MAINE ALLEN HAMILTON 170 SHAKER ROAD - GRAY, MAINE 04039. APRIL 2020. JOB NO. 22002. BY: WTKLW. SCALE: 1" = 100'. DRAWING NO. 1 OF 1.
- ALL WETLANDS WILL BE PROTECTED AS FORESTED BUFFERS, INCLUDING SIGNS PROHIBITING ANY CLEARING OR DISTURBANCE BEYOND THE WETLAND LIMITS.
- EACH BUILDABLE LOT IS ALLOCATED 20,000 SQUARE FEET FOR DISTURBANCE AND 25% OF THE LOT AREA FOR IMPERVIOUS.
- FORESTED BUFFERS WILL BE MARKED WITH PERMANENT SIGNS EVERY 100' AROUND THE PERIMETER. THE DEVELOPER WILL BE RESPONSIBLE FOR ENSURING THE SIGNS ARE PLACED PRIOR TO TREE CLEARING.
- THE FINAL LOCATION OF TRAILS AND RIGHT OF WAYS FOR CONNECTIVITY OUTSIDE OF PHASE 1 ARE SUBJECT TO CHANGE DURING FUTURE STAGES OF PERMITTING.
- TRAILS THAT CROSS THROUGH ANY BUFFER WILL BE LIMITED TO 6-FOOT WIDE AND SHOULD BE LOCATED TO MINIMIZE CLEARING.



NORTH

ZONING SUMMARY:

CURRENT USE: UNDEVELOPED LAND
 PROPOSED USE: SINGLE FAMILY DWELLING (DETACHED)
 ZONE - MD MEDIUM DENSITY DISTRICT (WITH PUBLIC WATER)

APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT AREA	30,000 S.F.	> 30,000 S.F.
STREET FRONTAGE	100'	> 100'
CUL-DE-SAC FRONTAGE	N/A	N/A
LOT WIDTH	100'	> 100'
PRINCIPAL STRUCTURE:		
FRONT SETBACK	35 FT.	35 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
ACCESSORY STRUCTURE:		
FRONT SETBACK	35 FT.	35 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
BUILDING COVERAGE		
BUILDING HEIGHT	20%	<20%
ACCESSORY STRUCTURE HEIGHT	35 FT.	35 FT.

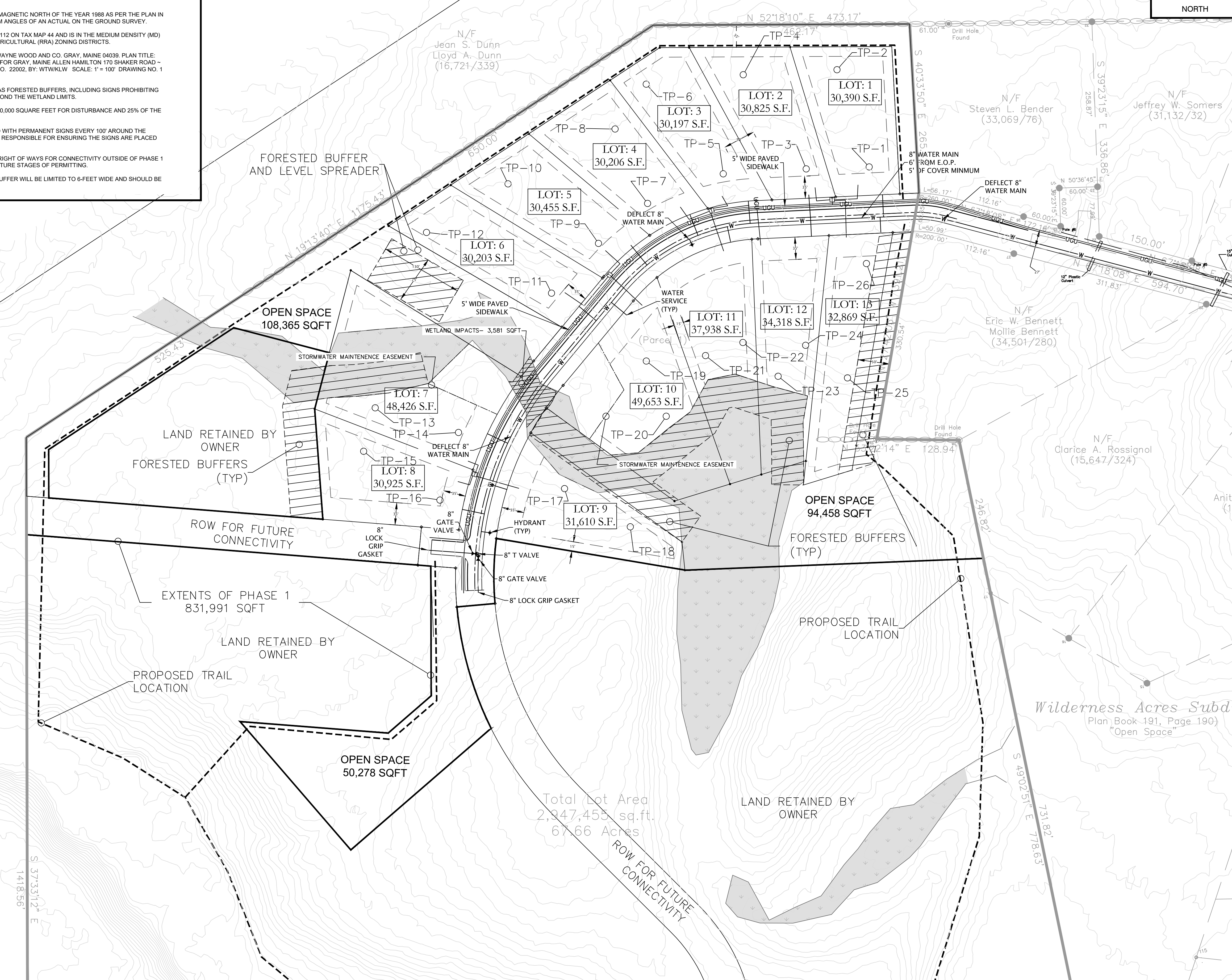
NET DEVELOPMENT DENSITY CALCULATION:

TOTAL PARCEL AREA	2,310,376 S.F.
AREAS UNSUITABLE IN NATURAL STATE:	178,727 S.F.
-- WETLANDS/WATERCOURSES & FLOODPLAIN	0 S.F.
-- STEEP SLOPES OVER 30%	0 S.F.
AREAS REMOVED FOR:	127,488 S.F.
-- ACCESS ROAD/R.O.W.*	0 S.F.
-- EASEMENTS*	2,004,161 S.F.
REMAINING LAND	
MINIMUM LOT AREA IN MEDIUM DENSITY DISTRICT WITH PUBLIC WATER= 30,000 S.F.	
NET DEVELOPMENT DENSITY CALCULATION: 2,004,161/30,000 = 50 UNITS	
PROPOSED LOTS = 13 UNITS	

LEGEND

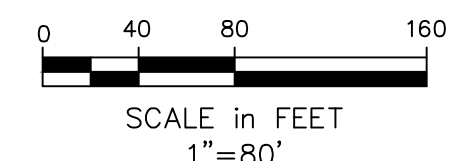
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---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	STORMWATER FLOW	---
---	STORM DRAIN	---
---	WATER MAIN/SERVICE	---
---	UNDERGROUND UTILITY	---
---	UGU	---
---	OVERHEAD UTILITY	---
---	OHU	---
---	UTILITY POLE	---
---	TRANSFORMER	---

SUBMITTED FOR FINAL PLAN REVIEW

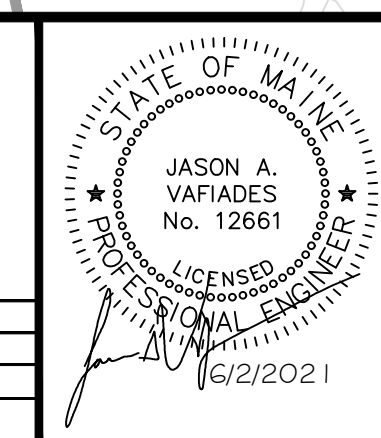


Total Lot Area
2,047,455 sq.ft.
67.66 Acres

SCALE



REV	DATE	DESCRIPTION



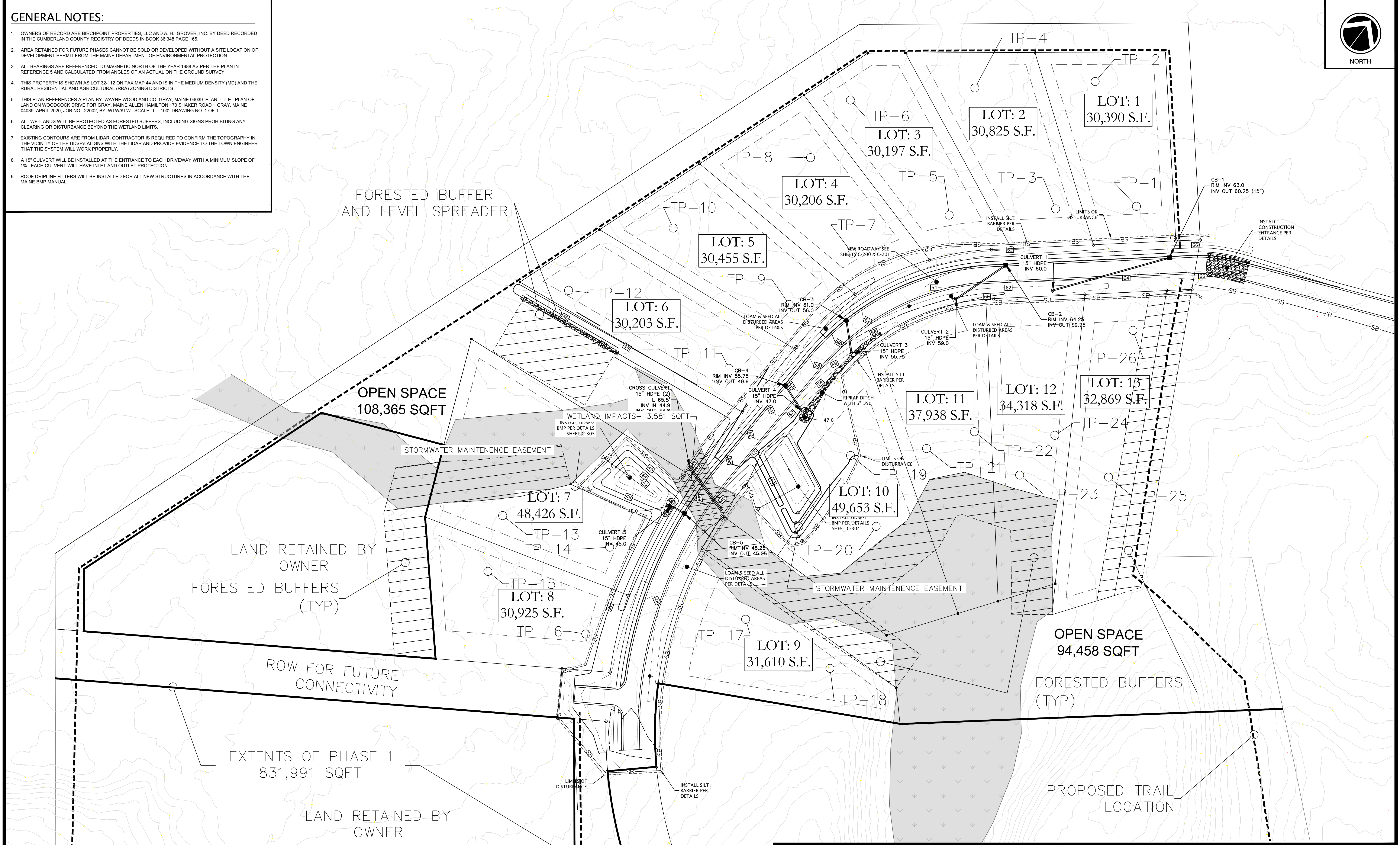
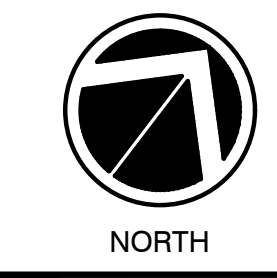
STILLWATER PINES SUBDIVISION
 WOODCOCK DRIVE, MAINE 04261
SITE MATERIALS & UTILITIES PLAN
 ALLEN HAMILTON & BEN GROVER
 170 SHAKER ROAD
 GRAY, MAINE 04039

Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

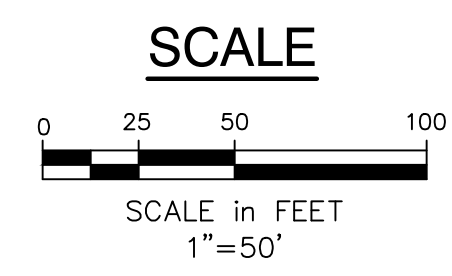
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 CHECKED: JAV/CEB JOB NO. 20-012
 FILE NAME:
 SHEET: C-101

GENERAL NOTES:

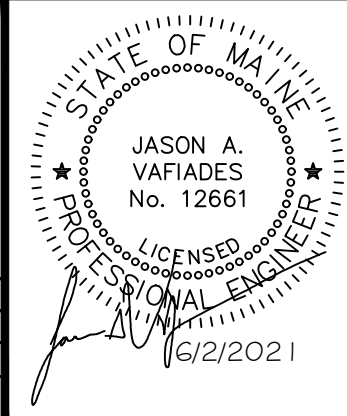
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- ALL WETLANDS WILL BE PROTECTED AS FORESTED BUFFERS, INCLUDING SIGNS PROHIBITING ANY CLEARING OR DISTURBANCE BEYOND THE WETLAND LIMITS.
- EXISTING CONTOURS ARE FROM LIDAR. CONTRACTOR IS REQUIRED TO CONFIRM THE TOPOGRAPHY IN THE VICINITY OF THE UDSP'S ALIGNS WITH THE LIDAR AND PROVIDE EVIDENCE TO THE TOWN ENGINEER THAT THE SYSTEM WILL WORK PROPERLY.
- A 15' CULVERT WILL BE INSTALLED AT THE ENTRANCE TO EACH DRIVEWAY WITH A MINIMUM SLOPE OF 1%. EACH CULVERT WILL HAVE INLET AND OUTLET PROTECTION.
- ROOF DRIPLINE FILTERS WILL BE INSTALLED FOR ALL NEW STRUCTURES IN ACCORDANCE WITH THE MAINE BMP MANUAL.



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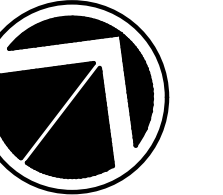
REV	DATE	DESCRIPTION	REVISIONS



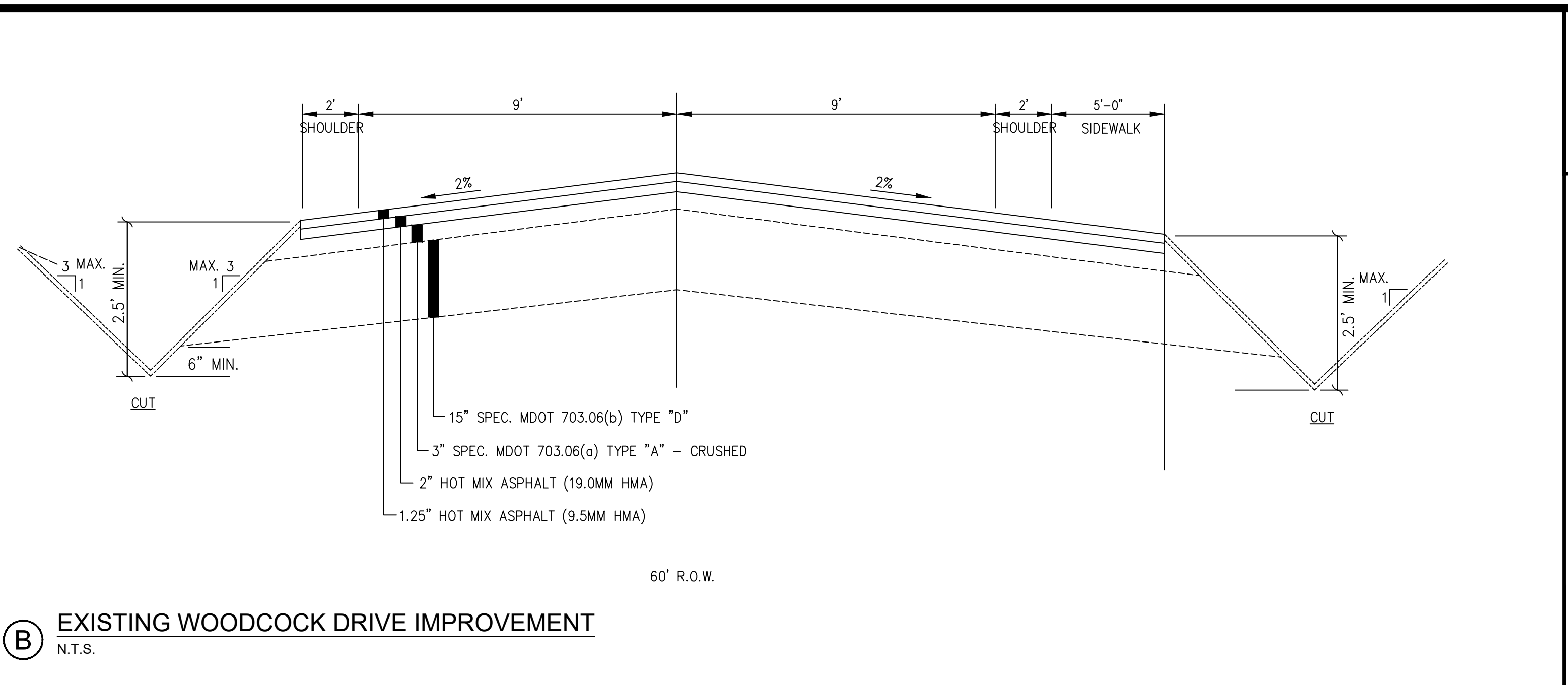
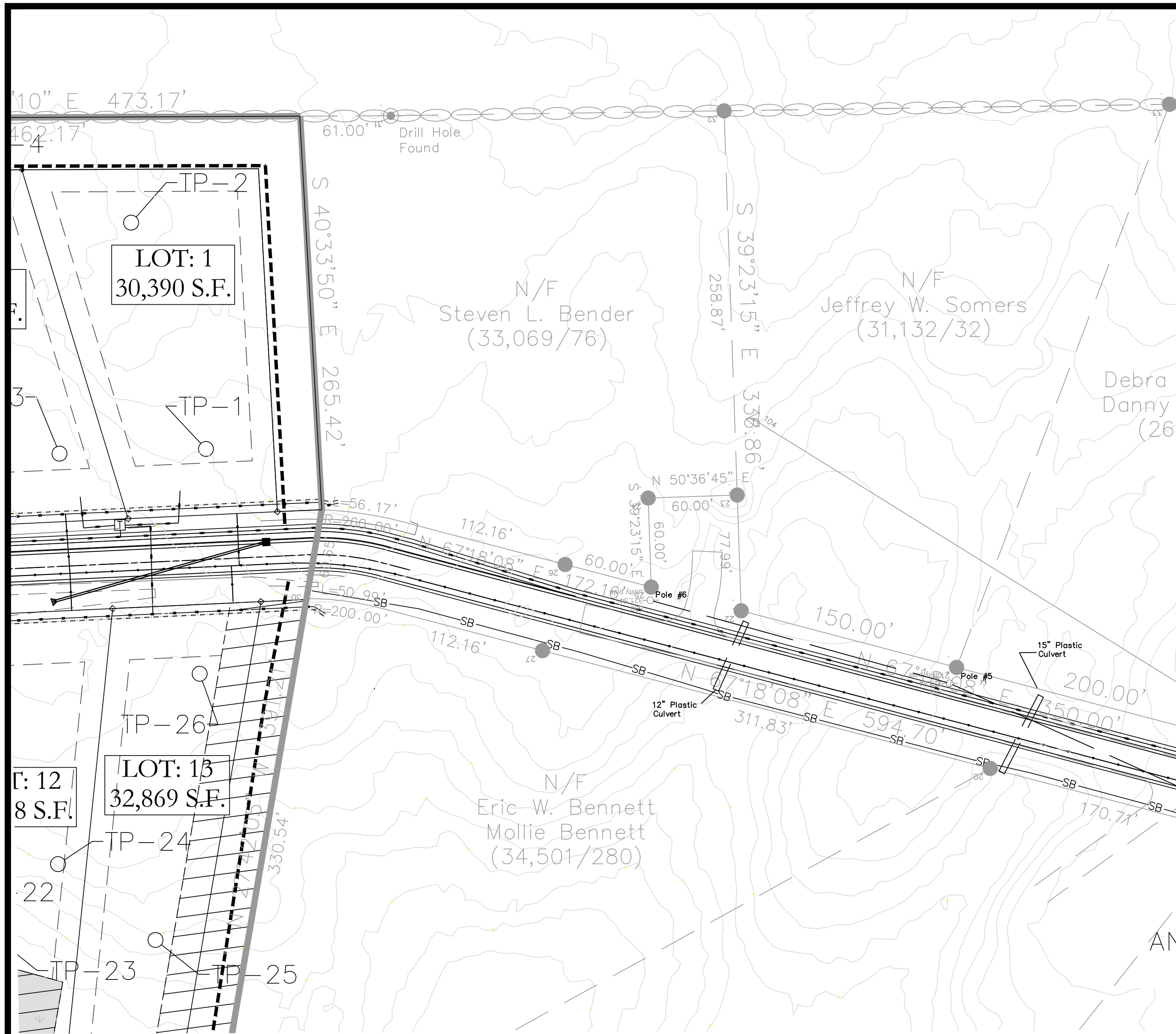
STILLWATER PINES SUBDIVISION
WOODCOCK DRIVE, MAINE 04261
**SITE GRADING &
EROSION CONTROL PLAN**
ALLEN HAMILTON & BEN GROVER
170 SHAKER ROAD
GRAY, MAINE 04039

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: MPV/CEB	DATE: JUNE 2021
DESIGNED: CEB/MPV	SCALE: 1" = 50'
CHECKED: JAV/CEB	JOB NO. 20-012
FILE NAME:	
SHEET: C-102	

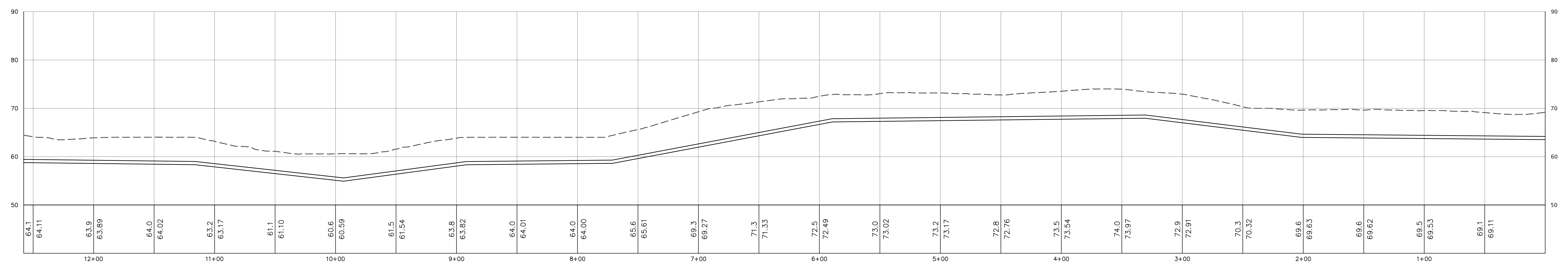


NORTH

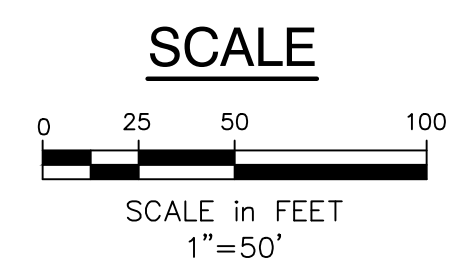


(B) EXISTING WOODCOCK DRIVE IMPROVEMENT
N.T.S.

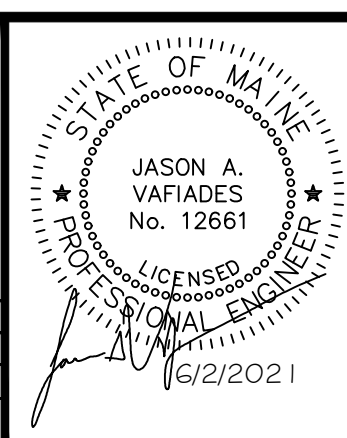
EXISTING WATER MAIN WILL NEED TO BE FIELD LOCATED
AN 8" TAP AND SLEEVE WILL BE INSTALLED IN ACCORDANCE
WITH THE GRAY WATER DISTRICT STANDARDS



**SUBMITTED FOR
FINAL PLAN
REVIEW**



REV	DATE	DESCRIPTION



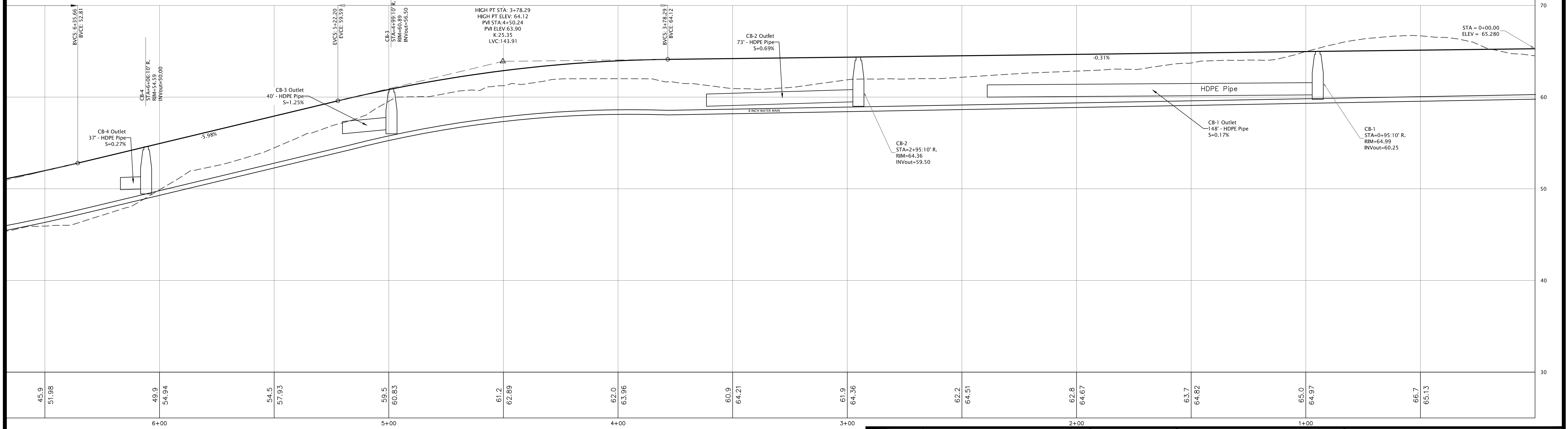
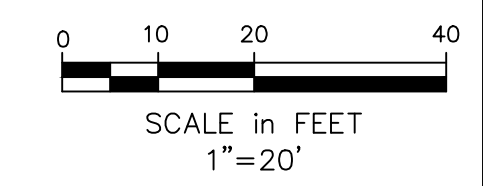
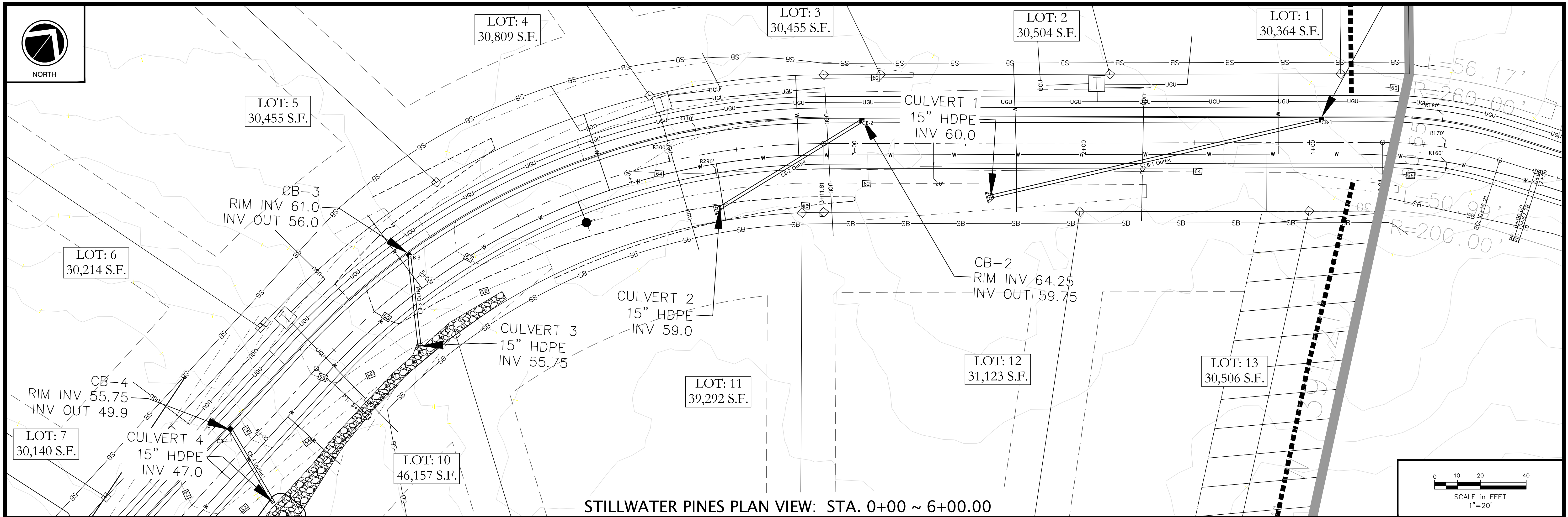
STILLWATER PINES SUBDIVISION
WOODCOCK DRIVE, MAINE 04261
ACCESS IMPROVEMENTS
PLAN (Woodcock Drive)
ALLEN HAMILTON & BEN GROVER
170 SHAKER ROAD
GRAY, MAINE 04039

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: MPV/CEB	DATE: JUNE 2021
DESIGNED: CEB/MPV	SCALE: 1"=50'
CHECKED: JAV/CEB	JOB NO. 20-012
FILE NAME:	
SHEET: C-103	



NORTH

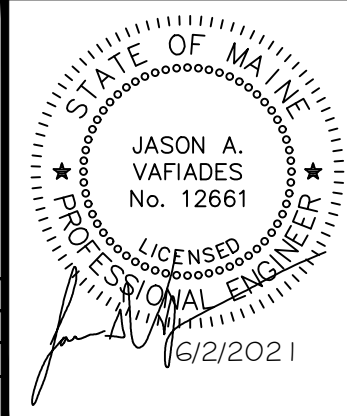


SCALE
 VERTICAL - 1" = 5'
 HORIZONTAL - 1" = 20'

STILLWATER PINES PROFILE VIEW: STA. 0+00 ~ 6+00.00

**SUBMITTED FOR
FINAL PLAN
REVIEW**

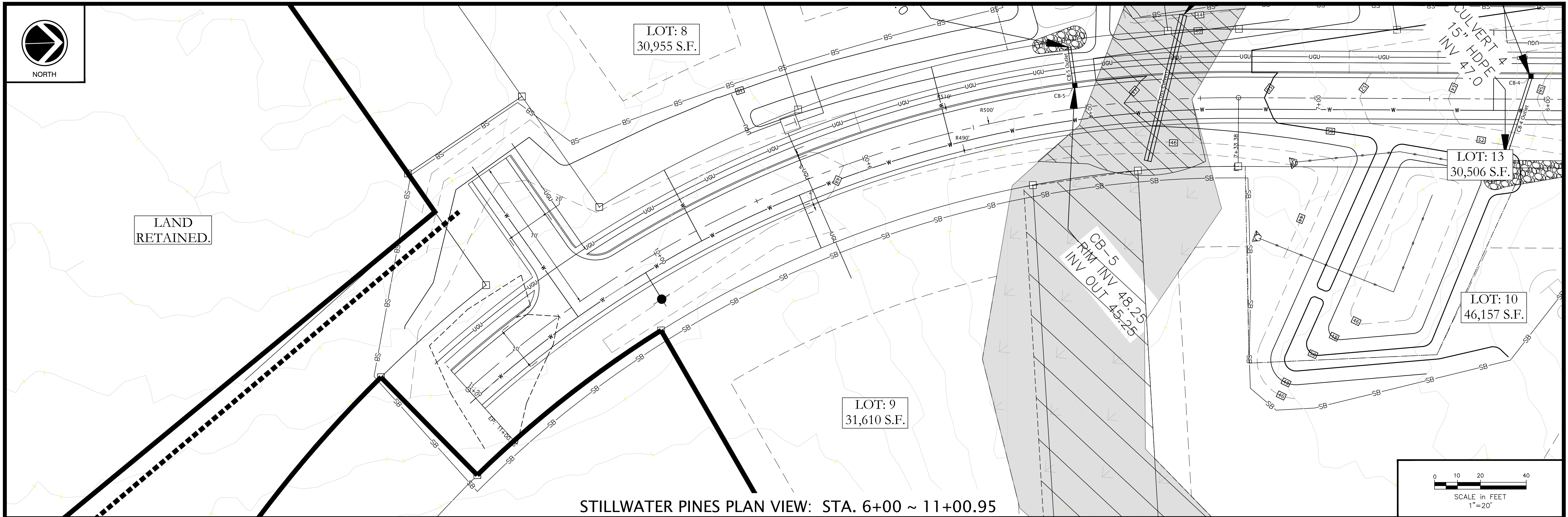
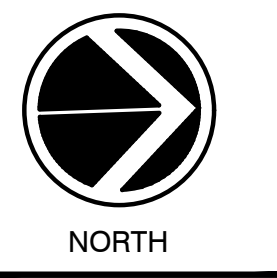
REV	DATE	DESCRIPTION	REVISIONS



STILLWATER PINES SUBDIVISION
 WOODCOCK DRIVE, MAINE 04261
 ROADWAY
 PLAN & PROFILE I
 ALLEN HAMILTON & BEN GROVER
 170 SHAKER ROAD
 GRAY, MAINE 04039

Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

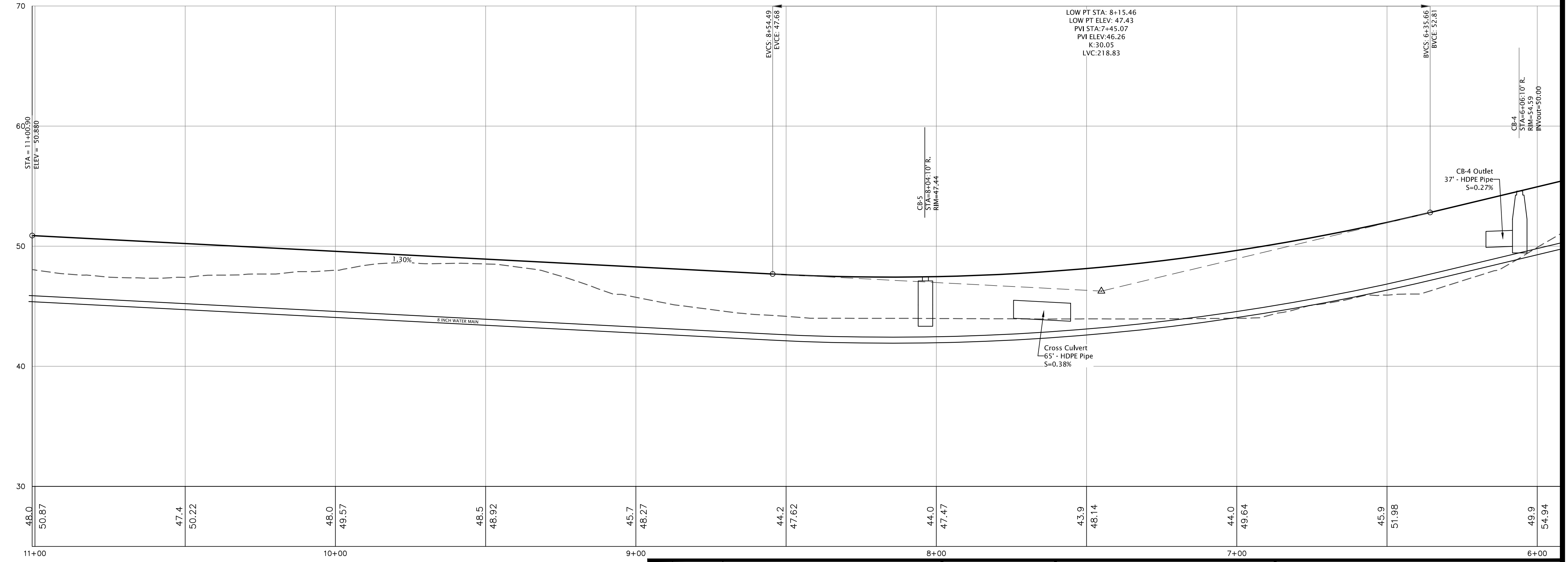
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DESIGNED: CEB/MPV	SCALE: AS SHOWN
CHECKED: JAV/CEB	JOB NO. 20-012
FILE NAME:	
SHEET: C-200	



STILLWATER PINES PLAN VIEW: STA. 6+00 ~ 11+00.95

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	STORMWATER FLOW	---
---	STORM DRAIN	---
---	WATER MAIN/SERVICE	---
---	UNDERGROUND UTILITY	---
---	OVERHEAD UTILITY	---
---	UTILITY POLE	---
---	TRANSFORMER	---

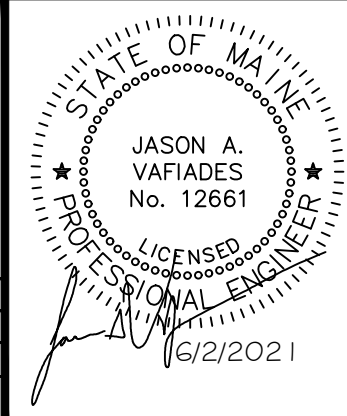


STILLWATER PINES PROFILE VIEW: STA. 6+00 ~ 11+00.95

SUBMITTED FOR
FINAL PLAN
REVIEW

SCALE
VERTICAL - 1" = 5'
HORIZONTAL - 1" = 20'

REV	DATE	DESCRIPTION



STILLWATER PINES SUBDIVISION
WOODCOCK DRIVE, MAINE 04261
ROADWAY
PLAN & PROFILE II
ALLEN HAMILTON & BEN GROVER
170 SHAKER ROAD
GRAY, MAINE 04039

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: MPV/CGB	DATE: JUNE 2021
DESIGNED: CEB/MPV	SCALE: AS SHOWN
CHECKED: JAV/CGB	JOB NO. 20-012
FILE NAME:	
SHEET: C-201	

A. SOIL EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, SILTATION FENCE, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, AND PERMANENT VEGETATION.

GENERAL

- IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION & SEDIMENT CONTROL BMPs - MANUAL FOR DESIGNERS AND ENGINEERS (2016), OR AS CURRENTLY REVISED OR U.S. ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.
- ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/ REPLACEMENT MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
 - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
 - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 - FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
 - FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
 - PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 - FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTINGS OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, OR ENGINEER. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRADIANT SIDE OF CONSTRUCTION WORK AREAS, WITH LOCATIONS BEING ADJUSTED ALONG WITH THE CONSTRUCTION PHASING AREAS. THE CONTRACTOR MAY USE EROSION MIX IN PLACE OF SINGLE SILT FENCE BARRIER. IN AREAS WHERE THE GRADE IS STEEPER THAN 8% SILT FENCE AND EROSION CONTROL MIX SHOULD BE USED.
- THE SILT FENCE SHALL BE INSTALLED PER THE DETAIL PROVIDED IN THE PLAN SET AND INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST WEEKLY IN THE ABSENCE OF SIGNIFICANT RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. THE CONTRACTOR SHALL MAKE REPAIRS IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE. IF SUCH EROSION IS OBSERVED, THE CONTRACTOR SHALL TAKE PROACTIVE ACTION TO IDENTIFY THE CAUSE OF THE EROSION AND TAKE ACTION TO AVOID ITS REOCCURRENCE. PROPER PLACEMENT OF STAKES AND KEYING THE BOTTOM OF THE FABRIC INTO THE GROUND IS CRITICAL TO THE FENCE'S EFFECTIVENESS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM AND MEASURES TAKEN TO AVOID THE CONCENTRATION OF FLOWS NOT INTENDED TO BE DIRECTED TO THE SILT FENCE. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION.
- TEMPORARY SEDIMENT SUMPS WILL PROVIDE SEDIMENTATION CONTROL FOR STORMWATER RUNOFF FROM DISTURBED AREAS DURING CONSTRUCTION UNTIL STABILIZATION HAS BEEN ACHIEVED.
- A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AT ALL ACCESS POINTS ONTO THE SITE TO PREVENT TRACKING OF SOIL ONTO ADJACENT LOCAL ROADS AND STREETS.
- SILT LOGS MAY BE INSTALLED IN LIEU OF STONE CHECK DAMS PROVIDED THE DEVICES ARE WELL ANCHORED, AND IF PRIOR APPROVAL IS RECEIVED FROM THE PROJECT ENGINEER.
- SILTSACKS™ WILL BE UTILIZED IN CATCH BASINS IN OR NEAR WORK AREAS AT RISK FROM RECEIVING TRANSPORTED SEDIMENT.
- ALL CATCH BASINS AND FIELD INLETS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.
- REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
- GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
- ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
- TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY TO PREVENT OFF-SITE DRAINAGE FROM ENTERING THE WORK AREA.
- TEMPORARY STABILIZATION SHALL BE CONSTRUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.
- TEMPORARY SEEDING SPECIFICATIONS: WHERE SEEDED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET), UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY. RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:

AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 -10/1
 APPLICATION RATE: 112 LBS/ACRE
 ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1
 APPLICATION RATE: 40 LBS/ACRE
 PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15
 APPLICATION RATE: 40 LBS/ACRE

- PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 15 SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
 - APPLY TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET).
 - UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.
 - THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 30% CREEPING RED FESCUE
 - 50% KENTUCKY BLUEGRASS
 - 20% ITALIAN/PERENNIAL RYE GRASS
- SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED.
- MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.

- DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
- RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 15%, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. SPECIAL MEASURES FOR SUMMER CONSTRUCTION

DURING DRY SUMMER CONDITIONS, THE CONTRACTOR SHALL:

- IMPLEMENT A PROGRAM TO APPLY DUST CONTROL MEASURES ON A DAILY BASIS EXCEPT THOSE DAYS WHERE PRECIPITATION IS SUFFICIENT TO SUPPRESS DUST FORMATION. THIS PROGRAM SHALL EXTEND TO AND INCLUDE SWEEPING OF ADJACENT STREETS.
- SPRAY ANY MULCHES WITH WATER AFTER ANCHORING TO DAMPEN THE SOIL AND ENCOURAGE EARLY GROWTH. SPRAYING MAY BE REQUIRED SEVERAL TIMES. TEMPORARY SEED MAY BE REQUIRED UNTIL THE LATE SUMMER SEEDING SEASON.
- COVER STOCKPILES OF FINE-GRAINED MATERIALS, OR EXCAVATED SOILS WHICH ARE SUSCEPTIBLE TO EROSION TO PROTECT FROM THE INTENSE, SHORT-DURATION STORMS WHICH ARE MORE PREVALENT IN THE SUMMER MONTHS.
- TAKE ADDITIONAL STEPS NEEDED, INCLUDING WATERING, OR COVERING EXCAVATED MATERIALS TO CONTROL FUGITIVE DUST EMISSIONS TO MINIMIZE REDUCTIONS IN VISIBILITY AND THE AIRBORNE DISPERSION OF FINE-GRAINED SOILS. THIS IS PARTICULARLY IMPORTANT GIVEN THE POTENTIAL PRESENCE OF SOIL CONTAMINANTS, AND THEIR PROXIMITY ALONG THE ADJACENT STREETS AND PROPERTIES.
- THESE MEASURES MAY ALSO BE REQUIRED IN THE SPRING AND FALL DURING THE DRIER PERIODS OF THESE SEASONS.

D. WINTER CONDITIONS

- "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.
- SILT FENCE: IN LIEU OF PROVIDING THE 4' X 4' TRENCH FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.
- HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
- AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.
- ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

E. HOUSEKEEPING

- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN INFILTRATION AREA IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
- DEBRIS AND OTHER MATERIAL. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- COMPLY WITH ALL LOCAL AND STATE REGULATIONS FOR THE REMOVAL AND DISPOSAL OF CONSTRUCTION DEBRIS AND WASTE.
- TRENCH OR FOUNDATION DE-WATERING. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED AREAS THAT ARE SPECIFICALLY DESIGNATED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFER DAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.
- NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORWATER DISCHARGES. WHERE ALLOWED NON-STORWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE.

F. INSPECTION AND MAINTENANCE

- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AND BEFORE AND AFTER A STORM EVENT. PRIOR TO COMPLETION OF PERMANENT STABILIZATION, A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES.
- INSPECTION OF THE PROJECT WORK SITE SHALL INCLUDE:
 - IDENTIFICATION OF PROPER EROSION CONTROL MEASURE INSTALLATION IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET.
 - DETERMINE WHETHER EACH EROSION CONTROL MEASURE IS PROPERLY OPERATING. IF NOT, IDENTIFY DAMAGE TO THE CONTROL DEVICE AND DETERMINE REMEDIAL MEASURES.
 - IDENTIFY AREAS WHICH APPEAR VULNERABLE TO EROSION AND DETERMINE ADDITIONAL EROSION CONTROL MEASURES WHICH SHOULD BE USED TO IMPROVE CONDITIONS.
 - INSPECT AREAS OF RECENT SEEDING TO DETERMINE PERCENT CATCH OF GRASS. A MINIMUM CATCH OF 90 PERCENT IS REQUIRED PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
- IF INSPECTION OF THE SITE INDICATES A CHANGE SHOULD BE MADE TO THE EROSION CONTROL PLAN, TO EITHER IMPROVE EFFECTIVENESS OR CORRECT A SITE-SPECIFIC DEFICIENCY, THE INSPECTOR SHALL IMMEDIATELY IMPLEMENT THE CORRECTIVE MEASURE AND NOTIFY THE OWNER OF THE CHANGE.
- ALL CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS PREPARED BY THE INSPECTOR(S) SHALL BE FILED WITH THE OWNER, AND THE PERMIT FILE CONTAINED ON THE PROJECT SITE. ALL WRITTEN CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS MUST BE FILED WITHIN ONE (1) WEEK OF THE INSPECTION DATE.
- THE PERMITTEE SHALL RETAIN COPIES OF THE ESC PLAN AND ANY FORMS, SUBMISSIONS, REPORTS, OR OTHER MATERIALS REQUIRED BY THE GENERAL PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.
- THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION/SEDIMENT CONTROL REPORT, INCLUDING CONTROL OF FUGITIVE DUST, AND SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

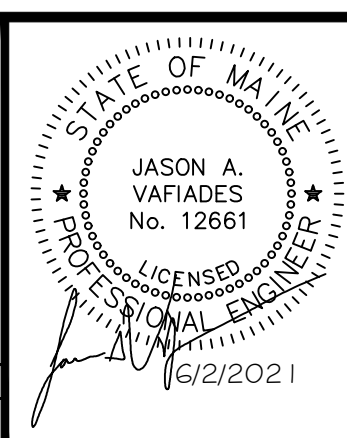
C. CONSTRUCTION SCHEDULE & SEQUENCE

(TIMELINES ARE APPROXIMATE AND WILL BE DEPENDENT ON WEATHER AND SITE CONDITIONS).

- PRE-CONSTRUCTION CONFERENCE:** PRIOR TO ANY CONSTRUCTION AT THE SITE, REPRESENTATIVES OF THE CONTRACTOR, THE ARCHITECT, THE OWNER, AND THE SITE DESIGN ENGINEER SHALL MEET TO DISCUSS THE SCHEDULING OF THE SITE CONSTRUCTION AND THE DESIGNATION OF THE RESPONSIBLE PARTIES FOR IMPLEMENTING THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE MEETING. PRIOR TO THE MEETING, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND A MARKED-UP SITE PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL CONDUCT A MEETING WITH EMPLOYEES AND SUB-CONTRACTORS TO REVIEW THE EROSION CONTROL PLAN, THE CONSTRUCTION TECHNIQUES WHICH WILL BE EMPLOYED TO IMPLEMENT THE PLAN AND PROVIDE A LIST OF ATTENDEES AND ITEMS DISCUSSED AT THE MEETING TO THE OWNER. THREE COPIES OF THE SCHEDULE, THE CONTRACTOR'S MEETING MINUTES, AND MARKED-UP SITE PLAN SHALL BE PROVIDED TO THE OWNER.
- THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES IS OPTIMIZED.
 - INSTALL SAFETY AND CONSTRUCTION FENCE TO SECURE THE SITE FOR DEMOLITION.
 - INSTALL ALL PERIMETER SILTATION FENCE AND EROSION CONTROL BARRIERS. PARTICULAR ATTENTION SHALL BE PAID TO AREAS UPSTREAM OF PROTECTED NATURAL RESOURCES. SIGNS SHALL BE ERECTED PERIODICALLY ALONG THESE PERIMETER BARRIERS INDICATING THAT THE DOWNSTREAM AREAS ARE OFF LIMITS TO ALL CONSTRUCTION ACTIVITIES.
 - INSTALL CONSTRUCTION ENTRANCES.
 - MAINTAIN EXISTING PAVED AREAS FOR LAYDOWN AND ACCESS DURING INITIAL CONSTRUCTION ACTIVITIES.
 - CONSTRUCT ACTIVITIES ON THE SITE TO OPTIMIZE THE HANDLING OF MATERIALS AND RESTRICT THE DENUDED AREAS TO THE TIME STIPULATED.
 - CONSTRUCT STABILIZED PADS FOR FOUNDATION AND BUILDING CONSTRUCTION.
 - MAINTAIN STABILIZED SITE ACCESS AND WORKING AREAS DURING BUILDING CONSTRUCTION.
 - INSTALL STORMWATER BMPs
 - REMOVE EXISTING PAVEMENT AND INSTALL NEW PAVEMENT BASE GRAVEL MATERIALS TO RAISE THE SITE TO THE DESIGN SUBGRADE ELEVATION.
 - INSTALL BINDER PAVEMENT.
 - LANDSCAPE (LOAM AND SEED).
 - INSTALL SURFACE PAVEMENTS.
 - INSTALL STRIPING, SIGNAGE, AND MISCELLANEOUS SITE IMPROVEMENTS.
 - REVIEW AND PUNCH THE SITE.
 - REMOVE ANY TEMPORARY EROSION CONTROL MEASURES.
- THE CONTRACTOR MUST MAINTAIN AN ACCURATE SET OF RECORD DRAWINGS INDICATING THE DATE WHEN AN AREA IS FIRST DENUDED, THE DATE OF TEMPORARY STABILIZATION, AND THE DATE OF FINAL STABILIZATION. ON OCTOBER 1 OF ANY CALENDAR YEAR, THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN FOR STABILIZING THE SITE FOR THE WINTER AND A DESCRIPTION OF WHAT ACTIVITIES ARE PLANNED DURING THE WINTER.

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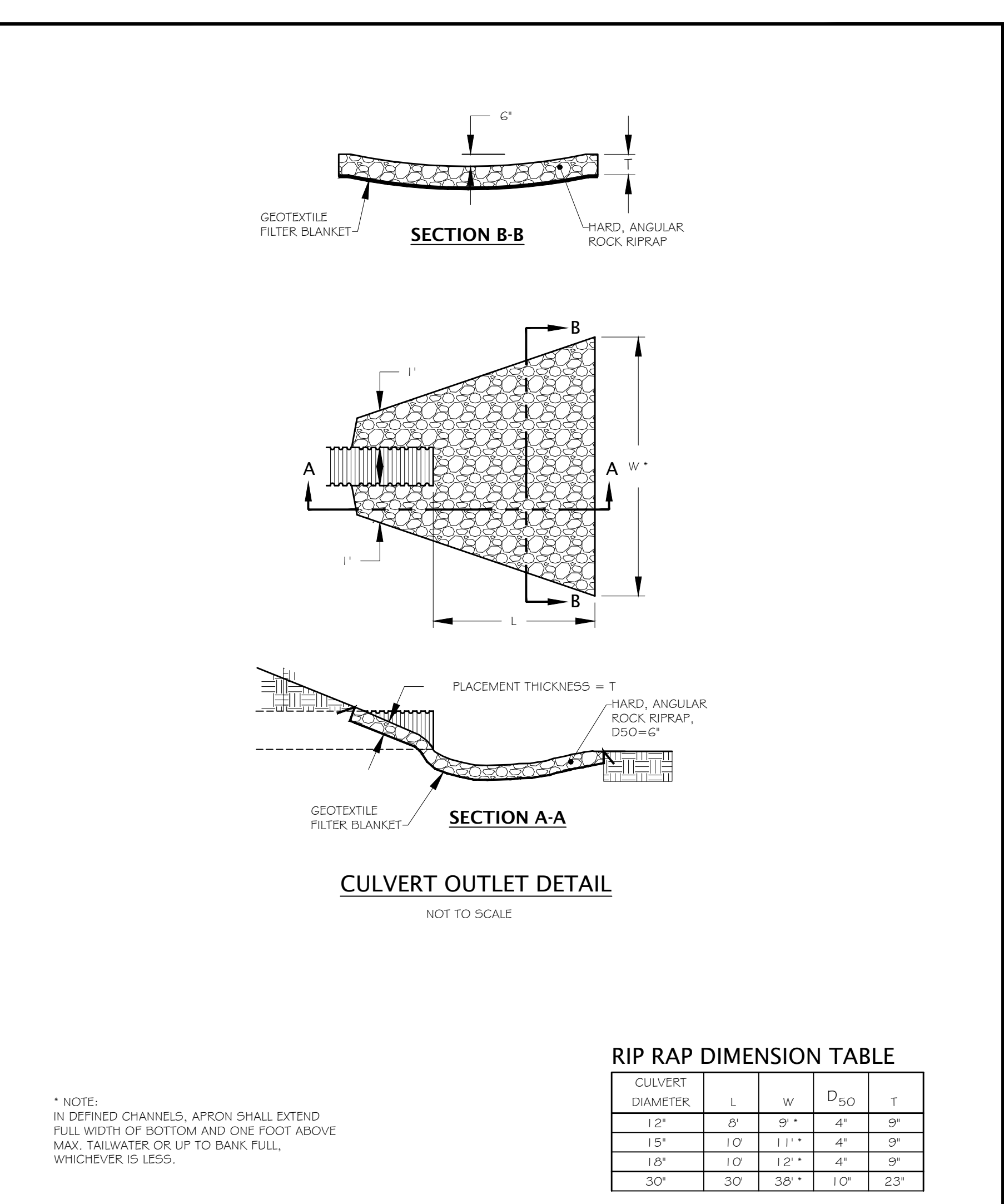
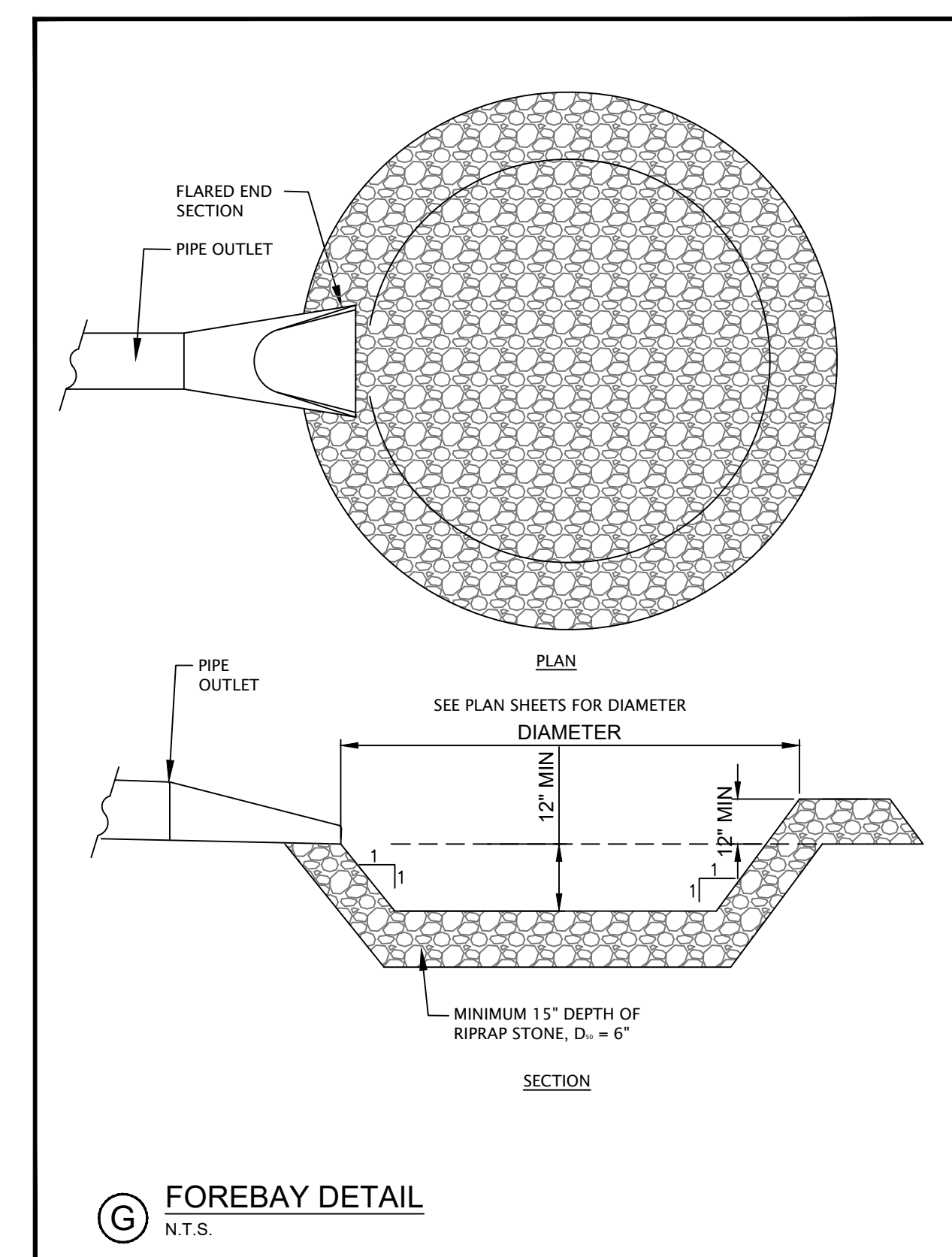
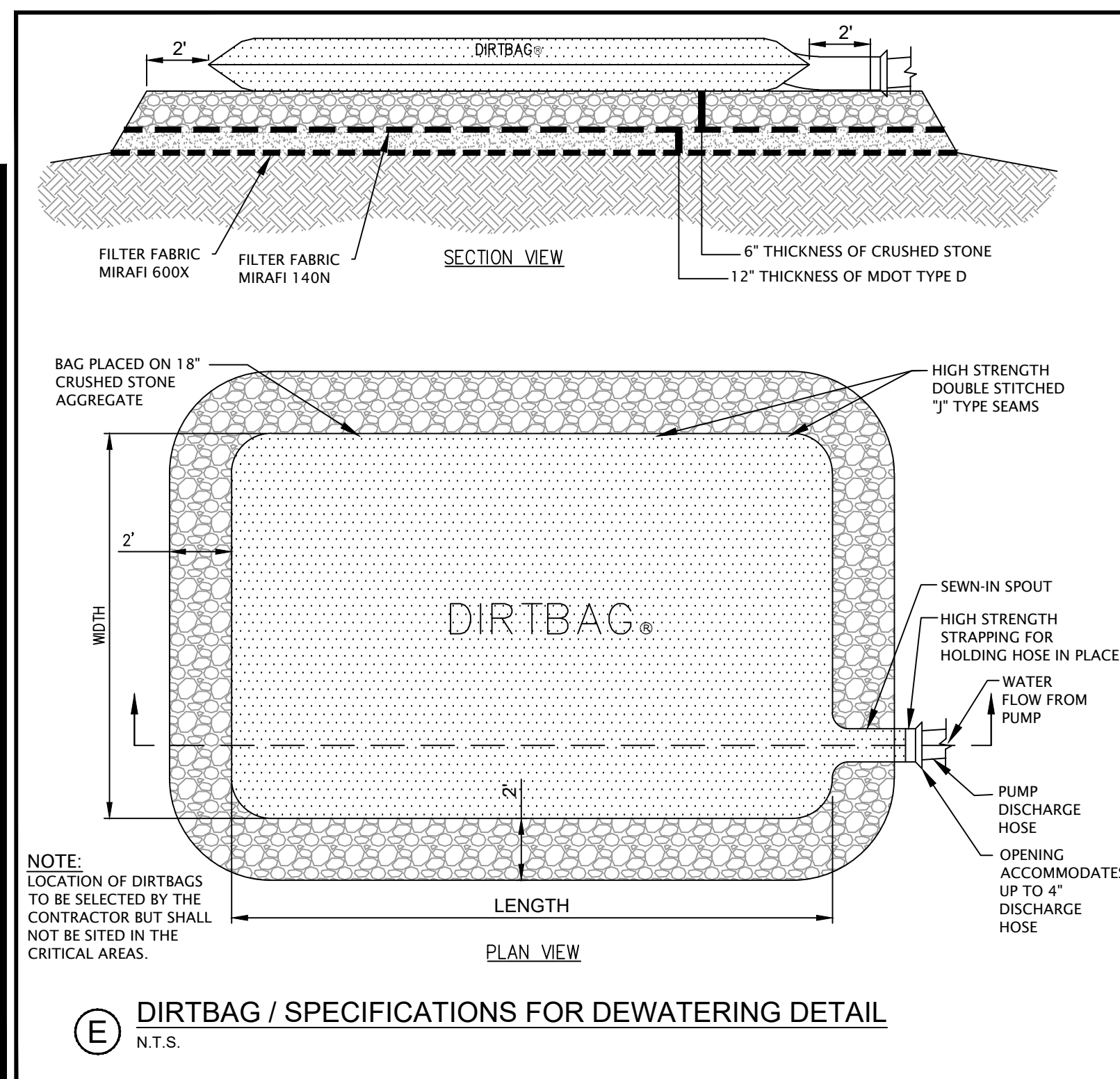
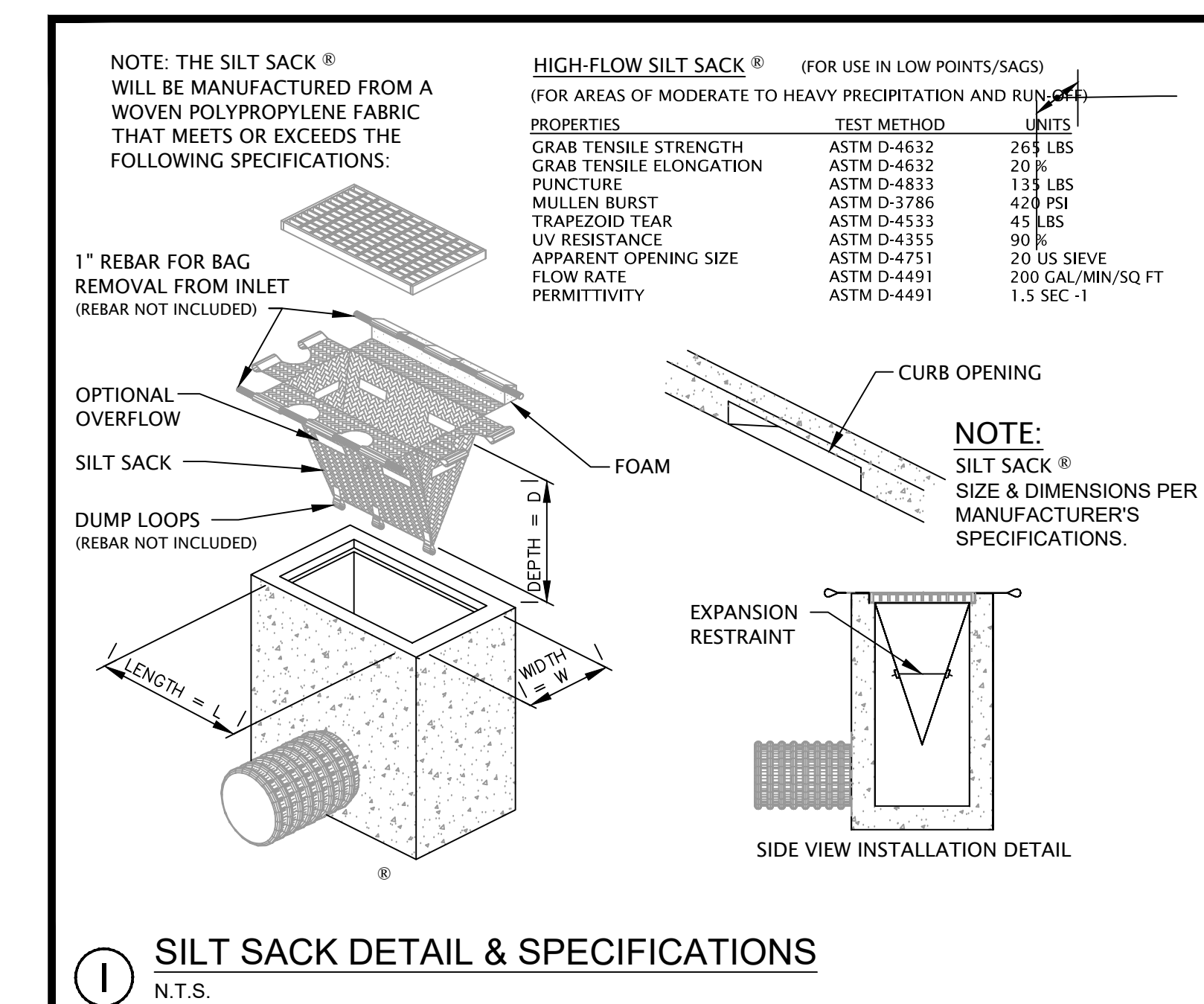
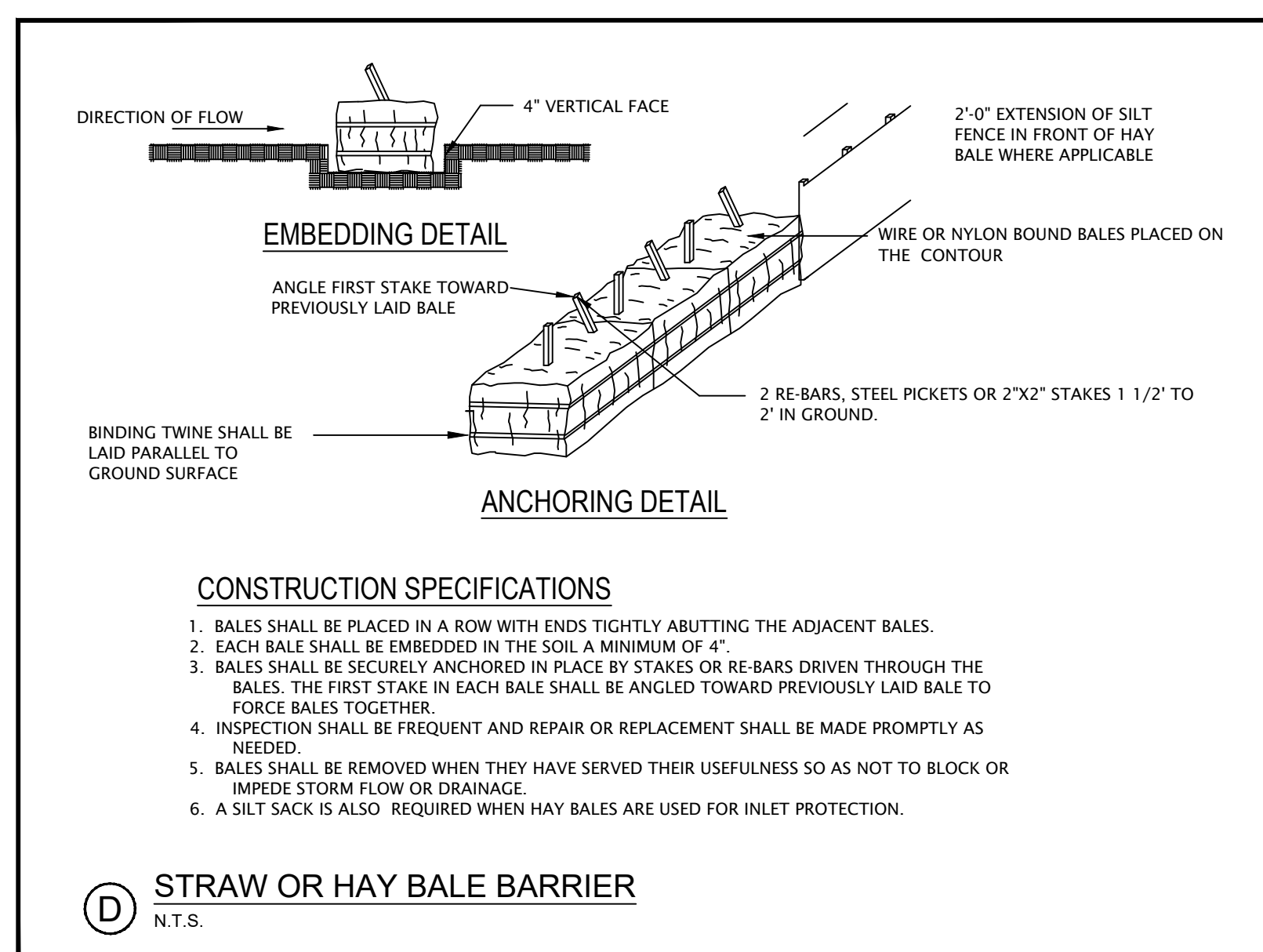
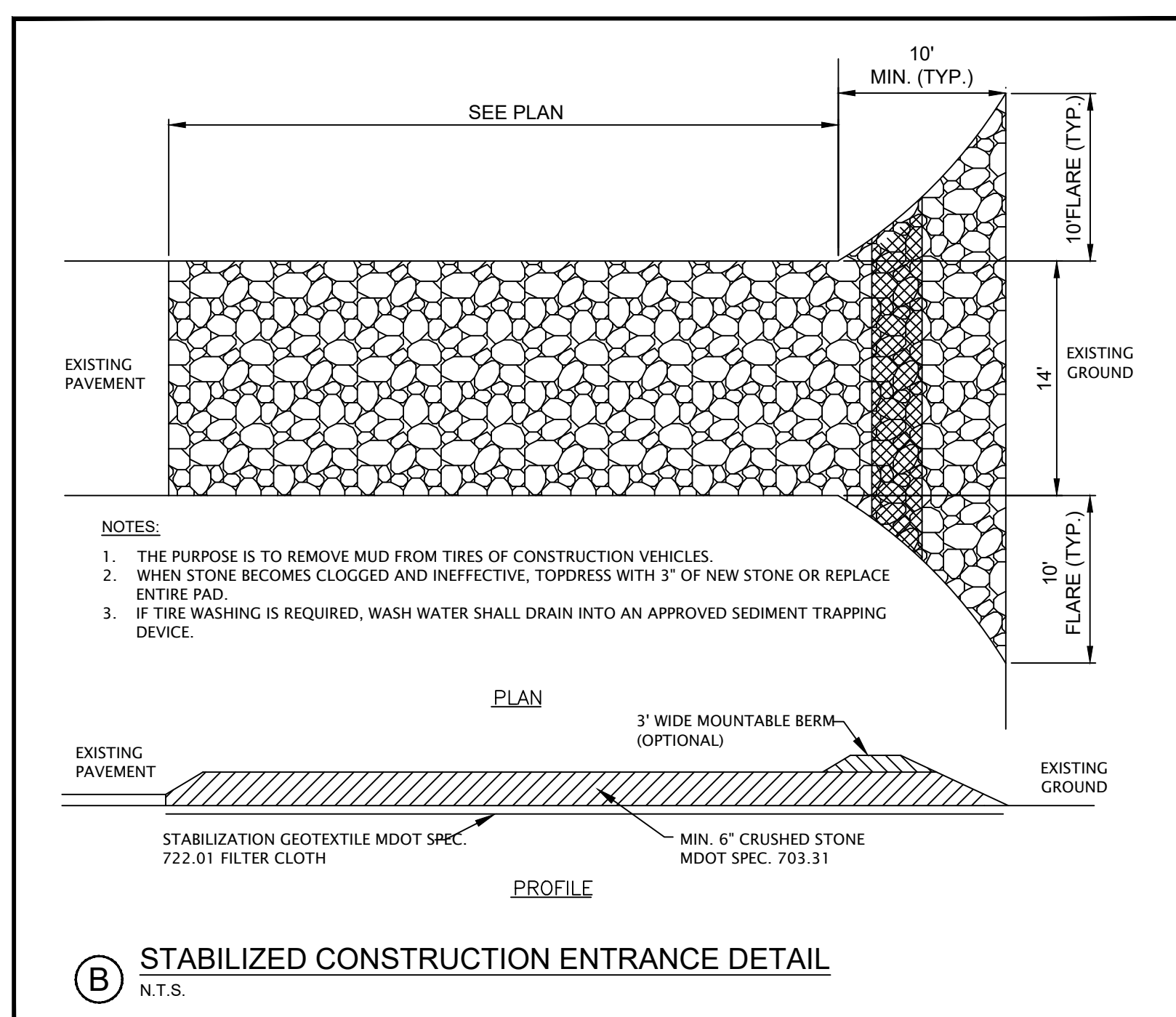
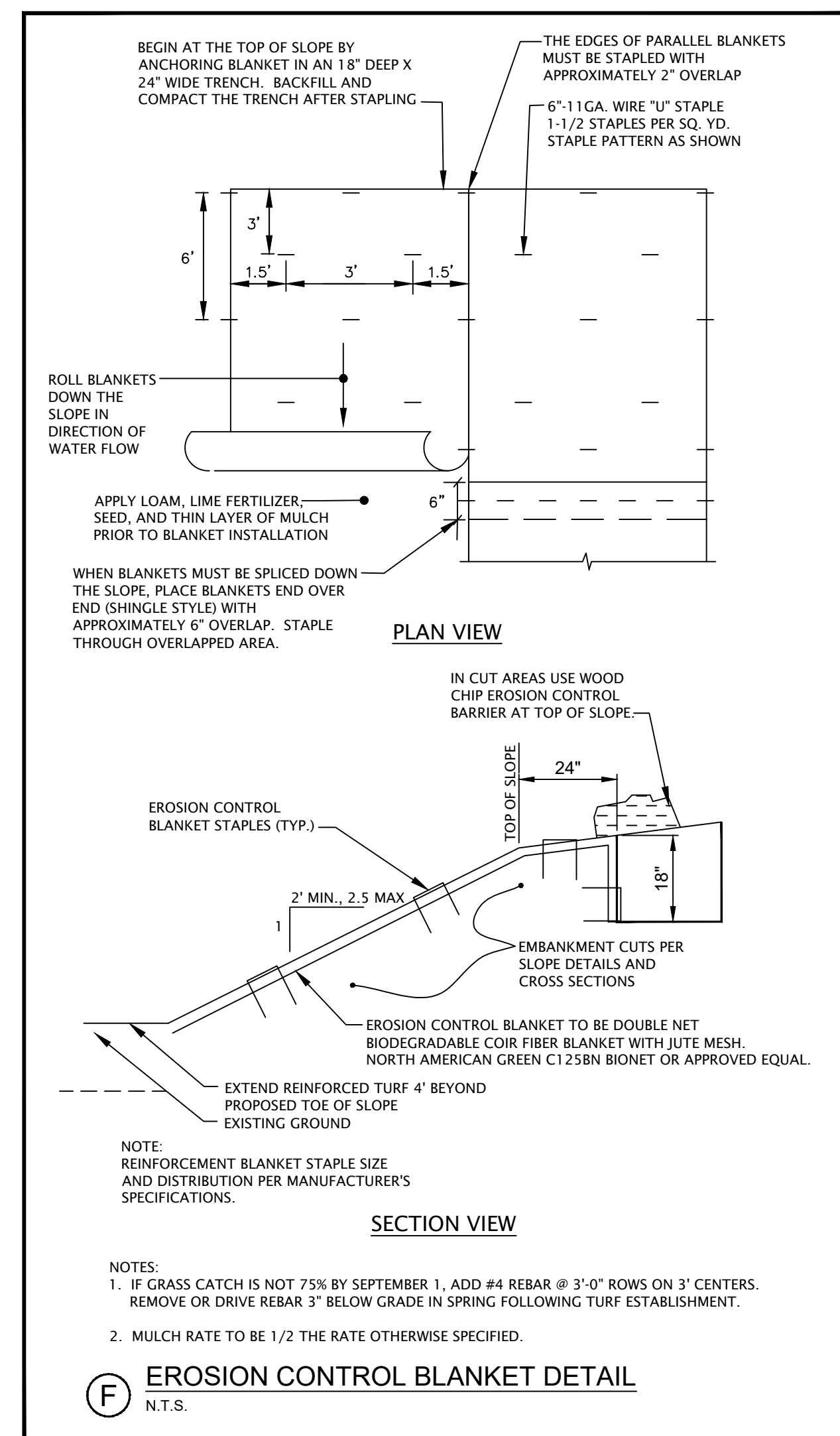
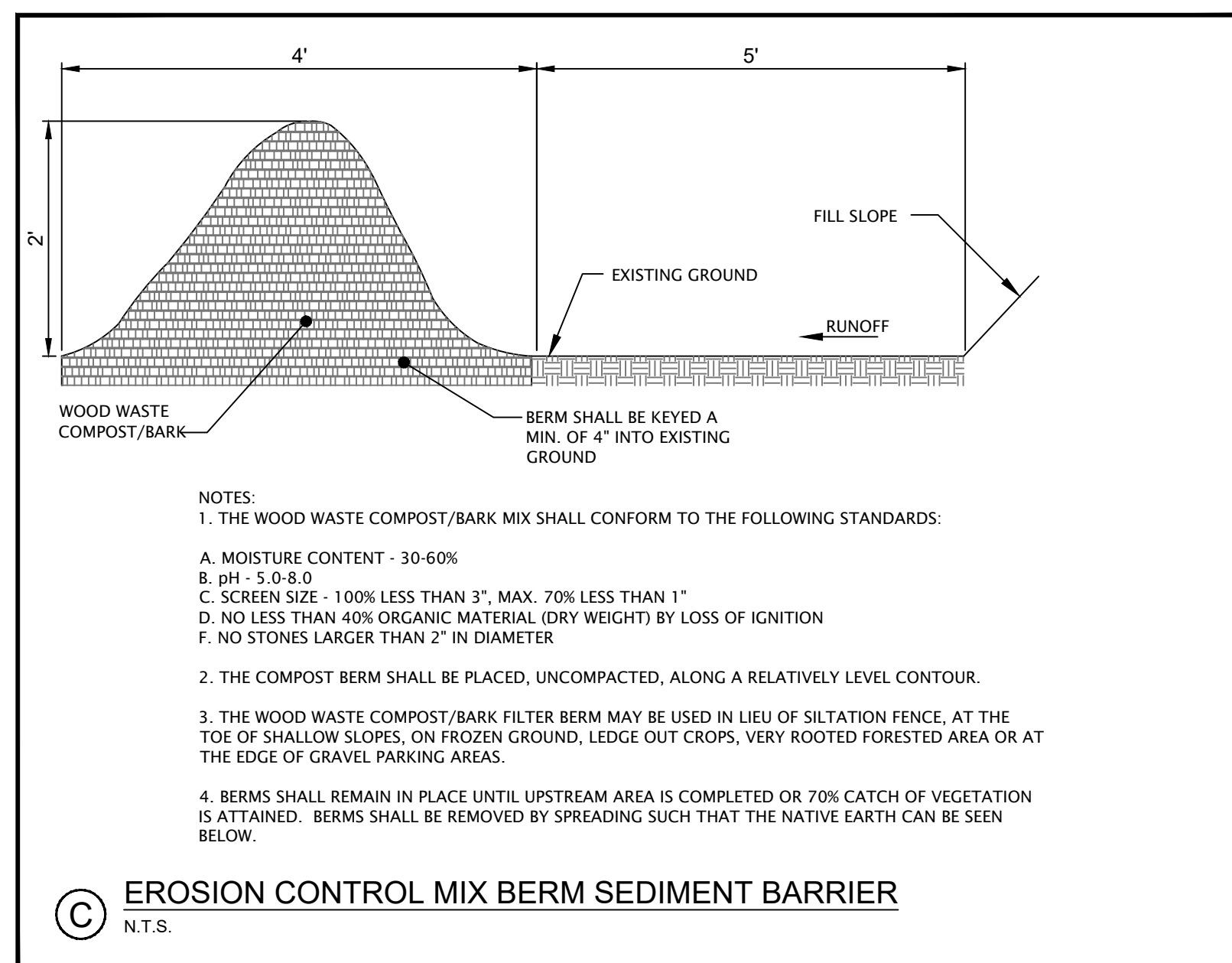
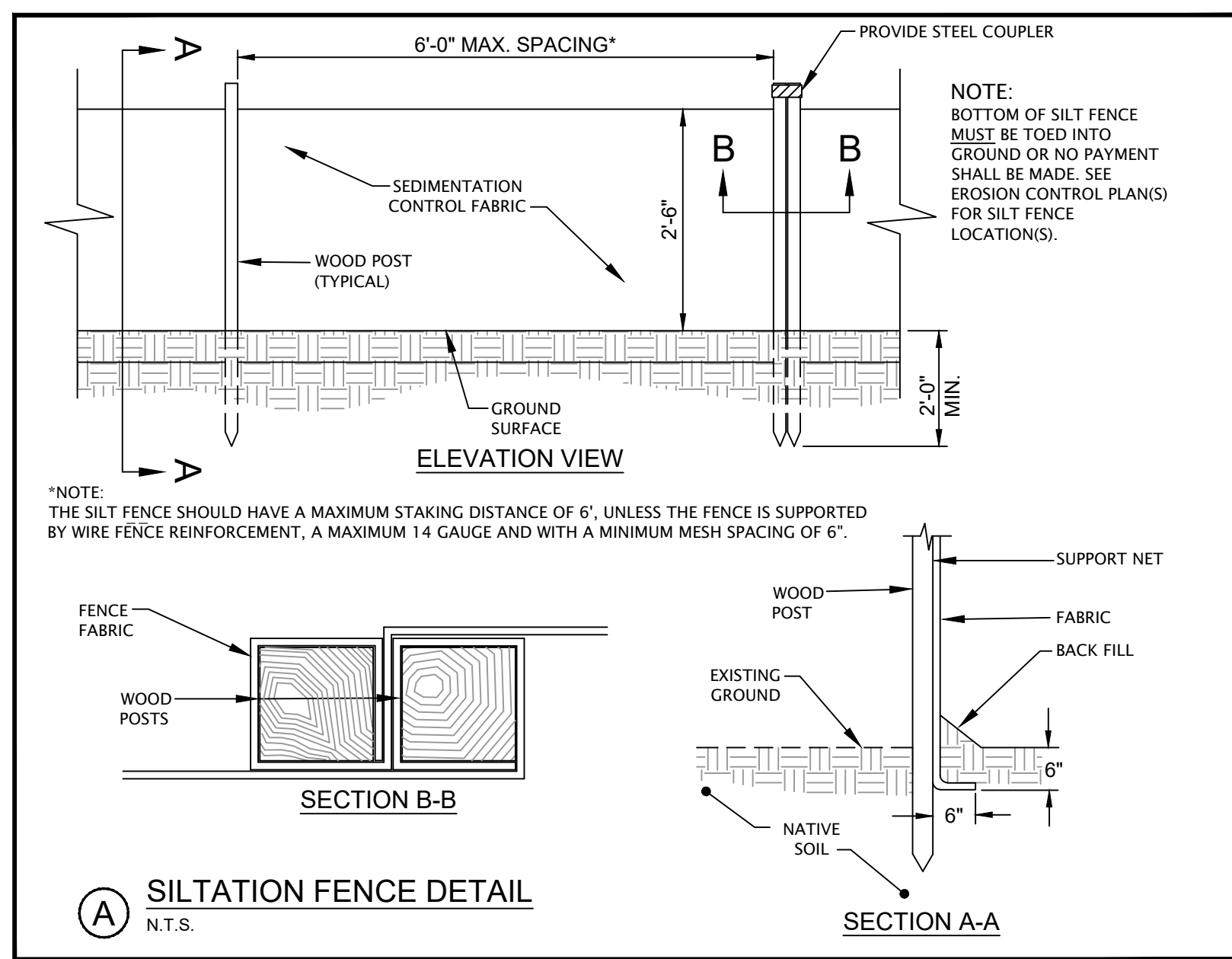
REV	DATE	DESCRIPTION
REVISIONS		



STILLWATER PINES SUBDIVISION
 WOODCOCK DRIVE, MAINE 04261
 EROSION & SEDIMENTATION
 CONTROL NOTES
 ALLEN HAMILTON & BEN GROVER
 170 SHAKER ROAD
 GRAY, MAINE 04039

Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

DRAWN: MPV/CEB	DATE: JUNE 2021
DESIGNED: CEB/MPV	SCALE: N/A
CHECKED: JAV/CEB	JOB NO. 20-012
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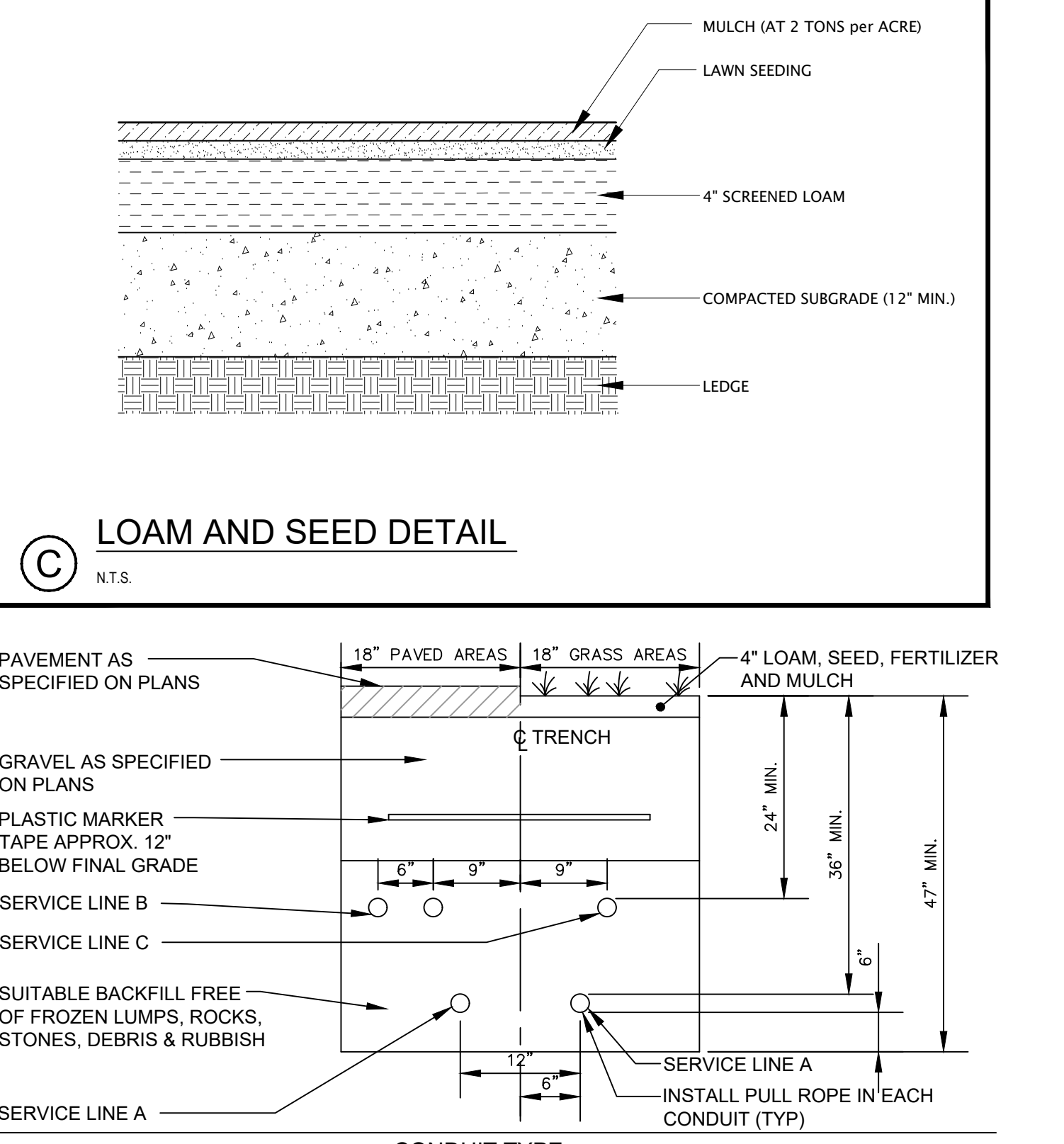
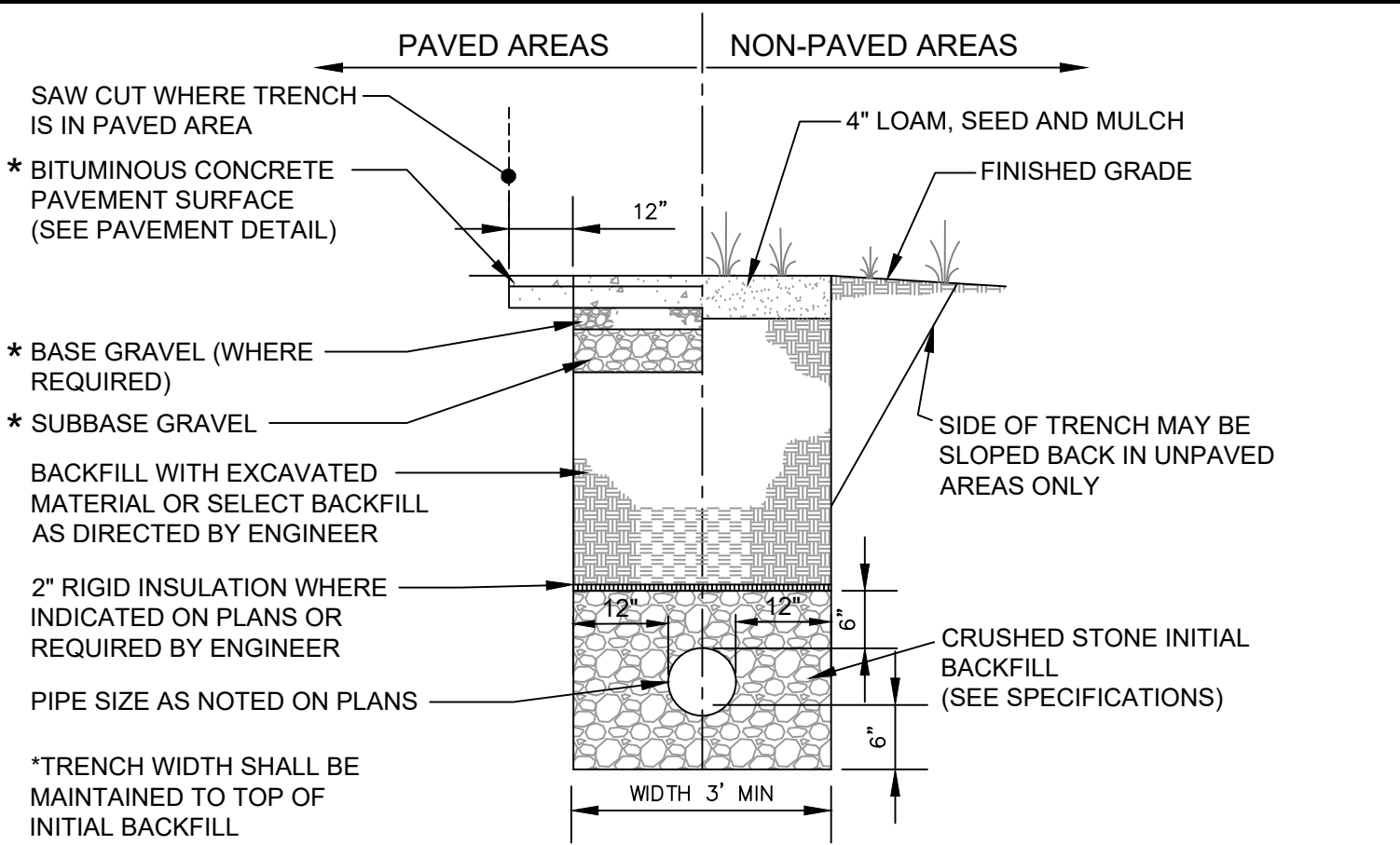
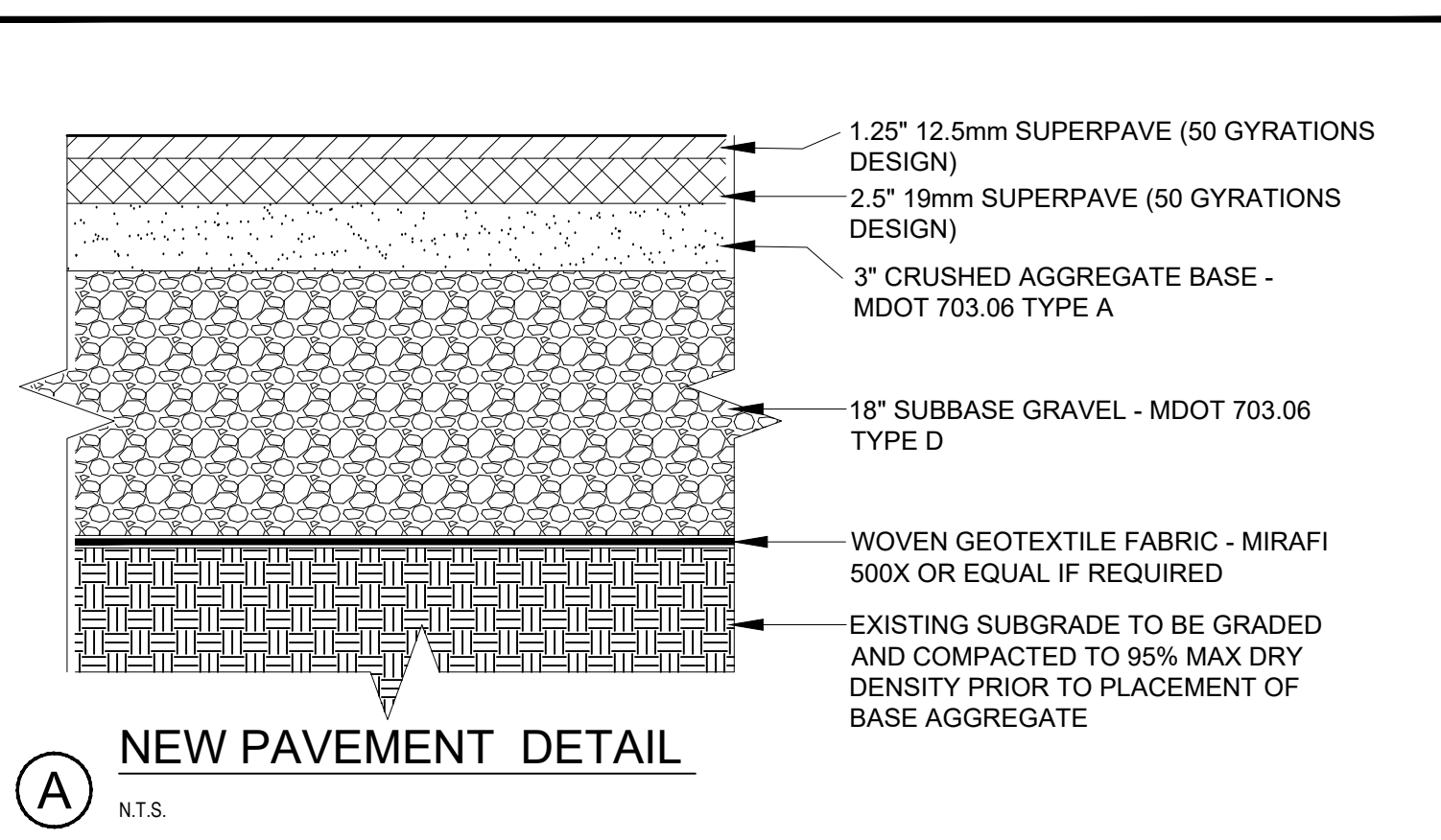


RIP RAP DIMENSION TABLE

CULVERT DIAMETER	L	W	D ₅₀	T
12"	8'	9'	4"	9"
15"	10'	11'	4"	9"
18"	10'	12'	4"	9"
30"	30'	36'	10"	23'

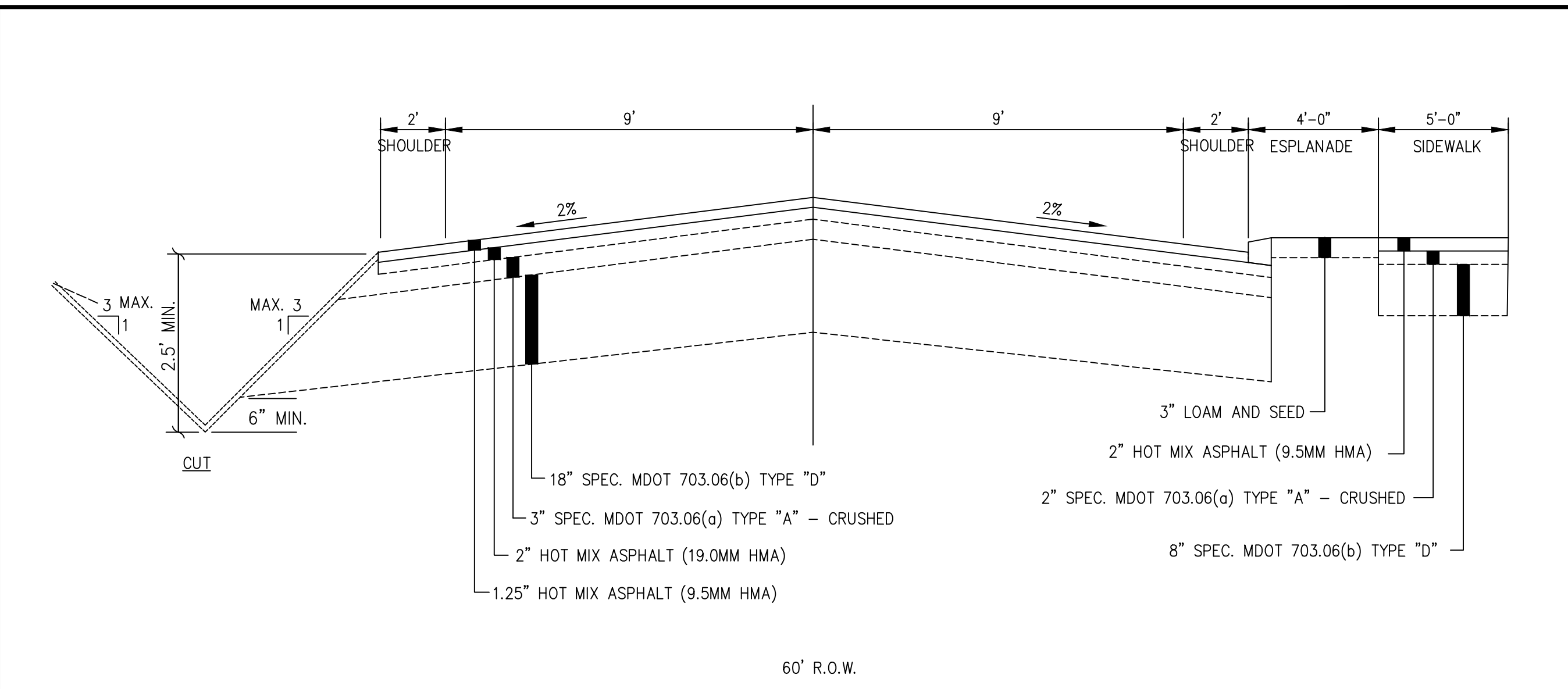
* NOTE: IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. TAILWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

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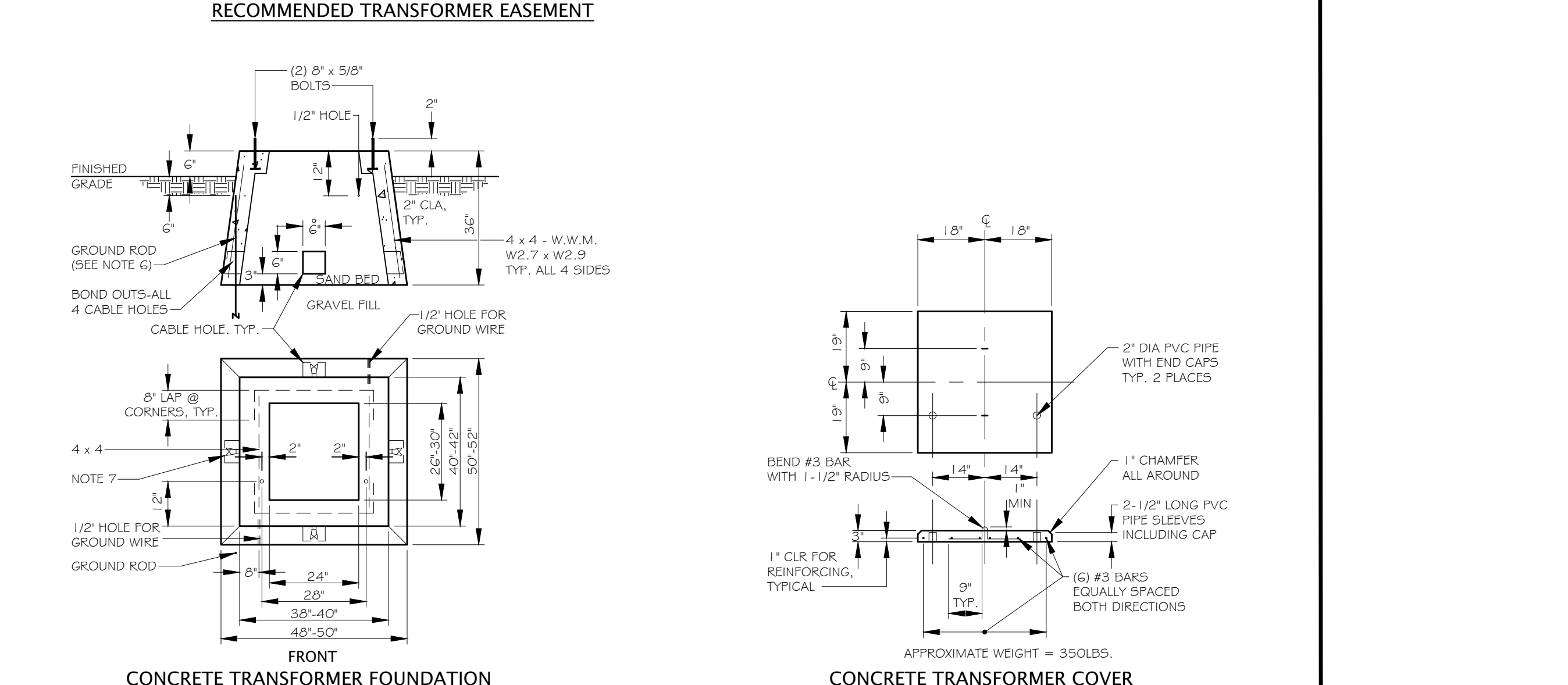
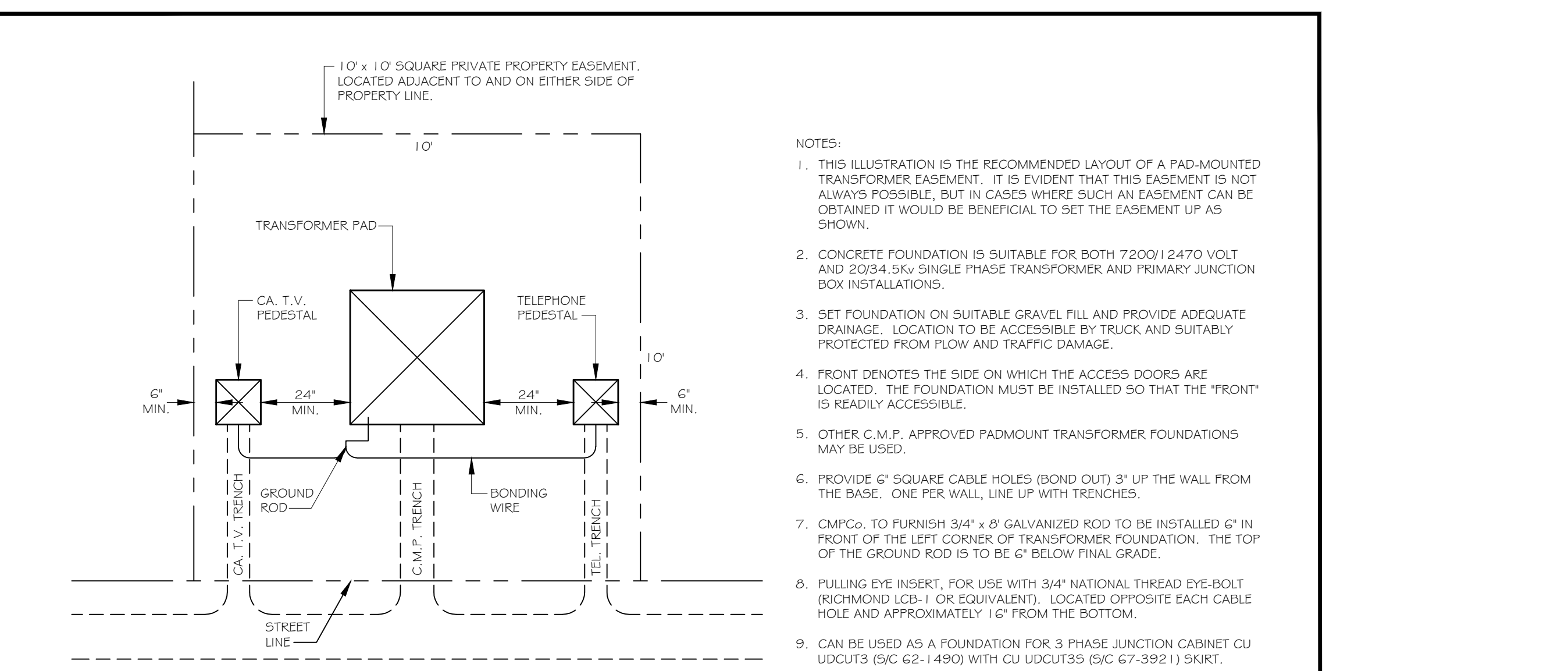


SERVICE	CONDUIT SIZE	CONDUIT TYPE		UTILITY	REMARKS
		GRASS AREAS	PAVED AREAS		
A	5"	SCHEDULE 40 PVC ELECTRICAL GRADE	RIGID GALVANIZED STEEL, ASTM A120	POWER	SEE NOTE 1
B	4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	TELEPHONE	SEE NOTE 1
C	2"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	COMMUNICATION	

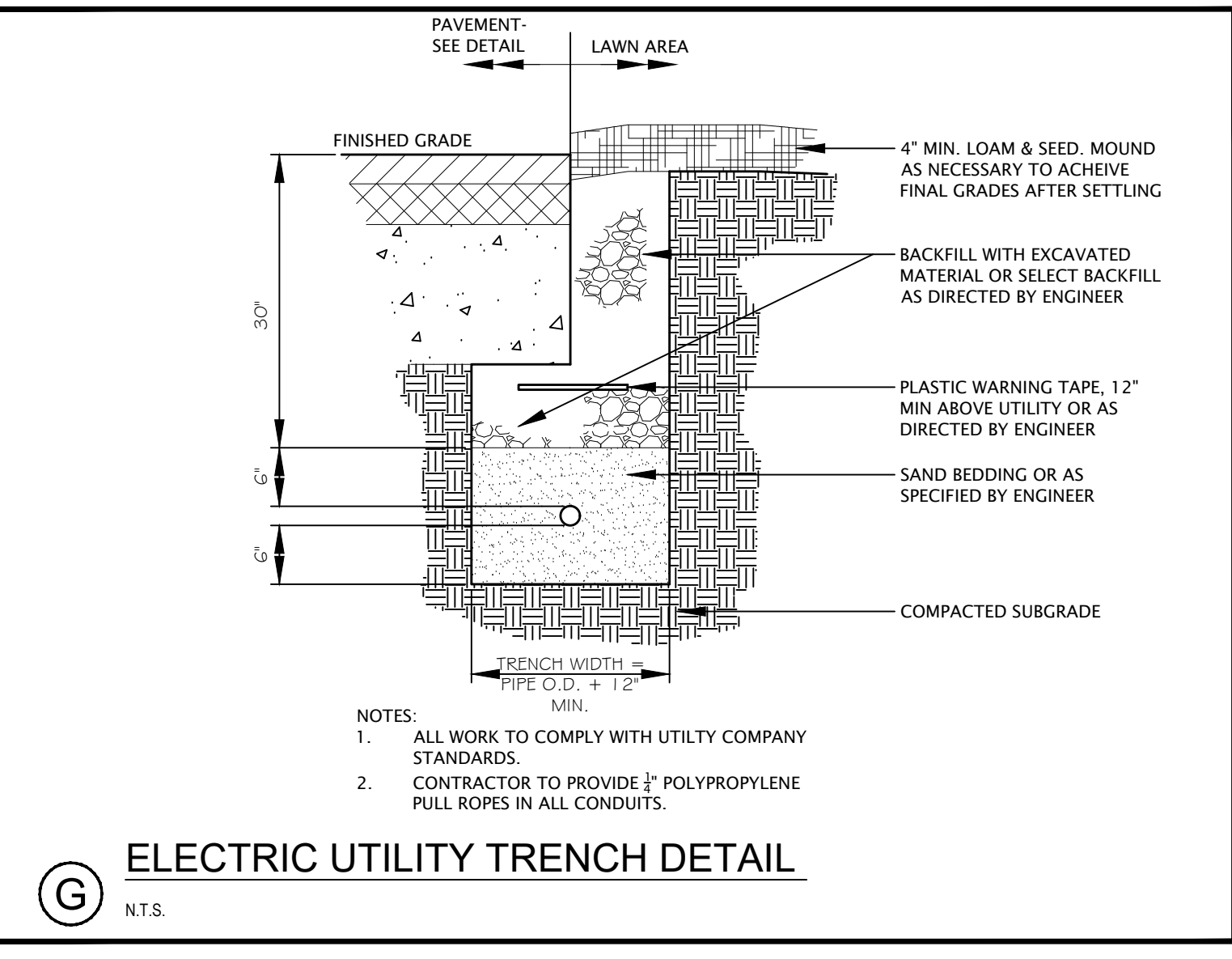
NOTES:
 1. ONE CONDUIT CAPPED FOR SPARE, PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10' ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
 2. SEE SITE ELECTRICAL PLAN FOR LOCATION AND NUMBER OF CONDUITS.



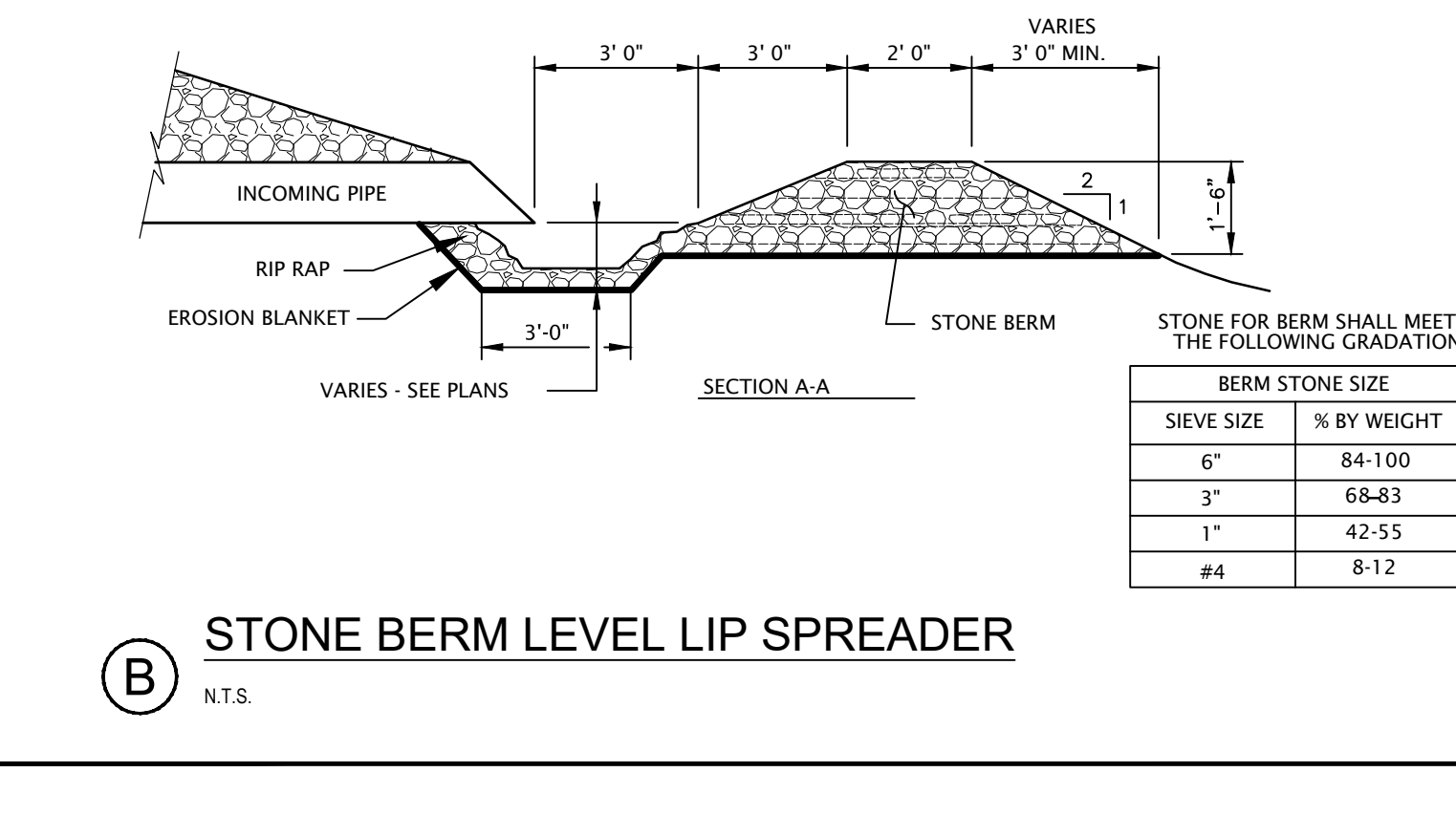
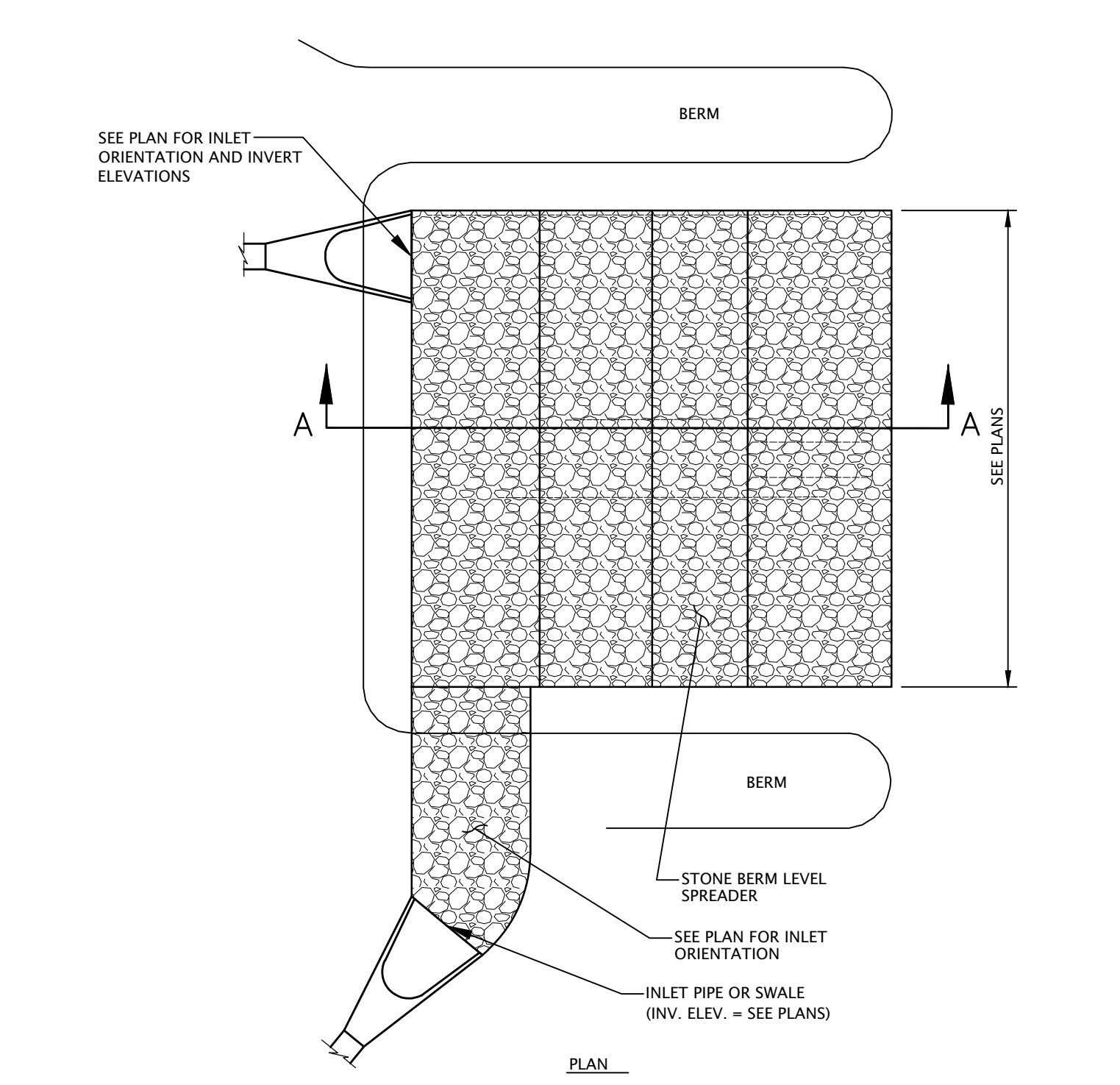
E WOODCOCK DRIVE EXTENSION
N.T.S.



F CENTRAL MAINE POWER TRANSFORMER PAD
NOT TO SCALE



G ELECTRIC UTILITY TRENCH DETAIL
N.T.S.



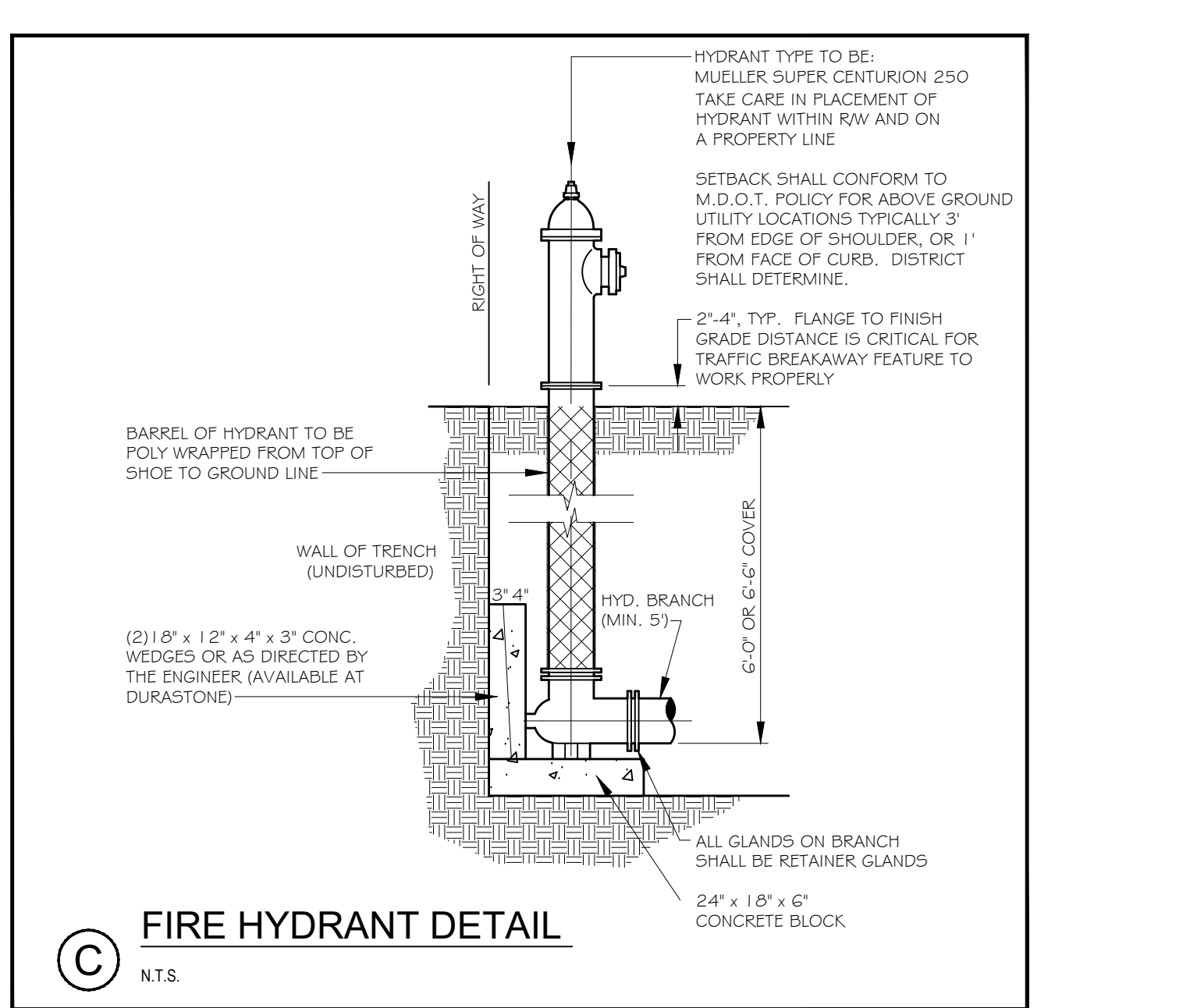
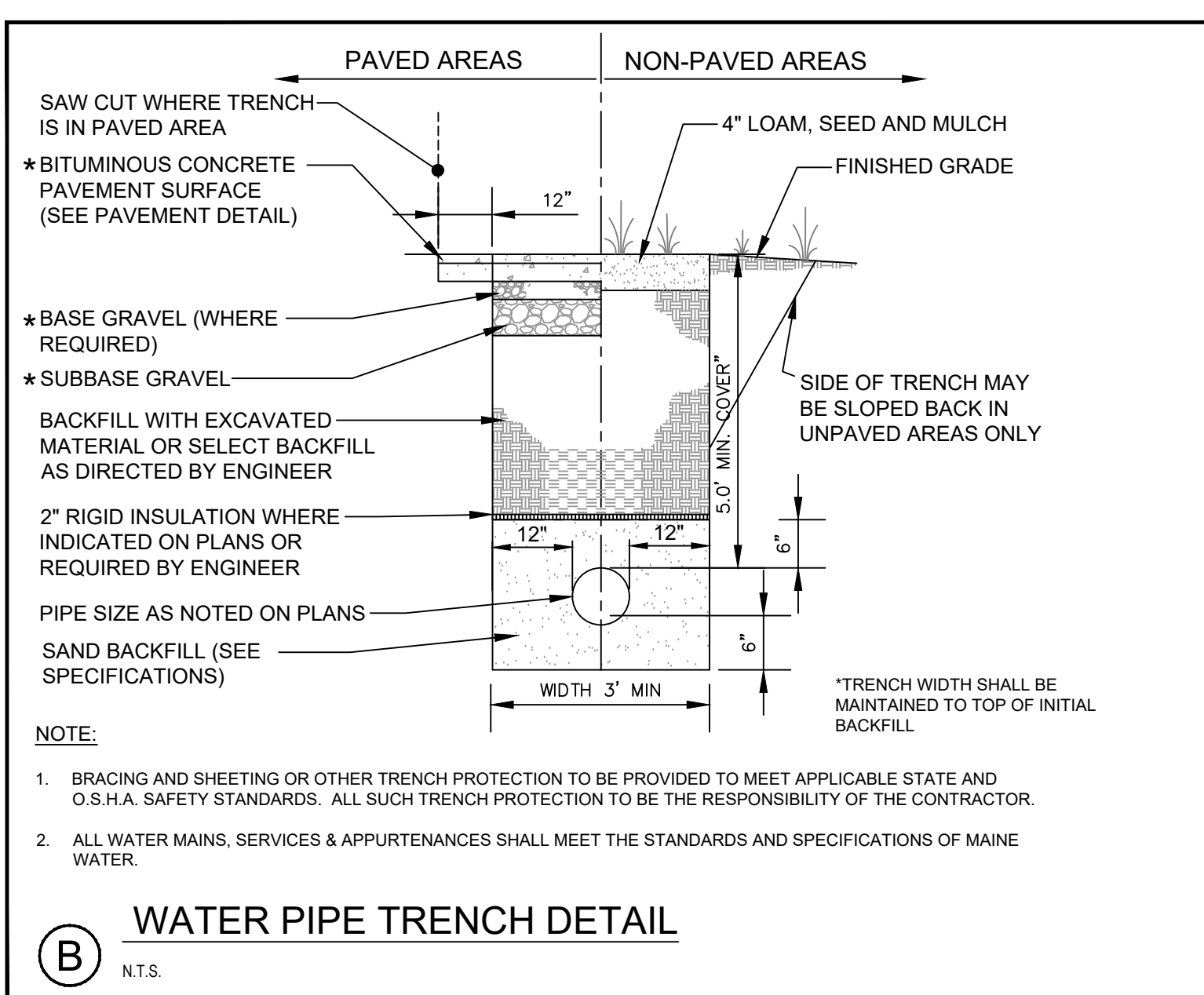
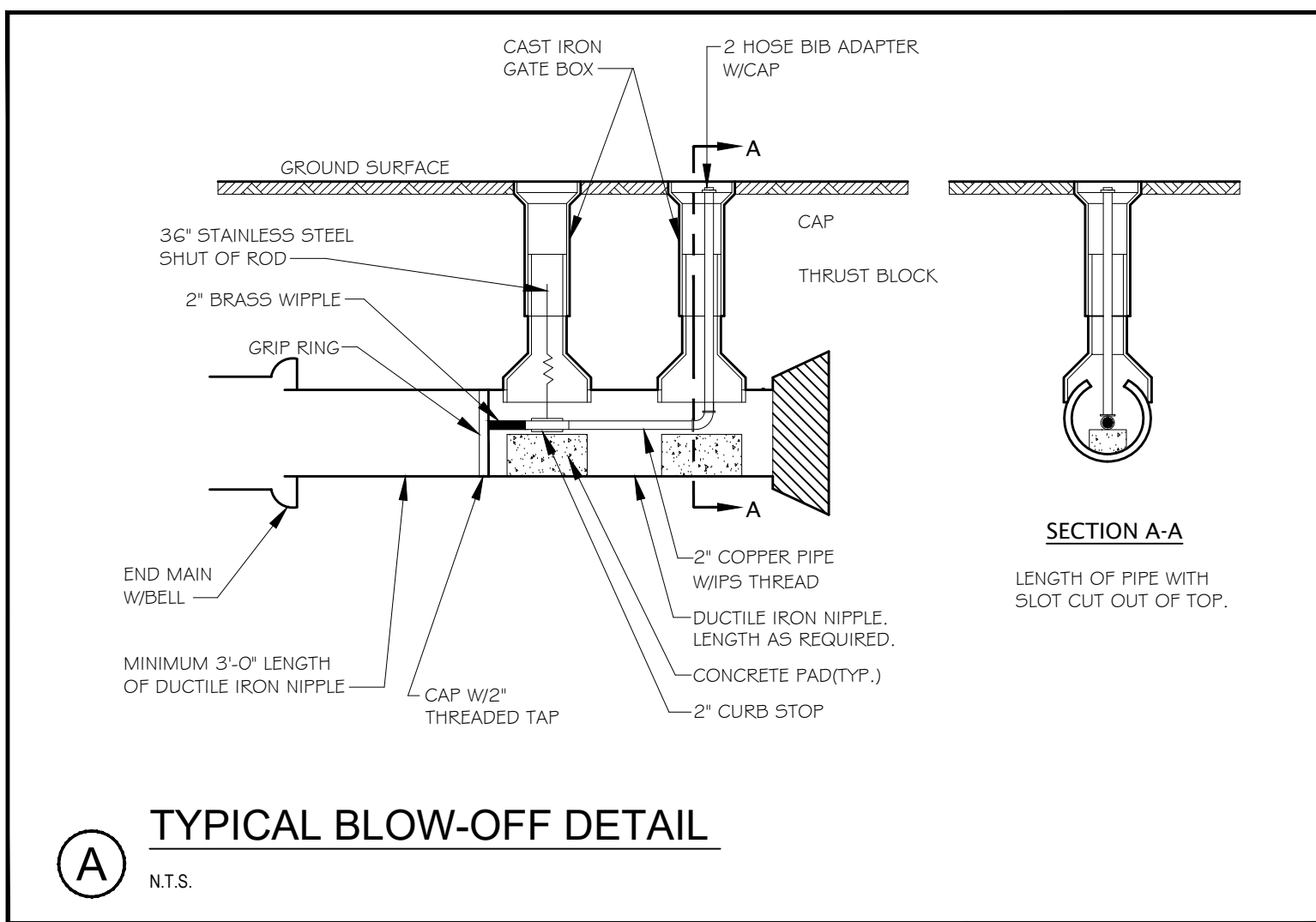
B STONE BERM LEVEL LIP SPREADER
N.T.S.

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REV	DATE	DESCRIPTION	REVISIONS

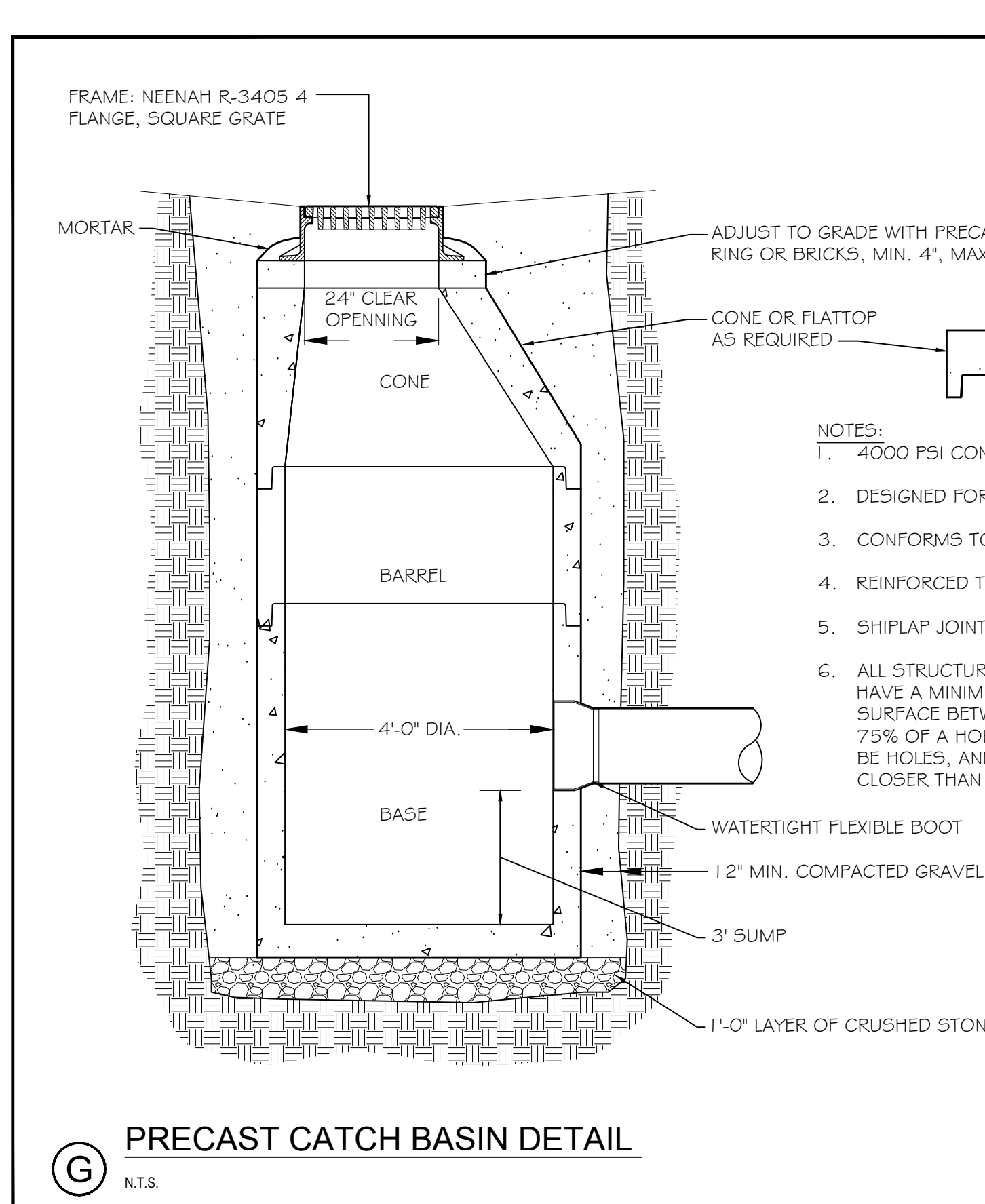
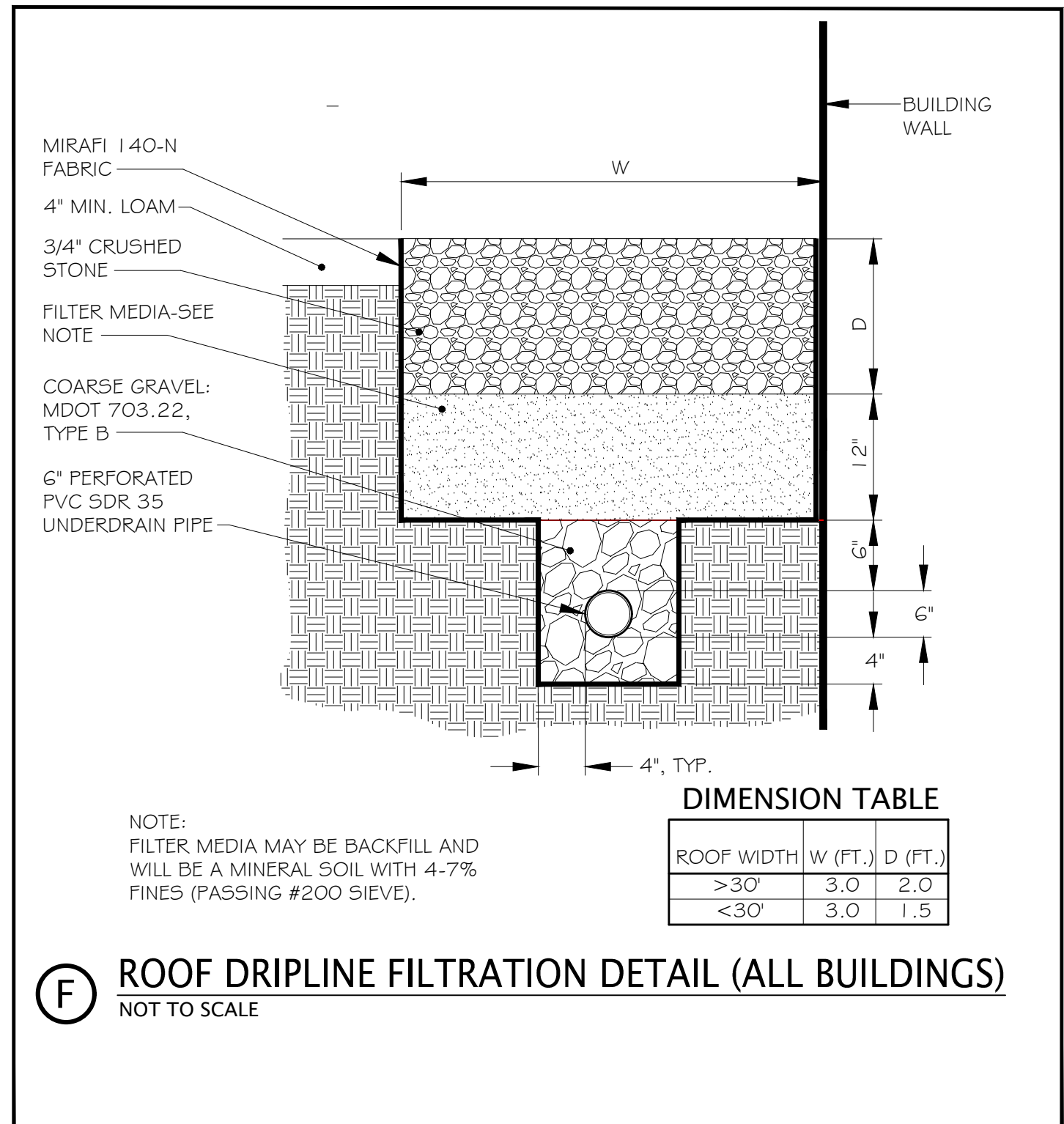
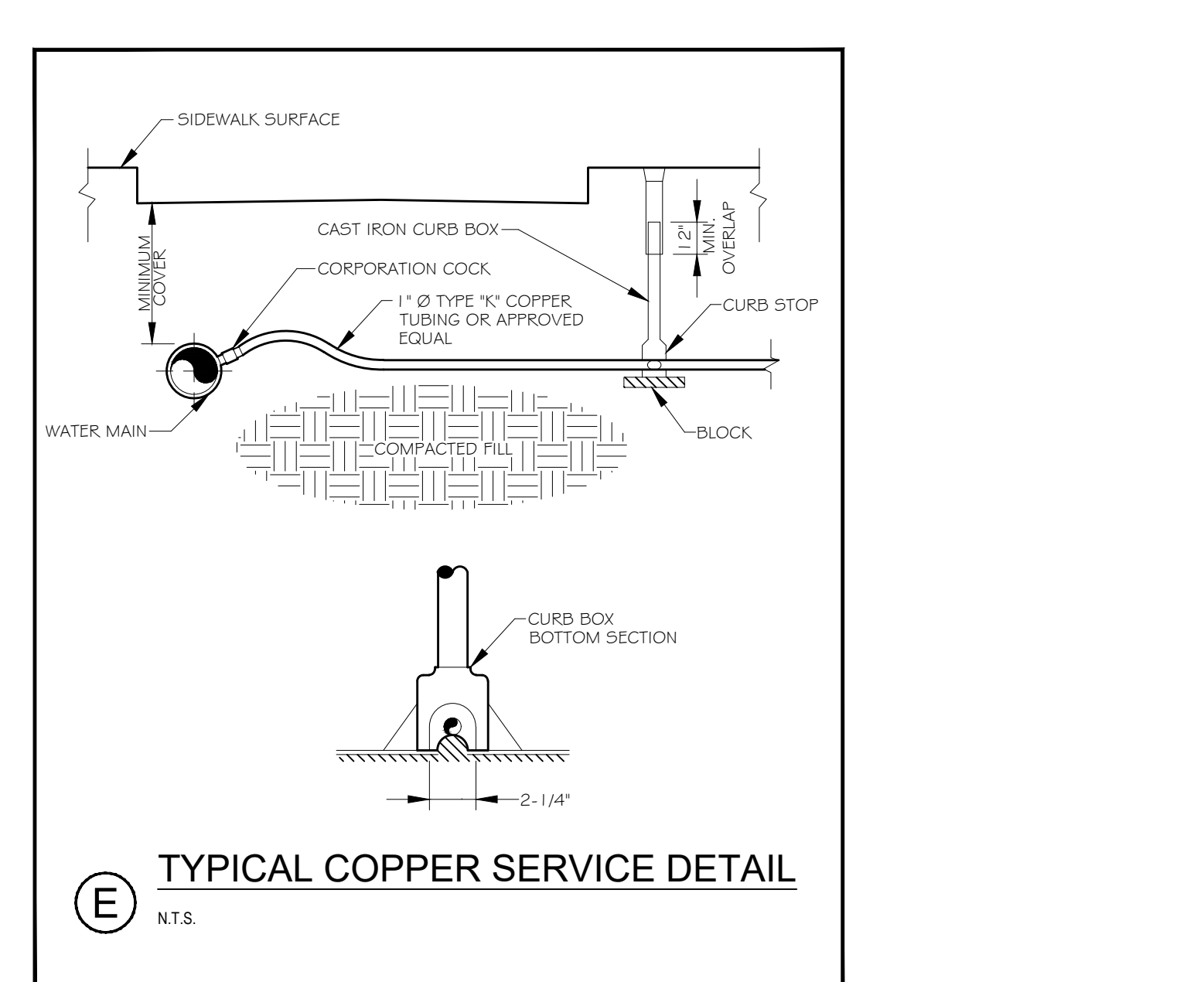
STILLWATER PINES SUBDIVISION
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SITE CIVIL
DETAILS I
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 GRAY, MAINE 04039

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 Freeport, ME 04032
 Tel: 207.869.9050
 DRAWN: MPV
 DESIGNED: CEB/MPV
 CHECKED: JAV/CEB
 FILE NAME:
 SHEET: C-302



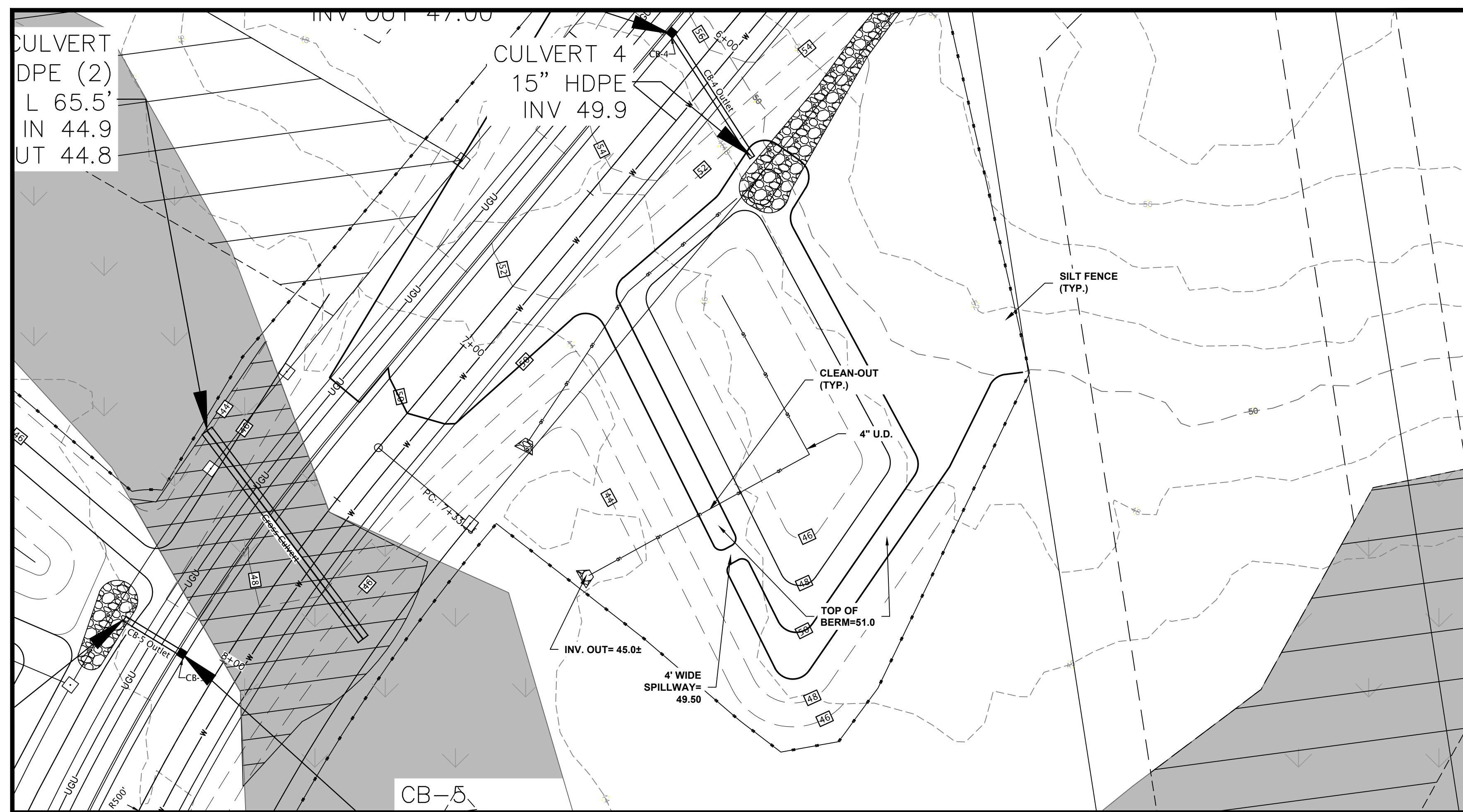
(HORIZONTAL) BEARING AREA OF THRUST BLOCKS IN SQUARE FEET										(VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS			
FITTING SIZE	TEE, WYE, DEAD END AND HYDRANT	STRADDLE BLOCK	90° BEND FLANGED CROSS	TEE FLANGED ON RUN	45° BEND	22-1/2° BEND	11-1/4° BEND	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND		
4	1.0	1.6	1.4	1.9	1.4	1.0	---	---	---	---	---		
6	2.1	3.7	3.0	4.3	3.0	1.6	---	1.3	---	---	---		
8	3.8	6.5	5.3	7.6	5.4	2.9	1.5	1.0	2.3	1.1	---		
10	5.9	10.2	8.4	11.8	8.4	4.6	2.4	1.2	3.7	1.8	---		
12	8.5	14.7	12.0	17.0	12.0	6.6	3.4	1.7	5.5	2.8	1.2		
14	11.5	---	16.3	23.0	16.3	8.9	4.6	2.3	7.6	3.9	1.7		
16	15.0	26.1	21.3	30.0	21.3	11.6	6.0	3.0	9.9	5.1	2.3		
18	19.0	---	27.0	38.0	27.0	14.6	7.6	3.8	---	---	---		
20	23.5	40.8	33.3	47.0	33.3	18.1	9.4	4.7	---	---	---		
24	34.0	58.8	48.0	68.0	48.0	26.2	13.6	6.8	---	---	---		

NOTES:
 1. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE / 150) x (2000 SOIL BEARING STRESS) x (TABLE VALUE)
 2. ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 4050 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION: VOLUME = (TEST PRESSURE / 150) x (TABLE VALUE)



SUBMITTED FOR
FINAL PLAN
REVIEW

			STILLWATER PINES SUBDIVISION WOODCOCK DRIVE, MAINE 04261 SITE CIVIL DETAILS II	Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
DRAWN: MPV DESIGNED: CEB/MPV CHECKED: JAV/CEB FILE NAME: SHEET: C-303	DATE: JUNE 2021 SCALE: N.T.S. JOB NO. 20-012	ALLEN HAMILTON & BEN GROVER 170 SHAKER ROAD GRAY, MAINE 04039		



PLAN VIEW: UNDERDRAINED SOIL FILTER BASIN UDSF-1
SCALE 1" = 20'

BIORETENTION AND UNDERDRAINED FILTER NOTES

1. FILTER SOIL MATERIAL FOR UNDERDRAINED SOIL FILTERS AND BIORETENTION AREAS SHALL COMPRISE A TOPSOIL LAYER AND A LAYER OF LOAMY COARSE SAND AS FOLLOWS:
 - A. TOPSOIL LAYER SHALL BE SIX INCHES DEEP AND SHALL COMPRISE USDA SANDY LOAM TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER AND MINIMAL CLAY CONTENT (<5%). ORGANIC MATTER MAY BE ADDED TO PROVIDE SUFFICIENT NUTRIENT CONTENT TO SUPPORT PLANTINGS PROVIDED THAT THE TEXTURE REMAINS AS SPECIFIED.
 - B. THE LOAMY COARSE SAND LAYER SHALL BE 12 INCHES DEEP. THE PREFERRED MATERIAL SHALL HAVE A CLAY CONTENT <2% BUT HAVE BETWEEN 8% AND 15% PASSING THE #200 SIEVE, 15-40% PASSING THE #60, 70-100% PASSING THE #20, AND 85-100% PASSING THE #10.
 - C. UNDERDRAIN GRAVELS SHALL MEET THE SPECIFICATION REQUIREMENTS GIVE IN MDOT SPECIFICATION 703.22.
 - D. SOIL FILTER MEDIA SHALL NOT BE INSTALLED UNTIL ALL UPSTREAM CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. IMPERMEABLE LINERS FOR BIORETENTION CELLS, AND UNDERDRAINED FILTERS SHALL BE A STRING REINFORCED POLYETHYLENE MEMBRANE WITH A MINIMUM THICKNESS OF 30 MILS - BTL-30 BY BEND TARP AND LINER OR APPROVED EQUAL.
3. A CONSERVATION TYPE SEED MIXTURE SHOULD BE USED (OR A 48 LBS/ACRE MIXTURE CONTAINING 20 LBS/ACRE CREEPING RED FESCUE AND TAIL TALL FESCUE EACH PLUS 8 LBS/ACRE OF BIRDSFOOT TREFOLI.

Underdrained Soil Filter

Construction Sequence: The filter media must not be installed until the area that drains to the filter has been permanently stabilized with pavement or other structure, 90% vegetation cover, or other permanent stabilization unless the runoff from the contributing drainage area is diverted around the filter until stabilization is complete.

Construction Oversight: Inspection by a professional engineer will occur at a minimum:

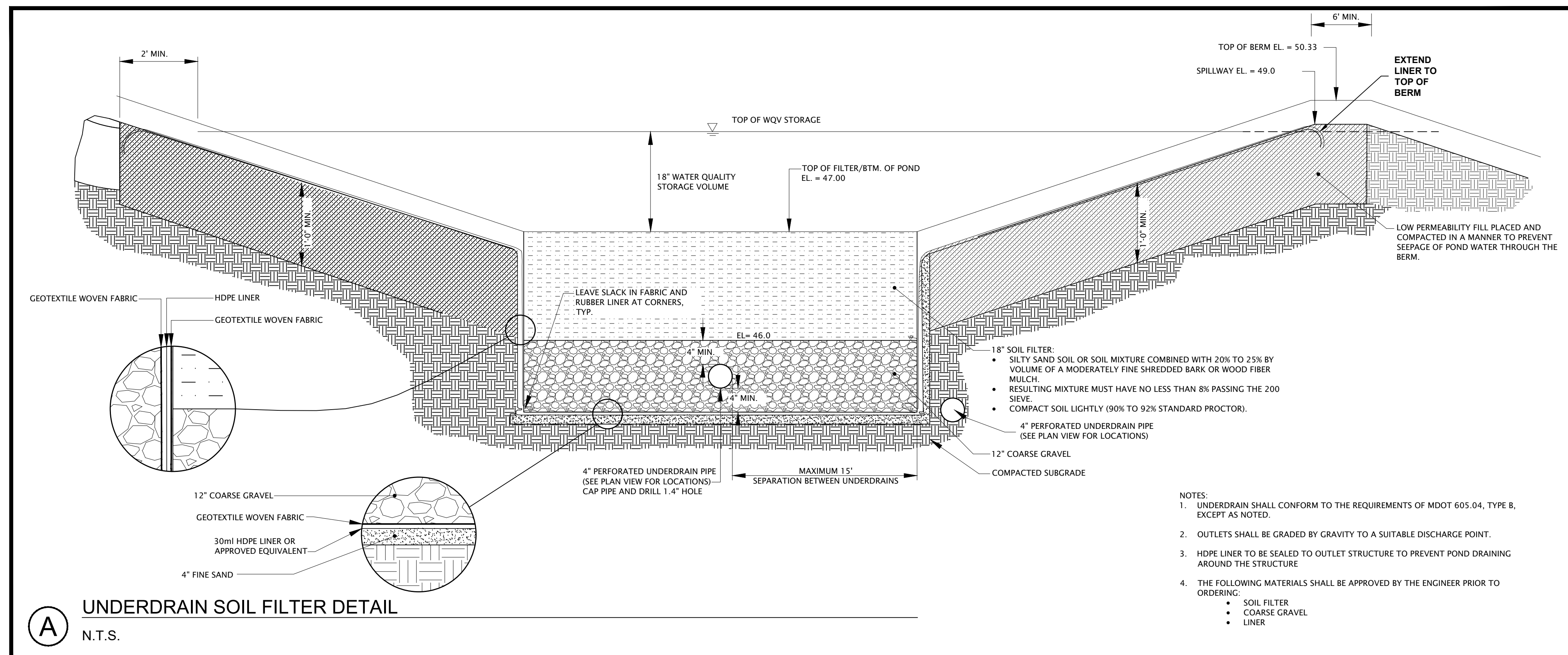
- o After the preliminary construction of the filter grades and once the underdrain pipes are installed but not backfilled,
- o After the drainage layer is constructed and prior to the installation of the filter media,
- o After the filter media has been installed and seeded.
- o After one year to inspect health of the vegetation and make corrections.
- o After the system has been brought up to final grade.

All the material used for the construction of the filter media must be confirmed as suitable by the design engineer. Testing must be done by a certified laboratory to show that they are passing DEP specifications.

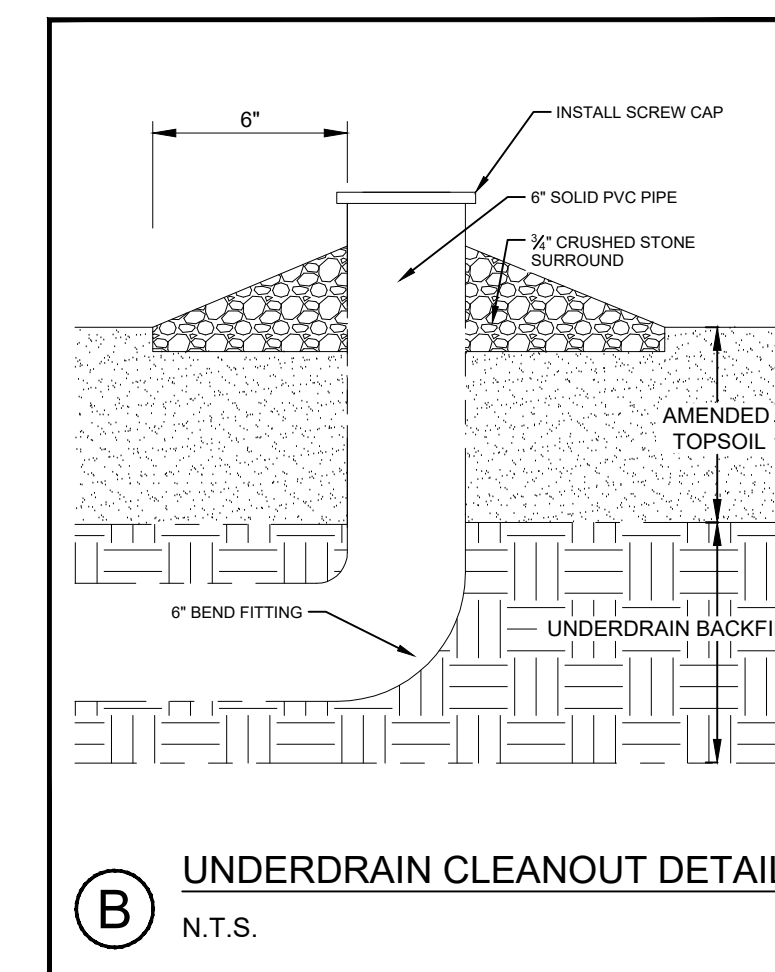
Testing and Submittals: The contractor shall identify the location of the source of each component of the filter media. All results of field and laboratory testing shall be submitted to the project engineer for confirmation. The Contractor shall:

- o Select samples for sampling of each type of material to be blended for the mixed filter media and samples of the underdrain bedding material. Samples must be composite of three different locations (Grabs) from the stockpile or pit face. Sample size required will be determined by the testing laboratory.
- o Perform a sieve analysis conforming to STM C136 (Standard Testing Method for Sieve Analysis of fine and Coarse Aggregates 1996A) on each type of the sample material. The resulting soil filter media mixture must have 8% to 12% by weight passing the # 2100 sieve, a clay content of less than 2% (determined hydrometer grain size analysis) and have 10% dry weight of organic matter.
- o Perform a permeability test on the soil filter media mixture conforming to ASTM D2434 with the mixture compacted to 90-92% of maximum dry density based on ASTM D698.

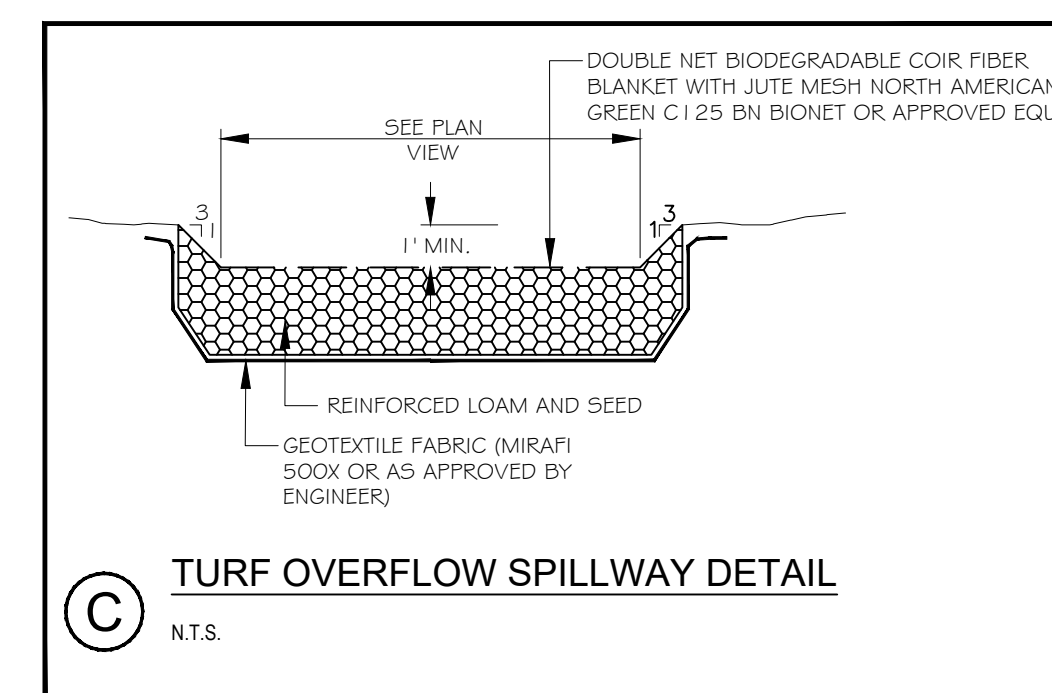
Within 30 days of completion of the underdrained filter basin, the applicant must submit a log of inspection reports detailing the items inspected, photos taken, and the dates of each inspection to the Bureau of Land Resources for review.



(A) UNDERDRAIN SOIL FILTER DETAIL
N.T.S.



(B) UNDERDRAIN CLEANOUT DETAIL
N.T.S.

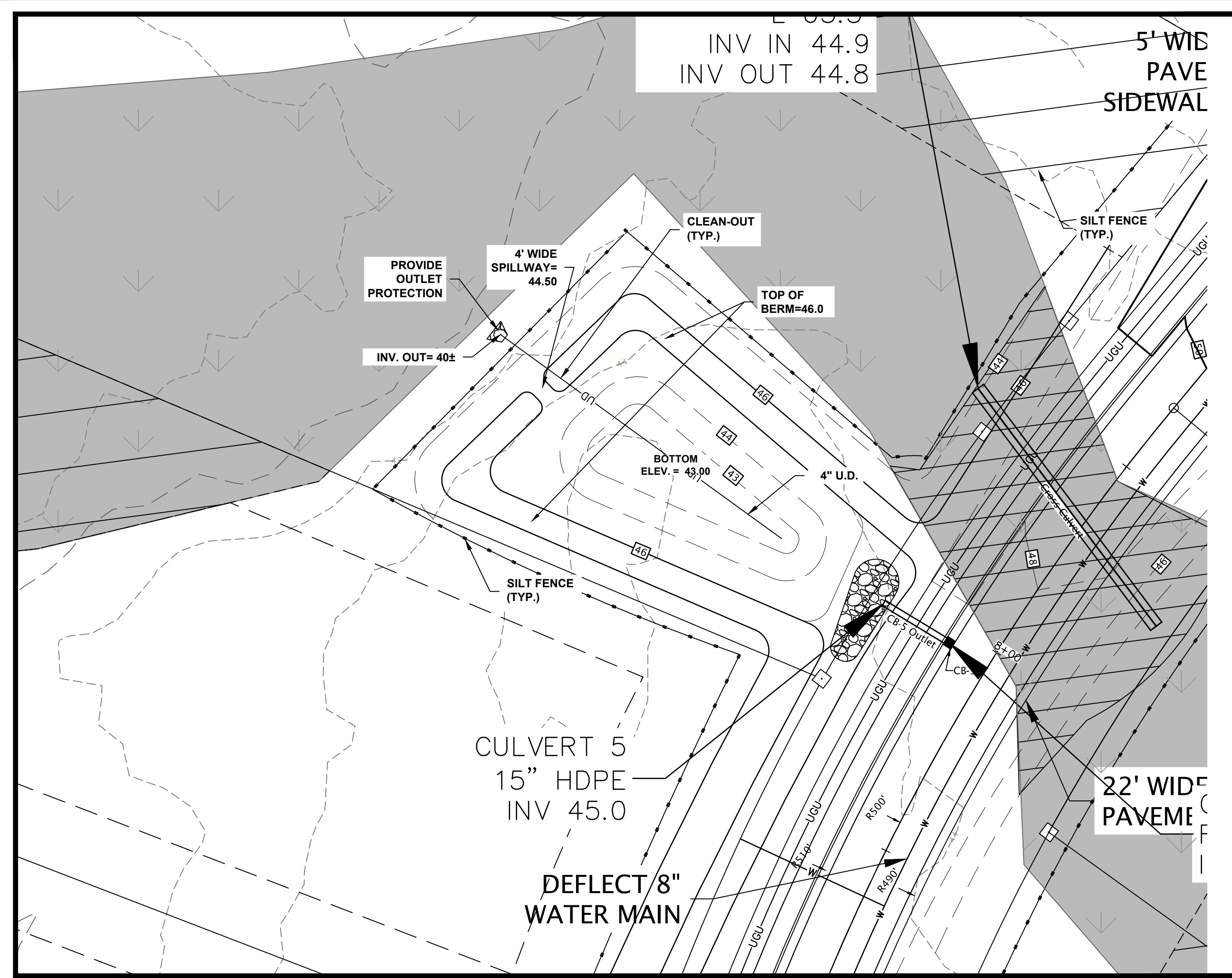


(C) TURF OVERFLOW SPILLWAY DETAIL
N.T.S.

- NOTES:
1. UNDERDRAIN SHALL CONFORM TO THE REQUIREMENTS OF MDOT 605.04, TYPE B, EXCEPT AS NOTED.
 2. OUTLETS SHALL BE GRADED BY GRAVITY TO A SUITABLE DISCHARGE POINT.
 3. HDPE LINER TO BE SEALED TO OUTLET STRUCTURE TO PREVENT POND DRAINING AROUND THE STRUCTURE
 4. THE FOLLOWING MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO ORDERING:
 - SOIL FILTER
 - COARSE GRAVEL
 - LINER

FINAL PLAN REVIEW

			STILLWATER PINES SUBDIVISION WOODCOCK DRIVE, MAINE 04261 SITE CIVIL DETAILS III ALLEN HAMILTON & BEN GROVER 170 SHAKER ROAD GRAY, MAINE 04039	Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
REV	DATE	DESCRIPTION	DRAWN: MPV/CGB DESIGNED: CGB/MPV CHECKED: JAV/CGB FILE NAME: SHEET: C-304	DATE: JUNE 2021 SCALE: AS SHOWN JOB NO. 20-012



PLAN VIEW: UNDERDRAINED SOIL FILTER BASIN UDSF-2
SCALE 1" = 20'

BIORETENTION AND UNDERDRAINED FILTER NOTES

1. FILTER SOIL MATERIAL FOR UNDERDRAINED SOIL FILTERS AND BIORETENTION AREAS SHALL COMPRISE A TOPSOIL LAYER AND A LAYER OF LOAMY COARSE SAND AS FOLLOWS:
 - A. TOPSOIL LAYER SHALL BE SIX INCHES DEEP AND SHALL COMPRISE USDA SANDY LOAM TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER AND MINIMAL CLAY CONTENT (<5%). ORGANIC MATTER MAY BE ADDED TO PROVIDE SUFFICIENT NUTRIENT CONTENT TO SUPPORT PLANTINGS PROVIDED THAT THE TEXTURE REMAINS AS SPECIFIED.
 - B. THE LOAMY COARSE SAND LAYER SHALL BE 12 INCHES DEEP. THE PREFERRED MATERIAL SHALL HAVE A CLAY CONTENT <2% BUT HAVE BETWEEN 8% AND 15% PASSING THE #200 SIEVE, 15-40% PASSING THE #60, 70-100% PASSING THE #20, AND 85-100% PASSING THE #10.
 - C. FILTER SOIL MATERIAL SHALL BE PLACED IN 12-INCH LIFTS USING LGP EQUIPMENT OR BY HAND. LGP EQUIPMENT SHALL EXERT A GROUND PRESSURE OF LESS THAN 5 PSI, AS STATED IN THE EQUIPMENT SPECIFICATION FROM THE MANUFACTURER. MATERIAL SHALL BE GRADED TO PROVIDE AN EVEN SURFACE, SEEDED AND COVERED WITH EROSION CONTROL BLANKET.
 - D. UNDERDRAIN GRAVELS SHALL MEET THE SPECIFICATION REQUIREMENTS GIVE IN MDOT SPECIFICATION 703.22.
2. IMPERMEABLE LINERS FOR BIORETENTION CELLS, AND UNDERDRAINED FILTERS SHALL BE A STRING REINFORCED POLYETHYLENE MEMBRANE WITH A MINIMUM THICKNESS OF 30 MILS - BTL-30 BY BEND TARP AND LINER OR APPROVED EQUAL.
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Underdrained Soil Filter

Construction Sequence: The filter media must not be installed until the area that drains to the filter has been permanently stabilized with pavement or other structure, 90% vegetation cover, or other permanent stabilization unless the runoff from the contributing drainage area is diverted around the filter until stabilization is complete.

Construction Oversight: Inspection by a professional engineer will occur at a minimum:

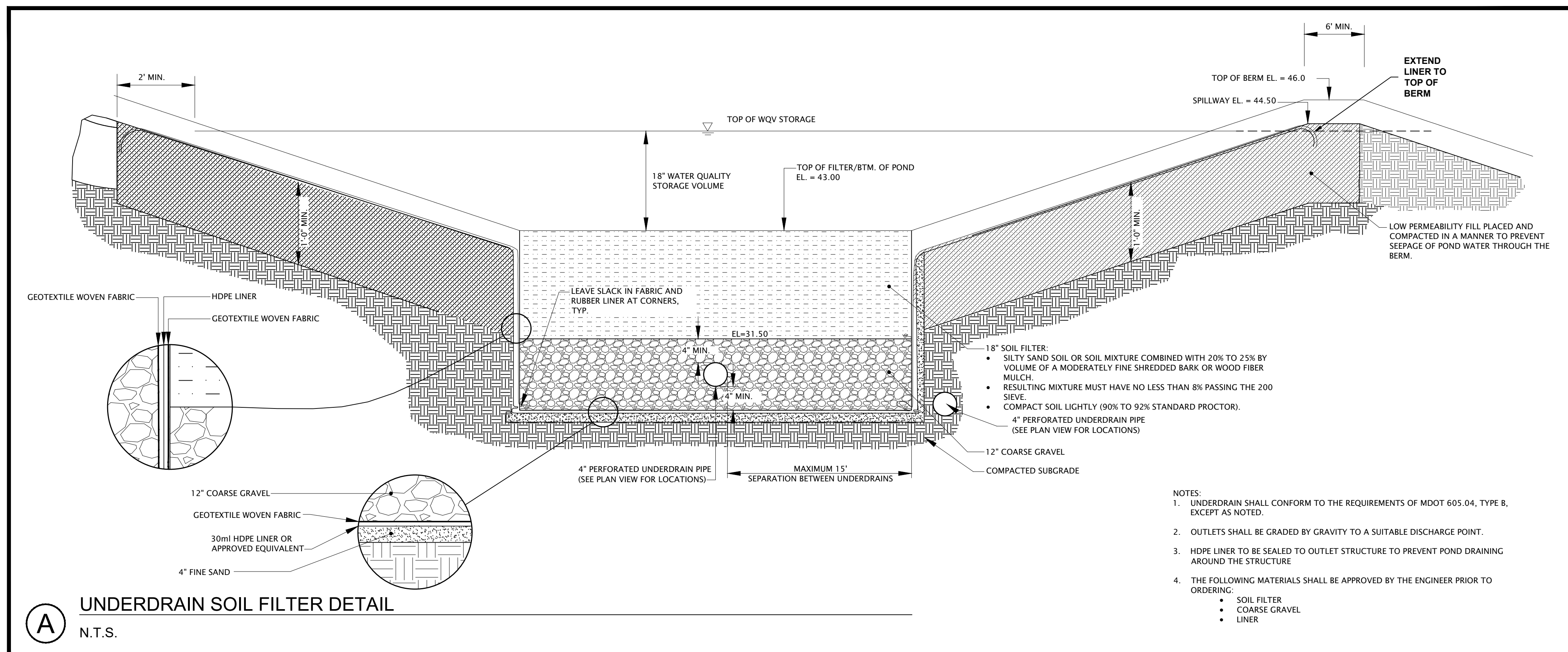
- o After the preliminary construction of the filter grades and once the underdrain pipes are installed but not backfilled,
- o After the drainage layer is constructed and prior to the installation of the filter media,
- o After the filter media has been installed and seeded.
- o After one year to inspect health of the vegetation and make corrections.
- o After the system has been brought up to final grade.

All the material used for the construction of the filter media must be confirmed as suitable by the design engineer. Testing must be done by a certified laboratory to show that they are passing DEP specifications.

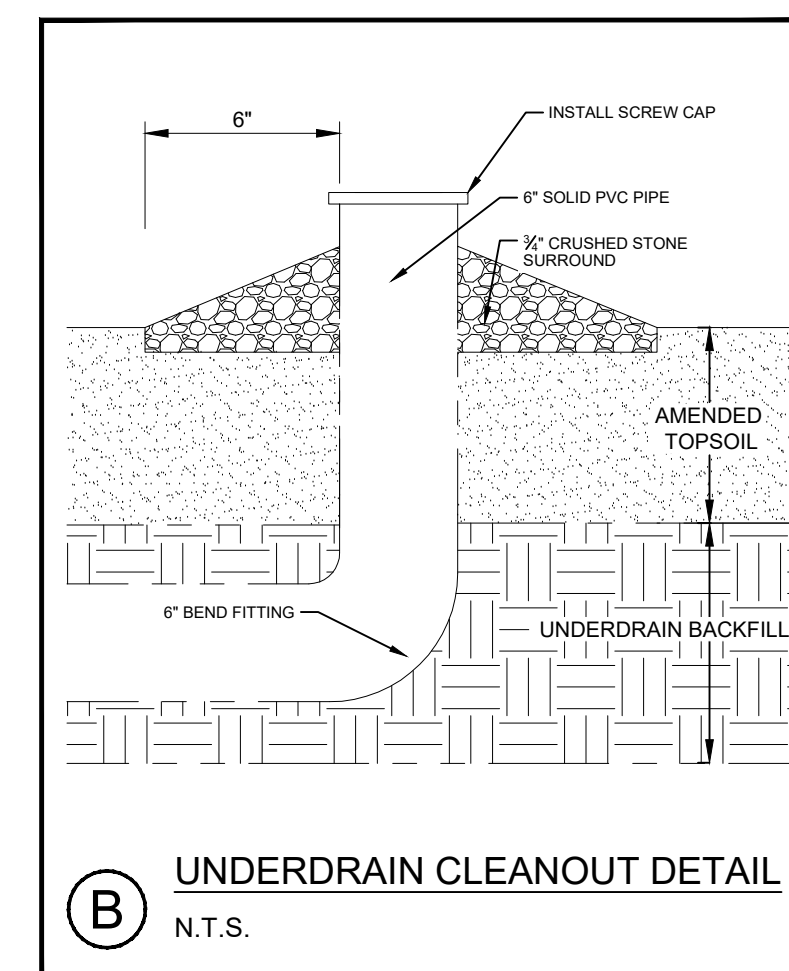
Testing and Submittals: The contractor shall identify the location of the source of each component of the filter media. All results of field and laboratory testing shall be submitted to the project engineer for confirmation. The Contractor shall:

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- o Perform a sieve analysis conforming to STM C136 (Standard Testing Method for Sieve Analysis of fine and Coarse Aggregates 1996A) on each type of the sample material. The resulting soil filter media mixture must have 8% to 12% by weight passing the # 2100 sieve, a clay content of less than 2% (determined hydrometer grain size analysis) and have 10% dry weight of organic matter.
- o Perform a permeability test on the soil filter media mixture conforming to ASTM D2434 with the mixture compacted to 90-92% of maximum dry density based on ASTM D698.

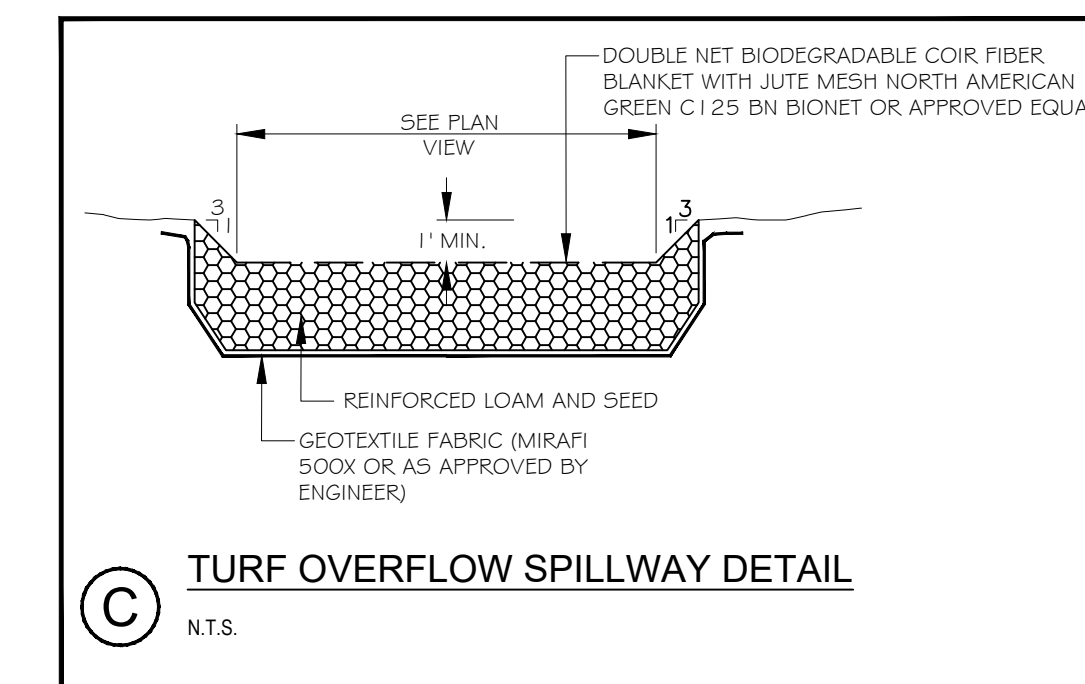
Within 30 days of completion of the underdrained filter basin, the applicant must submit a log of inspection reports detailing the items inspected, photos taken, and the dates of each inspection to the Bureau of Land Resources for review.



(A) UNDERDRAIN SOIL FILTER DETAIL
N.T.S.



(B) UNDERDRAIN CLEANOUT DETAIL
N.T.S.

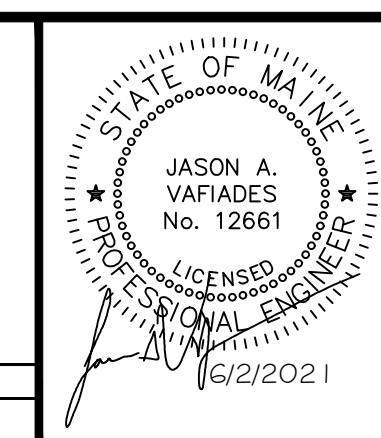


(C) TURF OVERFLOW SPILLWAY DETAIL
N.T.S.

- NOTES:
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 - LINER

SUBMITTED FOR
FINAL PLAN
REVIEW

REV	DATE	DESCRIPTION
REVISIONS		



STILLWATER PINES SUBDIVISION
WOODCOCK DRIVE, MAINE 04261

SITE CIVIL
DETAILS IV

ALLEN HAMILTON & BEN GROVER
170 SHAKER ROAD
GRAY, MAINE 04039

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: MPV/CGB	DATE: JUNE 2021
DESIGNED: CEB/MPV	SCALE: AS SHOWN
CHECKED: JAV/CGB	JOB NO. 20-012
FILE NAME:	
SHEET: C-305	

NET RESIDENTIAL DENSITY CALCULATIONS

	Total Area	18.7	Acres
	Unbuildable Land	4.14	Acres
	ROW	1.54	Acres
	Wetlands	2.60	Acres
	Steep Slopes		Acres
	Net Residential Area	14.54	Acres
	Minimum Lot Area	0.92	Acres
	Number of Units	16	
Proposed	Number of Lots	13	
	Open Space	5.8	Acres
	Percent Open Space (30% Required)	31%	

Forested Buffer

Impervious Area Captured 1.03 acres

Flow Path Inside Buffer 75 feet

Hydrologic Soil Group Fine Sandy Loam (Group C)

Table 5.5 <i>Berm and Flow Path Length per Acre of Impervious area</i>									
Hydrologic Soil Group	Length of Flow Path in Buffer (feet)	Berm Length (feet)							
		0-8% Slope				9-15% Slope			
		Per Acre of Impervious Area		Per Acre of Lawn		Per Acre of Impervious Area		Per Acre of Lawn	
		FB	MB	FB	MB	FB	MB	FB	MB
A	75	75	125	25	35	90	150	30	42
	100	65	75	20	25	78	90	24	30
	150	50	60	15	20	60	72	18	24
B	75	100	150	30	45	120	180	36	54
	100	80	100	25	30	96	120	30	36
	150	65	75	20	25	78	90	24	30
C Loamy Sand or Sandy Loam	75	125	150	35	45	150	180	42	54
	100	100	125	30	35	120	150	36	42
	150	75	100	25	30	90	120	30	36
C Silty Loam, Clay Loam or Silty Clay Loam	100	150	200	45	60	180	240	54	72
	150	100	150	30	45	120	180	36	54
D Non-Wetland	150	150	200	45	60	180	240	54	72

FB = Forest Buffer **MB** = Meadow Buffer
NOTE: These tables were developed using a 1.25 inch, 24 hour storm of type III distribution, giving a maximum unit flow rate of less than 0.009 cfs per foot.

Berm Length 128.8 feet

A 130-foot level spreader will be built upgradient of a 75' deep Forested Buffer.

DECLARATION OF ROADWAY USE, OPEN SPACE, COMMON ELEMENTS,
PROTECTIVE COVENANTS AND RESTRICTIONS AFFECTING PROPERTY OF BIRCH
POINT PROPERTIES, LLC AND A.H. GROVER, INC. REFERRED TO AS "STILLWATER
PINES SUBDIVISION" IN THE TOWN OF GRAY, COUNTY OF CUMBERLAND AND
STATE OF MAINE

THIS DECLARATION dated this ___th day of _____, 2021, by Birch Point Properties, LLC, a Maine limited liability company, and A.H. Grover, Inc., a Maine business corporation, both of Gray, in the County of Cumberland and State of Maine, hereinafter referred to as the Declarants.

W I T N E S S E T H:

WHEREAS, the Declarants own a certain parcel of land containing 67+/- acres as shown on a Plan of "Stillwater Pines" Subdivision, recorded at the Cumberland County Registry of Deeds in Plan Book _____, Page _____, being the premises conveyed to Declarants by the deed recorded at the Cumberland County Registry of Deeds in Book 36348, Page 165 (the "Subdivision"); and

WHEREAS, the Declarants, being about to sell and convey lots located in the Subdivision, desire to assure to their purchasers and their several heirs and assigns owning such lots, the use, benefit and enjoyment of the roadway, open space, and other common interests; and

WHEREAS, for the more efficient protection of the community and control thereof by the inhabitants, the Declarants have deemed it desirable to provide an agency or instrumentality to which shall be delegated and assigned the powers of owning and maintaining the roadway and protecting other common interests, and collecting and disbursing the charges associated therewith; and

WHEREAS, there has been formed under the Laws of the State of Maine, a corporation not for pecuniary profit, named "Stillwater Pines Homeowners Association", for the purpose among others of exercising the functions aforesaid; and

WHEREAS, it is the desire and intent of the Declarants that membership in and control of

said Association shall ultimately be vested in the lot owners of the "Stillwater Pines" Subdivision as existing:

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the Declarants hereby covenant and agree with the purchasers of lots within the Subdivision and with Stillwater Pines Homeowners Association which is made a party hereto, that the property of Declarants as described above shall be held and shall be conveyed subject to the following covenants and restrictions which shall run with the land:

1. The numbered lots depicted on said Plan shall be used only for single family residential purposes and shall not be further subdivided. No mobile homes shall be placed or maintained on said lots. Modular homes may be permitted only with the advance written consent of Declarants, their successors and assigns. All residences shall have a minimum foundation of 1450 square feet (one story) or 1250 square feet (two story), along with a garage and a paved driveway.

2. There shall be no construction in the areas of wetlands, wetland buffers, forested buffers, wetland drainage runs or wet areas as shown on the said Plan. Forested buffers as shown on said Plan shall be kept in a natural vegetative state with only dead or diseased trees or trees that pose a safety hazard that may be removed in keeping with Maine Department of Environmental Protection regulations, Chapter 500.

3. The Declarants, their successors and assigns, shall have the right to refuse approval of any plans for building on the Subdivision lots in order to protect the value of all lots in the development. All buildings shall have the roof and outside finish completed within one year after construction is begun.

4. No garbage, trash, junk automobiles or other vehicles which do not pass the State of Maine motor vehicle inspection laws shall be kept, maintained or allowed on the lots herein described, other than ordinary and customary garbage or trash generated by single family residential use at all times properly contained for sight and smell and vehicles being repaired or restored outside of view from adjacent homes or roadways.

5. The Declarants have organized a not-for-profit corporation to be known as "Stillwater Pines Homeowners Association" (the "Homeowners Association"). The initial members of the Homeowners Association shall be the owners of the lots in Phase 1 of the Subdivision. At the completion of Phase 2 of the Subdivision, the owners of the lots in Phase 2 shall become additional

members of the Homeowners Association. At the completion of Phase 3 of the Subdivision, the owners of the lots in Phase 3 shall become additional members of the Homeowners Association. In the case of joint or common ownership of any lot, the owners of such lot, collectively, shall be entitled to one vote. Declarants shall convey the fee ownership of Woodcock Road, a/k/a Woodcock Drive, including the travel lane and shoulders, the paved sidewalk, the esplanade, and the turnaround, all as shown on said Plan, to the Homeowners Association. Said conveyance to the Homeowners Association shall be subject to an access easement granted to the Town of Gray in perpetuity over the entire length of Woodcock Road, a/k/a Woodcock Drive, to serve the Town-owned property depicted on said Plan, including the parking area and the playing field, which easement shall include the right to maintain, improve and utilize utility connections to the property to be deeded to the Town.

6. Woodcock Road, a/k/a Woodcock Drive, shall be constructed by the Declarants or their successors or assigns at their expense prior to conveyance of the fee to the Homeowners Association. Thereafter, Woodcock Road, a/k/a Woodcock Drive, shall be maintained by the Homeowners Association unless accepted by the Town of Gray. Declarants' sole obligation regarding construction of Woodcock Road, a/k/a Woodcock Drive, shall be to comply with the road standards set forth in the Contract Zoning Agreement between the Declarants and the Town of Gray, as the same may be amended. Declarants, their successors and assigns, shall have no obligation regarding construction of the roadway to the Homeowners Association or individual lot owners who, by acceptance of their deeds from Declarants, shall be deemed to have released Declarants from all claims relating to the construction and maintenance of said roadway.

7. The Homeowners Association shall be responsible for the maintenance of the road, sidewalk, esplanade, turnaround, and open space. The Homeowners Association shall be responsible for maintaining striping along Woodcock Road, a/k/a Woodcock Drive as required by applicable statutes, regulations, and ordinances. The Declarants or the Homeowners Association may offer to the Town a public easement for winter maintenance, subject to the requirements and conditions of Sections 2.2 and 2.4 of the Town of Gray Street Ordinance, as may be amended, and as modified by the Contract Zoning Agreement. Said winter maintenance shall not include maintenance, including plowing and sanding, of the sidewalks.

8. After construction and transfer to the Homeowners Association, all expenses relating to

Woodcock Road, a/k/a Woodcock Drive, including without limitation plowing, upkeep and liability insurance shall be paid by the lot owners and shall be assessed in advance pro rata for each lot on November 1st of each succeeding year. The obligation to pay such assessment shall be an obligation running with the land of each lot owner and each lot owner by the acceptance of their deed agrees for himself, his heirs and assigns, to pay such assessment within 30 days of receipt of a statement therefore. If payment is not so made when due, the Homeowners Association shall be entitled to a lien on the respective lot and may commence collection and be entitled to reasonable attorneys fees and costs associated with collection.

9. Trails. The trail system located within the designated open space on the Property shall be maintained by the Homeowners Association.

10. The Homeowners Association shall be responsible for maintaining all storm water facilities located within the Subdivision, including without limitation the two underdrain soil filters. Said maintenance shall be in conformance with the Stormwater Maintenance Plan attached hereto as **Exhibit A** and all applicable statutes, regulations, and ordinances.

11. The Homeowners Association shall be responsible for maintaining the “15’ Sight Distance Easement” described in an Easement Deed dated June 16, 2020, and recorded in the Cumberland County Registry of Deeds in Book 37126, Page 185, and for maintaining clear lines of sight across said 15’ Sight Distance Easement.

12. All expenses relating to the maintenance obligations of the Homeowners Association hereunder shall be paid by the lot owners and shall be assessed in advance pro rata for each lot on November 1st of each succeeding year. The obligation to pay such assessment shall be an obligation running with the land of each lot owner and each lot owner by the acceptance of their deed agrees for himself, his heirs and assigns, to pay such assessment within 30 days of receipt of a statement therefore. If payment is not so made when due, the Homeowners Association shall be entitled to a lien on the respective lot and may commence collection and be entitled to reasonable attorneys fees and costs associated with collection.

13. Each deed to a lot in the Subdivision shall contain restrictions substantially similar to those set forth in **Exhibit B** attached hereto concerning forested buffer areas.

14. The provisions of the Contract Zoning Agreement between the Declarants and the Town of Gray, as the same may be amended, are hereby incorporated herein. To the extent of any

conflict between this Agreement and said Contract Zoning Agreement, as amended, the Contract Zoning Agreement, as amended, shall govern.

15. This Agreement is binding on the Declarants, the Homeowners Association, and the future lot owners within the Subdivision. Modifications and amendments to this Declaration may be made by the written consent of a majority of the lot owners of record at any time with the owners of each lot jointly entitled to one vote for such purposes; provided, however, that Paragraph 10 of this Agreement shall not be subject to modification, amendment, or deletion without the written consent of the Town of Gray.

IN WITNESS WHEREOF, Birch Point Properties, LLC and A.H. Grover, Inc. have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Birch Point Properties, LLC

Witness By: Allen W. Hamilton, its Member

A.H. Grover, Inc.

Witness By: Benjamin Grover, its Vice President

Stillwater Pines Homeowners Association joins in this Declaration for the purposes of accepting the benefits conferred, and obligations imposed, upon it hereunder.

Signed, Sealed and Delivered in the presence of:

Stillwater Pines Homeowners Association

_____ By: _____
Witness Allen W. Hamilton, its President

STATE OF MAINE _____, 2021
CUMBERLAND, SS.

Personally appeared before me the above named Allen W. Hamilton in his capacity as Member of Birch Point Properties, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

Notary Public/Attorney-at-Law
Print Name:
My Commission Expires:

STATE OF MAINE _____, 2021
CUMBERLAND, SS.

Personally appeared before me the above named Benjamin Grover in his capacity as Vice President of A.H. Grover, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Notary Public/Attorney-at-Law
Print Name:
My Commission Expires:

STATE OF MAINE
CUMBERLAND, SS.

_____, 2021

Personally appeared before me the above named Allen W. Hamilton in his capacity as President of Stillwater Pines Homeowners Association and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Notary Public/Attorney-at-Law
Print Name:
My Commission Expires:

