

**TOWN OF GRAY**  
**PLANNING BOARD**  
**AGENDA • MAY 11, 2023**

**Planning Board  
Regular Meeting**

**Henry Pennell Municipal Complex  
24 Main St., Gray, Maine**

**7:00 PM**

**And via Zoom videoconferencing:  
<https://us06web.zoom.us/j/88951918347>**

**I. MEETING COMMENCES**

Roll Call

**II. MINUTES APPROVAL**

- a. Planning Board - Regular Meeting - April 13th, 2023

**III. INFORMATION EXCHANGE**

- Zoning ordinance updates
- Reminder: Build Maine Conference
- LD2003 updates
- MMA Planning Board Training
- Post-approval updates

**IV. PUBLIC HEARINGS**

- a. Public Hearing - To Review proposed amendments to the Zoning Ordinance (Chapter 402) with regards to Accessory Dwelling Units.

Proposed changes include: updating the maximum square footage of an ADU, editing references to comply with state law, updating Table 402.5.3 regarding zoning district uses, adding references regarding exemption from Parking Requirements, adding reference to home occupation use within an ADU, updating the definition of Accessory Apartments, and updating the Accessory Apartments section.

- b. Public Hearing: Village Area Loop Trail extension.

A request by the Town of Gray for site plan review of a proposal to construct a walking trail municipal use on the town-owned “gateway” property on the northwest side of the intersection of Route 100 and Colley Hill Road, Map 35, Lot 403-027-000 in the Village Center Proper zoning district. This proposal is subject to conditional use and major site plan review.

**V. NEW BUSINESS**

a.

Sketch plan: Stillwater Pines Phase II.

A request by A.H. Grover, Inc., represented by Steve Roberge of SJR Engineering, Inc., for Planning Board sketch plan review of a proposal to create Phase II of the Stillwater Pines Residential Open Space subdivision on the 36.29-acre parcel off Woodcock Road, Map 44, Lot 032-112-000 in the Medium Density zoning district. This proposal is subject to major site plan review and major subdivision review and a Contract Zoning Agreement.

**VI. 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 • APRIL 13, 2023**

**Henry Pennell Municipal Complex  
24 Main Street Gray, ME, 04039**

**7:00 PM**

**I) MEETING COMMENCES**

**ROLL CALL**

Attendee Name	Status
Dan Cobb	Present
Tamara Lee Pinard	Present
Melinda Sheehee	Present
Dan Maguire	Present
Kristen Muszynski	Present
David Phelps	Absent

**II) MINUTES APPROVAL**

II.a) February 9, 2023 Planning Board Regular Meeting

No comment.

II.b) March 9, 2023 Planning Board Workshop

Sheehee stated that a note should be added that a Planning Board member had asked about reducing the size of building to meet the multi-family buffer requirement and the applicant said it would not make a difference on buffering.

Muszynski noted some necessary clerical edits.

Motion to approve minutes

<b>RESULT</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER</b>	Melinda Sheehee
<b>SECONDER</b>	Tamara Lee Pinard
<b>AYES</b>	Dan Cobb, Tamara Lee Pinard, Melinda Sheehee

**III) INFORMATION EXCHANGE**

Muszynski reviewed updates as per the meeting memo. No board comments.

Muszynski notified the board that the town council tabled review of the accessory

dwelling unit ordinance updates at their April 4 meeting, which will delay the public hearing. She noted that it would be helpful to get PB input regarding the square footage cap for an ADU and that she had provided them with a new memo with staff recommendations.

Maguire advised regarding stipends for the PB. At their April 11 meeting, the town council voted to pass the budget, which includes the stipend for PB.

Pinard noted that she attended the recent resiliency workshop, and a follow-up workshop is planned that will include Durham and New Gloucester, date TBD.

**IV) NEW BUSINESS**

**IV.a) Extension request from Avesta Housing.**

A request by Avesta Housing, represented by Maureen McGlone of Ransom Engineering, for a one-year extension of the project’s June 9, 2022 site plan approval for the 26-unit multi-family senior housing development located near 16 Hancock Street, Tax Map 43, lot 405-39, in the Village Center Zoning District, owned by Gray Senior Housing, Inc.

Maureen McGlone, representing the applicant, presented that Avesta is requesting an extension of the site plan approval. Cobb noted that the board is aware of the challenges with the project, as discussed at the March workshop.

Motion to approve a one-year extension of the June 9, 2022 site plan approval for the Avesta Meadowview II 26-unit multi-family senior housing development, submitted by Avesta Housing, represented by Maureen McGlone of Ransom Engineering, located near 16 Hancock Street, Tax Map 43, lot 405-39, in the Village Center Zoning District, owned by Gray Senior Housing, Inc., subject to the following conditions:

1. All prior applicable standards and conditions of approval remain in effect.
2. The Planning Board will require submittal of amended plans for an additional review process to address the elements of the June 9, 2022 site plan approval that cannot be met, and to review related amendments to the subdivision plan.

<b>RESULT</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER</b>	Melinda Sheehee
<b>SECONDER</b>	Tamara Lee Pinard
<b>AYES</b>	Dan Cobb, Tamara Lee Pinard, Melinda Sheehee

**V) PUBLIC HEARINGS**

**V.a) Public Hearing:**

To Review proposed changes to the Zoning Ordinance (Chapter 402) with regards to Self-Storage Facilities.

Proposed changes include: adding an ordinance section on self-storage facility standards, editing the self-storage definition, updating Table 402.5.3 regarding zoning district uses, adding design standards, and adding language referencing self-storage.

Scott Liberty addressed the board. Expressed that the business community feels they are not being heard and plan to pursue a citizen’s initiative to repeal the ordinance if passed. The 300' setback is the main concern. Lonnie Humphrey addressed the board. Expressed that those who have spoken out are local people, taxpayers who don’t feel heard by council and the 300' setback is taking useful land up.

Dan Cobb closed the public hearing at 7:22 p.m.

Sheehee said she agrees that the scope of the requirements means no other SSUs will be constructed in the town. She said the 300’ is deep, but also acknowledged the town’s desire to develop road frontage for other types of commercial establishments and noted the comprehensive plan is created with a lot of input. Concern about existing building reuse restrictions. Pinarad said it is curious that the 300’ didn’t shift at all based on public input. Raised concern that outdoor SSU standards talks about water only as relates to contamination for the annual report, should also include how the stormwater is functioning. Cobb said he has received calls from business owners, and it is sad that these are all longtime prominent businesspeople doing business in town and they do not feel heard by the council. Maguire spoke to council process and ordinance process.

V.b) Public Hearing:

To Review proposed changes to the Zoning Ordinance (Chapter 402) with regards to Accessory Dwelling Units.

Proposed changes include: editing references to comply with state law, updating Table 402.5.3 regarding zoning district uses, adding references regarding exemption from Parking Requirements, adding reference to home occupation use within an ADU, updating the definition of Accessory Apartments, and updating the Accessory Apartments section.

Kristen explained the staff recommendations regarding a square footage cap for ADUs and asked for PB input. Cobb commented that 800sf is huge, agrees with 660sf cap to keep it accessory and not a dual unit. Pinarad agreed that 800sf is too large, stick with 660sf. Stuck on the “no larger than primary” but could be really close; needs to be in relation to primary and remain accessory. Sheehee said opening it to a greater square footage creates more housing options. 660sf small for a family. Thinks 800sf is a decent compromise.

Motion to approve table the public hearing for Accessory Dwelling Units

<b>RESULT</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER</b>	Melinda Sheehee
<b>SECONDER</b>	Tamara Lee Pinarad
<b>AYES</b>	Dan Cobb, Tamara Lee Pinarad, Melinda Sheehee

VI) **ADJOURNMENT**

Motion to adjourn  
Adjourned at 8:11pm

<b>RESULT</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER</b>	Tamara Lee Pinar
<b>SECONDER</b>	Melinda Sheehee
<b>AYES</b>	Dan Cobb, Tamara Lee Pinar, Melinda Sheehee

## MEMO

Tuesday, April 25, 2023

**TO:** Gray Town Council  
Nate Rudy, Town Manager

**FROM:** Planning Staff

**RE:** Amendments to Zoning ordinance to comply with 30-A 4364-B “Accessory Dwelling Units”

### **Introduction**

The Town Council will hold a first reading and public hearing of the amendments herein at their regular meeting on May 2, 2023. The Town Council provided input on the draft language at their workshop on March 14, 2023, and additional input at the April 18 council meeting.

Those changes are reflected in this updated ordinance, in addition to some non-substantive clerical updates, including:

- The maximum footprint of an ADU is now proposed at 750 square feet; and
- ADUs are limited to one floor of living space.

The amendments bring the Accessory Dwelling Unit provisions of the Gray Zoning Ordinance into compliance with LD2003 “An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions,” which became chaptered law in April 2022. Several elements of the law become effective as of July 1, 2023. As with all municipalities in Maine, this law requires updates to those sections of our Town ordinance that reference housing density, affordable housing, and accessory dwelling units.

At this time, we are presenting only the changes related specifically to the section of the law that address accessory dwelling units, *30-A MRSA Section 4364-B*. Compliance requires updates to the following land use regulations in the Town of Gray:

### **Proposed Zoning Ordinance Amendment #1:**

Clerical edit to update all references to “Accessory Apartment” throughout the Zoning Ordinance (including the Village Center/Village Center Proper Design Standards) to “Accessory Dwelling Unit,” to comply with the language of *30-A MRSA Section 4364-B*.

### **Proposed Zoning Ordinance Amendment #2:**

Amend the Table of Permitted Uses and Conditional Permitted Uses, 402.5.3 (See attached)

### **Proposed Zoning Ordinance Amendment #3:**

Add a reference in 402.6.9 – Parking Requirements, to reference the statutorily required exception for ADUs, as per below:

#### 402.6.9 Parking Requirements

All uses of land and development of property shall be provided with parking and loading facilities meeting the standards of Section 402.10.11 B under Site Plan Review. In accordance with Title 30-A Section 4364-B “Accessory Dwelling Units,” Subsection 4.C, an Accessory Dwelling Unit (ADU), is not subject to any additional parking requirements, as established in 402.10.11 B in this ordinance, beyond the parking requirements of the single-family dwelling unit of the lot upon which the ADU is located.

#### **Proposed Zoning Ordinance Amendment #4:**

Move the reference to home occupation use within an ADU, currently in 402.7.9 A, to the Home Occupations section, 402.7.2 as per below:

#### 402.7.2 Home Occupations

##### A. Intent and Purpose

B. Home Occupations when managed conscientiously and with respect for the neighborhood in which they are situated can offer benefits to both the proprietors and the community, and a productive alternative to the formally structured traditional workplace. Consequently, it is the intent and purpose of this Ordinance to produce liberal, flexible standards for the establishment and maintenance of home occupations, while simultaneously providing the town with a mechanism in which to monitor and regulate their use.

##### C. Home Occupation Requirements:

1. A home occupation shall conform to the following requirements:
2. The home occupation shall be carried on primarily within the principal structure or accessory structures.
3. The home occupation shall be carried on by a member or members of the family residing in the dwelling unit. One employee, who is not part of the family residing in the dwelling unit, shall be permitted. Chapter 402 Gray Zoning Ordinance
4. The home occupation is clearly incidental and secondary to the use of the dwelling unit for residential purposes.
5. There shall be no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building, except such signs as are permitted.
6. There shall be no more than two (2) commercial vehicles kept outside the garage overnight.
7. Objectionable conditions such as noise, vibration, smoke, dust, electrical disturbance, hazardous materials, odors, heat, or glare shall not be generated.
8. Hours of operation shall be reasonable and normal for residential areas.
9. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in the neighborhood.

10. In addition to the off-street parking provided to meet the normal requirements of the dwelling, adequate off-street parking shall be provided for the vehicle of each employee and the vehicles of the maximum number of users the home occupation may attract during peak operation hours.

11. No more than fifty (50%) percent of the floor area of a residence and an accessory building shall be used for a home occupation.

12. Retail sales are limited to the sale of products or goods produced, fabricated or substantially altered on the premises as a result of the home occupation. This may include products that are not fabricated on the premises as defined above, but which are customarily incidental to the product created by the home occupation.

13. Retail businesses such as restaurants, new or used car sales, auto repair garages, auto body shops, and auto service stations shall not be considered home occupations.

14. The size and number of signs used in connection with a home occupation shall be determined by the sign ordinance.

15. One Home Occupation use may be conducted, as otherwise allowed under the Ordinance, as an accessory use to either an Accessory Dwelling Unit or an existing single-family dwelling, but not both. Solely for the purposes of this paragraph, In-Home offices are not considered a Home Occupation.

**Proposed Zoning Ordinance Amendment #5:**

Amend the definition of Accessory Apartments, as below:

**Definitions 402.2.2**

~~Accessory Dwelling Unit~~ **Accessory Apartment:** A subordinate residential use that requires a permit issued by approval from the Code Enforcement Officer that conforms to the performance standards in this Ordinance, ~~including being owner occupied, a maximum of 660 sq. ft., and is incorporated within a single family dwelling. An accessory apartment shall not be considered a separate dwelling unit when calculating lot area per dwelling unit for this Ordinance. All accessory dwelling units, but~~ must comply with all other applicable requirements of law including, but not limited to, building codes, life safety, and ~~the State Minimum Lot Size statute and~~ the State of Maine Subsurface Wastewater Disposal Rule.

**Commented [KM1]:** This reference to State law is now located in the performance standards section.

**Proposed Zoning Ordinance Amendment #6:**

Amend 402.10.11 Table 3 regarding parking for ADUs (See attached)

**Proposed Zoning Ordinance Amendment #7:**

Amend 402.7.9 Accessory Apartments. (See attached)

-End-

**TABLE 402.5.3 TABLE OF PERMITTED USES AND CONDITIONAL PERMITTED USES**

	RRA	LD *	MD	BD-1	BD-2	C	VC *	VCP *	BT-1 *	BT-2 *	WH-1 *	WH-2 *	LMOD	CSES OD
1 Accessory Dwelling Unit Apartment ‡	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P	P/C		
2 Accessory Uses and Structures	P	P	P	P	P	P	P	P	P	P	P	P		
3 Adult Business*						C								
4 Agritourism Center*	C													
5 Agritourism Facility*	C													
6 Animal Husbandry	P	P		C	C	C				C		C		
7 Auto Body Shop				C	C	C								
8 Auto Repair Garage						C								
9 Auto Service Station				C	C									
1 Bed and Breakfast ‡	C	C	C	P	P	P	P	P	P	C		C		
1 Building Trades Occupations – 1	P	P	P	P	P	P	P	P	P	P	C	P		
1 Campground ‡	C	C												
1 Cemetery	P					C								
1 Church	P	P	P	P	P		C	C		C		C		
1 Commercial Recreation - Indoor or Outdoor	C	C		C	C	C	C	C	C	C		C		
1 Community Living Arrangement	P	P	P	P	P	P	P	P	P	P	P	P		
1 Construction Services				P	P					C		C		
1 Day Care Facility for Five (5) or fewer clients.	P	P	P	P	P	P	P	P	P	P		P		
1 Day Care Facility for Six (6) or more	C	C	C	C	C	C			C	C		C		
2 Drive Through and Drive in Facility					C	C			C	C		C		

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2	Expansion of Nonconforming Uses	C	C	C	C	C	C	C	C	C	C	C	C		
		RRA	LD *	MD	BD-1	BD-2	C	VC *	VCP *	BT-1 *	BT-2 *	WH-1 *	WH-2 *	LMOD	CSES OD
2	Farm Stand ‡	P	P	P	P	P	P	P	P	P	P		P		
2	Farmers' Market ++	P	P	P	P	P	P	P	P	P	P		P		
2	Flea Market, Open Air Market ‡	C	C	C	C		C	P	P						
2	Garage Sale	P	P	P	P	P	P	P	P	P	P	P	P		
2	General Agriculture	P		P	P	P	P				C		C		
2	Headquarters for a Contracting Business	C	C	C	P	P					C		C		
2	Heliport	C	C		C	C									
2	Home Occupation ‡	P	P	P	P	P	P	P	P	P	P	C	P		
3	Hotel and Motel				C	C	C			C					
3	In-Home Offices‡	P	P	P	P	P	P	P	P	P	P	P	P		
3	Kennels	C	C				C						C		
3	Light Manufacturing				P	P								P/C	
3	Manufacturing and Processing				C	C									
3	Mechanical Repair Garages	C			P	P	C								
3	Medium and Large-scale Solar Energy Systems														C
3	Medical Facility	C	C	C		C	C	C	C	C					
3	Mineral Excavation	P	P	P	P	P	P								
3	Mineral Exploration	C			P	P		P	P		P	P	P		
4	Mobile Vendor	P	P	P	P	P	P	P	P	P					
4	Motel (< 11 rooms)	C	C			C									
4	Multi-family Development			C	C	C	C	C	C	C					

4	Municipal Uses	C	C		C	C	C	C	C	C	C		C		
4	Nursing and Convalescent Home	C	C	C	C	C	C			C					
4	Office			C	P	P	P	P	P	C	C		C		

++ Subject to performance standards in Article 7

## 402.10.11

<b>TABLE 3 – MINIMUM NUMBER OF OFF-STREET PARKING SPACES</b>	
<b>Residential</b>	
Dwelling: Single Family, Duplex	2 per dwelling unit
Multifamily:	
Studio	1.25 per dwelling unit
One Bedroom	1.5 per dwelling unit
Two or More Bedrooms	2 per dwelling unit
<del>Accessory/In Law Dwelling Unit</del>	<del>1 per dwelling unit</del>
Hotel/Motel	1.25 per guest room, plus 10 per 1000 sq. ft. restaurant/lounge, plus 30 per 1000 sq. ft. meeting/banquet room.
Senior Citizen Housing, Independent Living	0.6 per dwelling unit
Senior Citizen Housing, Assisted Living	0.4 per dwelling unit
Boarding Homes for Sheltered Care and Nursing Homes	1 per room
Rooming House:	
Single-Occupancy Unit	1 per dwelling unit
Double-Occupancy Unit	2 per dwelling unit
Employees	1 per employee
Visitors	As needed
Day Care, Facility (any type)	.35 per client of licensed capacity plus staff
Hospital/Medical Center	0.4 per employee, plus 1 per 3 beds, plus 1 per 5 average daily outpatient visits, plus 1 per 4 medical staff, plus 1 per student/faculty/staff
<b>Retail/Service</b>	
Retail Sales (not in shopping center)	3.5 per 1000 sq. ft. of gross floor area (GFA)
Supermarket (Freestanding)	4.5 per 1000 sq. ft. of GFA
Discount Superstore/Clubs	3.5 per 1000 sq. ft. of GFA
Home Improvement Superstore	2.5 per 1000 sq. ft. of GFA
Other Heavy/Hard Goods (Furniture, Appliances, Buildings Materials, etc.)	3.0 per 1000 sq. ft. of GFA
Shopping Centers	4.0 per 1000 sq. ft. of GFA,
Service Business, Personal	
Beauty Shops/Barber Shops	2 per treatment station, but not less than 4.3 per 1000 sq. ft. customer service area.
Coin-Operated Laundry/Dry Cleaning Services	3.5 per 1000 sq. ft. of GFA
Other	3.5 per 1000 sq. ft. of GFA

Fitness Center/Health Club	1 per 3 persons of permitted capacity
Retail Sales, Automobile Sales	2.7 per 1000 sq. ft. of interior sales area GFA, plus 1.5 per 1000 sq. ft. of interior area
Automobile Repair Services, Major or Minor	4 per service bay
Convenience Store	.25 per pump plus 1 per employee plus 4 per 1000 sq. ft.
<b>Food and Beverage</b>	
Restaurant	1 per 3 seats
<b>Office and Business Services</b>	
Business and Professional Office	4.5 per 1000 sq. ft. of GFA
Service Business, Commercial	4 per 1000 sq. ft. of GFA
Medical Office Building	5.5 per 1000 sq. ft. of GFA
Bank	5.5 per 1000 sq. ft. of GFA
Industry, Heavy	2 per 1000 sq. ft. of GFA
Industry, Light	1.5 per 1000 sq. ft.
Warehouse	0.7 per 1000 sq. ft. of GFA
<b>Other Retail, Commercial or Business</b>	4 per 1000 sq. ft. of GFA
<b>Education</b>	
Preschool/Nursery Schools	.35 per student plus 1 per employee
Elementary and Middle Schools	Per parking study specific to institution
High Schools	Per parking study specific to institution
College and University	Per parking study specific to institution
<b>Cultural/Recreational/Entertainment</b>	
Convention Center	0.25 per person of permitted capacity
Library	4.5 per 1000 sq. ft. of GFA
Place of Worship	1 for every 3 seats
Theater	1 for every 3 seats

**402.7.9 Accessory ~~Apartments~~Dwelling Units**

A. General Standards:

~~1. Accessory Apartments shall only be located within a single family dwelling (SFD) or a structure permanently attached to the SFD by common walls and a permanent roof meeting the aesthetic standards below in Section 402.7.9.C.~~

1. For any lot located fully or partially in a Shoreland Zoning district, Accessory Dwelling Units must independently comply with all Shoreland Zoning requirements.

2. Except as established above in this section for lots partially or fully in the Shoreland Zoning District, Accessory Dwelling Units shall be permitted in all zoning districts where ~~housing~~ single-family housing is permitted, on the same lot as a single-family dwelling, constructed only:

- Within an existing single-family dwelling unit on the lot;
- Attached to, or sharing a wall with, a single-family dwelling unit;
- As a new structure on a lot for the primary purpose of creating an Accessory Dwelling Unit;
- Within an existing detached accessory structure on the same lot as a single-family dwelling

~~23. Accessory ~~Apartments~~Dwelling Units are specifically prohibited in, on, or within any of the following:~~

- ~~a. any detached accessory structure such as a separate garage;~~
- ~~b. any structure or parcel located in the Shoreland Zone;~~
- ~~ea. any duplex two-family or multi-family dwelling;~~
- ~~d. any SFD located on a back lot that utilizes a right of way less than fifty (50) feet wide;~~
- ~~e. any individually owned lot in a Cluster/Open Space subdivision that contains less than 75% of the minimum lot size for the zoning district in which the property is located;~~
- ~~f. any lot that contains less than 75% of the minimum lot size for the zoning district in which the property is located, existing non-conforming lots of record;~~
- ~~gb. any lot that contains one (1) or more principal commercial use(s) either on the parcel or in any structure located on such lot; or~~
- ~~h. any lot that contains less than 20,000 square feet.~~
- c. any lot that does not have a single-family dwelling as its principal use

~~34. Only one (1) ~~accessory apartment~~Accessory Dwelling Unit is allowed per lot, and only on a lot ~~that on which~~ the CEO has determined the primary use to be a ~~SFD~~single-family dwelling.~~

~~5.4. Accessory Apartments are permitted uses, on lots which meet the minimum required lot area and street frontage for the zoning district in which the lot is located. For lots in Cluster/Open Space subdivisions with commonly owned area, only the lot that is individually owned may be used for the purposes of this determination; fractional ownership of Open Space or other land may not be counted for this purpose.~~

~~5. Accessory Apartments are conditionally allowed, subject to Planning Board approval, on lawfully existing non-conforming lots of record provided that the lot size is at least 75% of the minimum lot size for the zoning district in which the lot is located. For example, a lot in a zoning district that requires 80,000 square feet for the minimum lot size must contain at least 60,000 sq. ft. For lots in Cluster/Open Space subdivisions with commonly owned area, only the lot that is individually owned shall be used for the purposes of this determination; fractional ownership of Open Space or other land may not be counted for this purpose.~~

~~6. The minimum square footage of finished living area for Accessory Dwelling Units is one-hundred-and-ninety (190) square feet.~~

~~7. The maximum footprint square footage of finished living area for any Accessory Dwelling Unit accessory apartments is six hundred and sixty (660) seven-hundred-fifty (750) square feet and shall not exceed the footprint of the primary dwelling unit. If the footprint of the primary dwelling is 750 sf or less, the maximum footprint of the Accessory Dwelling Unit shall not exceed 90% of the primary dwelling's footprint. The Zoning Board of Appeals shall not have the authority to increase this ~~maximum finished living area~~footprint by variance or otherwise.~~

**Commented [KM1]:** Updated references to use the term "footprint"

**Commented [KM2]:** New square footage cap of 750. Also added language per council discussion 4-18, to ensure that ADU is not larger than primary DU.

~~7.8. Although an existing single-family dwelling may be expanded or utilized for the purposes of creating an Accessory Dwelling Units~~Accessory Apartment~~, no portion of an Accessory Dwelling Units~~Accessory Apartment~~ shall be located within minimum lot line setbacks, including non-conforming structures of record.~~

~~8. In addition to any off-street parking required for the SFD, there must be at least one year-round off-street parking space for use by the Accessory Apartment occupant(s). There must also be sufficient space on the site for vehicular turn-arounds without having to back out onto the street.~~

~~9. One Home Occupation use may be conducted, as otherwise allowed under the Ordinance, as an accessory use to either an Accessory Apartment or an existing SFD, but not both. Solely for the purposes of this paragraph 9, In-Home offices are not considered a Home Occupation.~~

~~10. Accessory Dwelling Units~~Accessory Apartments~~ must comply with applicable building and fire safety codes, and the State of Maine subsurface wastewater disposal (SSWD) rules,...~~

~~10. Accessory Dwelling Units~~Accessory Apartments~~ must have shared common utilities, such as water and wastewater disposal, electricity, etc. with the single-family dwelling, except as required by applicable codes.~~

~~11. Accessory Dwelling Units must be allowed on a lot regardless of whether the lot conforms to existing~~current~~ dimensional requirements as established in this ordinance. Any new structure~~

constructed on the lot to be an Accessory Dwelling Unit must meet the current applicable dimensional requirements for a structure.

12. An Accessory Dwelling Unit shall be permitted only as one (1) floor of living space, such as a one-story structure or a single floor above a garage.

13. Accessory Dwelling Units are intended to be accessed via the existing driveway and curb cut for the principal single-family dwelling, and must meet the standards established in the Street Ordinance, Chapter 400.

14. An accessory dwelling unit shall not be considered a separate dwelling unit when calculating lot area per dwelling unit for this Ordinance.

**Commented [KM3]:** Single-story restriction added per 4-18 council discussion

#### B. Ownership Standards:

1. Ownership of the existing ~~SFD single-family dwelling~~ and the Accessory Dwelling Unit ~~Accessory Apartment~~ must be held by the same person(s).
2. Either the existing single-family dwelling~~SFD~~ or the Accessory Dwelling Unit ~~Accessory Apartment~~ must be owner-occupied. "Owner-occupied" means that either the existing single-family dwelling~~SFD~~ or the Accessory Dwelling Unit ~~Accessory Apartment~~ must be occupied by a person(s) who has a legal ownership and bears risk of decline in value of the property and who receives any payment from the lease or rental of the property.

#### C. Aesthetics:

1. Accessory Dwelling Units ~~Accessory Apartments~~ shall retain and respect the existing streetscape, character of the neighborhood, and preserve the single-family dwelling~~SFD~~ appearance, architectural style, and character of the dwelling.
2. Any exterior modifications to the single-family dwelling~~SFD~~ associated with the construction or installation of ~~the an Accessory Dwelling Unit~~ Accessory Apartment must be consistent with architectural style and character of the single-family dwelling~~SFD~~ in terms of exterior materials, roof pitch/form, and window type/spacing.
3. Any exterior alteration of the single-family dwelling~~SFD~~ associated with the construction or installation of an Accessory Dwelling Unit must preserve the formal, front entrance of the building in order to maintain the single-family dwelling~~SFD~~ appearance and architectural style of the building, as determined by the Code Enforcement Officer with input from the Town Planner as appropriate.
4. Exterior stairs more than five (5) feet above final finished grade shall be enclosed and are restricted to the rear and sides of the accessory dwelling unit or the single-family dwelling in which it is located or to which it is attached ~~SFD~~ wherever practicable provided that that they are integrated into and consistent with the architecture of the building.

~~5. Accessory Apartments shall have a full common wall with the principal dwelling.~~

56. In the event that the Code Enforcement Officer and the applicant for the Accessory Dwelling Unit ~~Accessory Apartment~~ cannot agree on the aesthetic standards contained in this Section 402.7.9.C, the applicant may appeal to the Planning Board within thirty (30) days of the CEO's written decision.

6. All Accessory Dwelling Units in the Village Center and Village Center Proper zoning districts are subject to the Village Design Standards as referenced in the Village Center District Standards section of this Zoning Ordinance.

**Commented [KM4]:** Added to clarify that village design standards apply to ADUs, as noted therein

#### D. Wastewater Disposal:

1. An Accessory Dwelling Unit ~~Accessory Apartment~~ may be served by one of the following subsurface wastewater disposal (SSWD) systems that maintain standards established in the Maine Subsurface Wastewater Disposal Rule:

(a) an existing SSWD system,

(b) an upgraded SSWD system, or

~~(c)~~ a new SSWD system, designed by a licensed site evaluator, all as otherwise allowed by law.

2. In all cases, the SSWD system serving the Accessory Dwelling Unit ~~Accessory Apartment~~ must meet First Time System criteria as established in the Maine SSWD Rules. Utilizing Replacement System or Expanded System criteria per 10-144 CMR 241 is prohibited.

3. If an existing SSWD system is proposed to serve the Accessory Dwelling Unit ~~Accessory Apartment~~ without being upgraded, as may be allowed in the Maine SSWD Rule, the LPI shall require the applicant to submit sufficient documentation from a Maine licensed site evaluator showing the SSWD system meets First Time System criteria.

4. If a new SSWD system is proposed to serve the Accessory Dwelling Unit ~~Accessory Apartment~~, the local plumbing inspector (LPI) shall have the authority to require the design be recorded at the CCRD if it does not need to be installed as may be allowed in the Maine SSWD Rules.

5. The owner of the Accessory Dwelling Unit must provide written verification that the unit is connected to adequate wastewater services prior to receiving a Certificate of Occupancy. Written verification must include the following:

a. If an Accessory Dwelling Unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector, based on sufficient information provided to the LPI by the applicant or their consultant, pursuant to 30-A M.R.S. § 4221. Plans for a subsurface wastewater disposal system must be prepared by a licensed site evaluator in

accordance with 10-144 C.M.R. ch. 241, Subsurface Wastewater Disposal Rule; 19-100 Chapter 5 page 10

#### E. Potable Water Supply Standards

1. The owner of the Accessory Dwelling Unit must provide written verification that the unit is connected to adequate potable water services prior to receiving a Certificate of Occupancy. Written verification must include the following:

~~b.~~ a. If an Accessory Dwelling Unit is connected to a public, special district or other centrally managed water system, proof of adequate service to support any additional flow created by the unit, proof of payment for the connection and the volume and supply of water required for the unit; and

~~2-~~b. If an Accessory Dwelling Unit is connected to a well, proof of access to potable water, including the standards outlined in 01-672 C.M.R. ch. 10, section 10.25(J), Land Use Districts and Standards. Any test of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

#### ~~E~~F. Discontinuance:

1. If any of the applicable ordinance standards are no longer being met, use of the Accessory Dwelling Unit ~~Accessory Apartment~~ must be discontinued, and the single-family dwelling ~~SFD~~ must revert to single-family use by removing the eating and cooking facilities/equipment support system(s) from the Accessory Dwelling Unit ~~Accessory Apartment~~ as established in the definition of "Dwelling Unit" contained in the version of the International Residential Building Code most recently in effect.

# VILLAGE AREA LOOP TRAIL

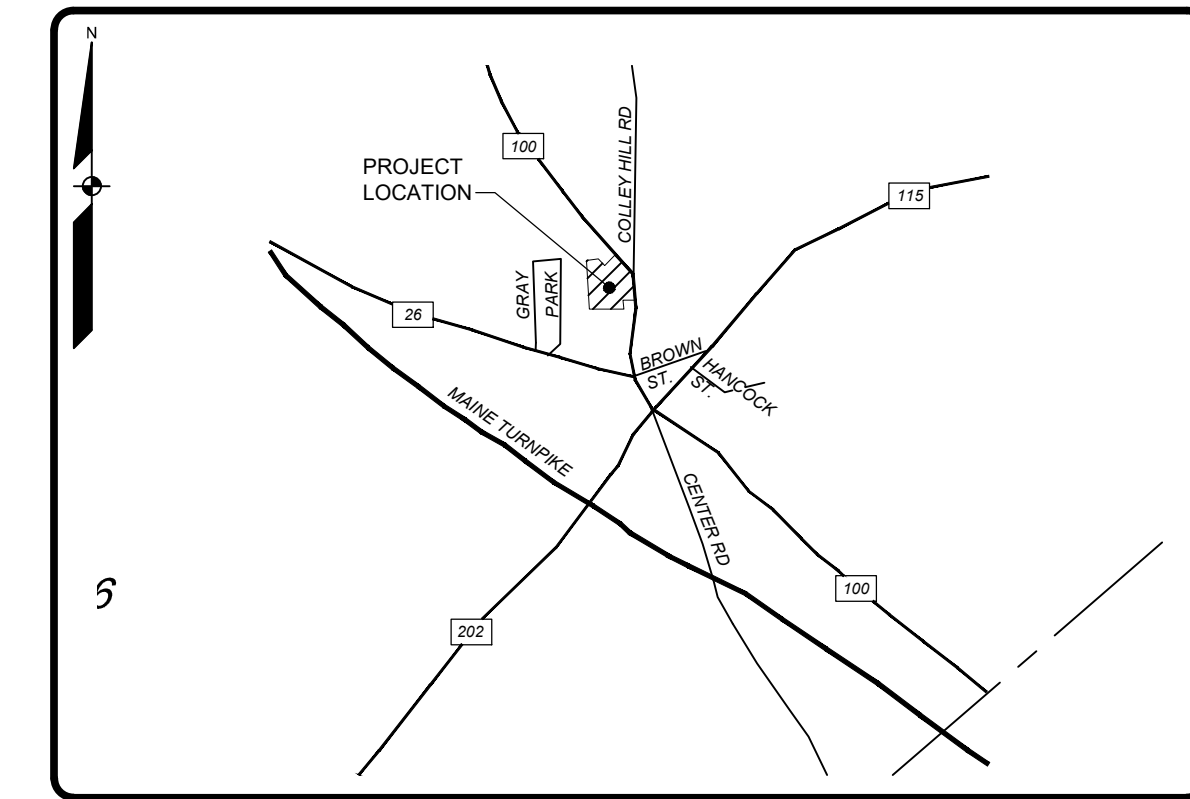
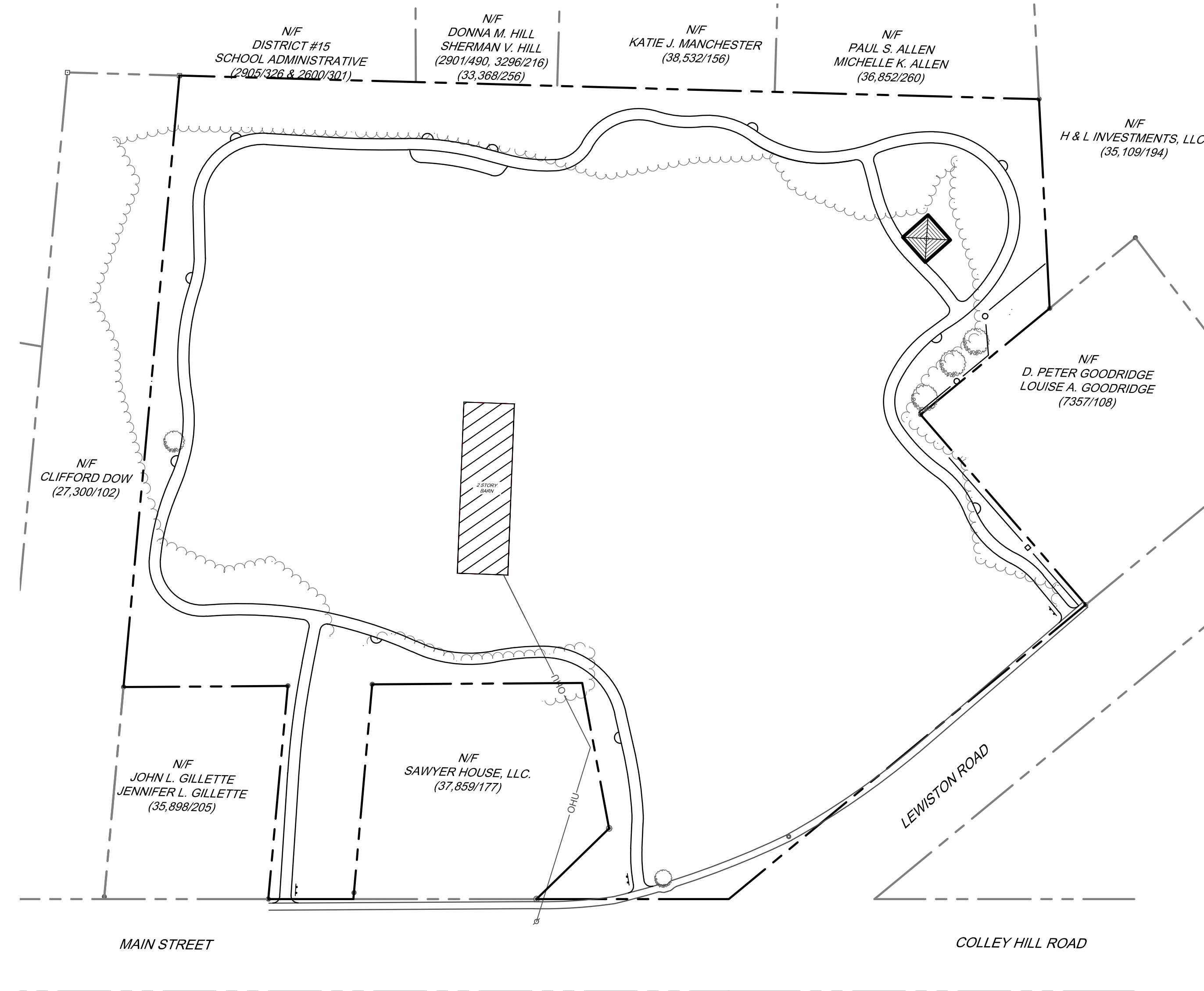
33 MAIN STREET  
GRAY, ME 04039

**APPLICANT:**  
**TOWN OF GRAY**

24 MAIN STREET  
GRAY, ME 04039

**ENGINEER/SURVEYOR/  
LANDSCAPE ARCHITECT:**

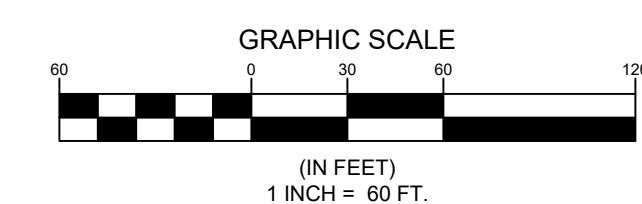
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LOCATION MAP NTS

## SHEET LIST TABLE

SHEET TITLE	
1	COVER SHEET
2	NOTES & LEGEND
3	OVERALL SITE PLAN
4	GRADING PLAN
5	LANDSCAPE PLAN
6	EROSION CONTROL NOTES
7	DETAILS
1 OF 1 EXISTING CONDITIONS PLAN	



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COVER SHEET  
OF:  
VILLAGE AREA LOOP TRAIL  
33 MAIN STREET  
GRAY, ME 04039  
FOR:  
TOWN OF GRAY  
24 MAIN STREET  
GRAY, ME 04039

DESIGNED	BAM
DRAWN	RGL
CHECKED	HAH
DATE	02-24-2023
SCALE	1" = 60'
PROJECT	230022

SHEET 1 OF 7

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE R.O.W.	
ABUTTER LINE R.O.W.	
DEED LINE R.O.W.	
TIE LINE	
SETBACK	
EASEMENT	
BUFFER	
FLOODPLAIN	
FLOODWAY	
CENTERLINE	
MONUMENT	
IRON PIPE/ROD	
DRILL HOLE	
DEED CALL	
C1/L1	
C1/L1	
SOILS	
ZONE LINE	
ZONE LINE ON PL.	
BENCHMARK	
BENCHMARK DESCRIPTION WITH ELEVATION	
SURVEY CONTROL	
TEST PIT	
TP-1	
MONITORING WELL	
MW-1	
BORING	
B-1	
BUILDING	
DECK/STEPS/ OVERHANG	
EDGE WETLAND	
WETLANDS	
UPLANDS	
STREAM	
LEDGE	
EDGE PAVEMENT	
PAVEMENT SAWCUT	
EDGE CONCRETE	
PAVEMENT PAINT	
EDGE GRAVEL	
CURB LINE	
EDGE OF WATER	
TREELINE	
CONTOURS	
-120	
-118	
SPOT GRADE	
X 120.00	
CHAIN LINK FENCE	
BARB WIRE FENCE	
STOCKADE FENCE	
GUARD RAIL	
STONE WALL	
RETAINING WALL	
DECIDUOUS TREE	
CONIFEROUS TREE	
MULCH LINE	
BOLLARD	
SIGN	
RAILROAD	
GAS	
GAS GATE VALVE	
GAS METER	
GAS MANHOLE	
WATER	
WATER GATE VALVE	
WATER SHUT OFF	
HYDRANT	
WATER MANHOLE	
WELL	
SANITARY SEWER	
FORCE MAIN	
FM	
SANITARY MANHOLE	
STORM DRAIN	
UNDER DRAIN	
UD	
DRAINAGE MANHOLE	
CATCH BASIN	
OVERHEAD UTILITY	
UNDERGROUND UTILITY	
UGU	
TRANSFORMER PAD	
ELECTRICAL MANHOLE	
ELECTRIC METER	
HVAC UNIT	
TELEPHONE MANHOLE	
LIGHT POLE	
UTILITY POLE	
GUY WIRE	
DRAINAGE DITCH	
EROSION CONTROL BLANKET	
FILTER BARRIER	
FB	
RIPRAP	
CHECK DAM	
INLET PROTECTION	
BOULDER	
STREAM	

change color →

**GENERAL NOTES**

- THE RECORD OWNER OF THE PARCEL IS THE INHABITANTS OF THE TOWN OF GRAY BY DEED DATED JULY 23, 2021 AND RECORDED AT THE CUMBERLAND REGISTRY OF DEEDS (CRD) IN BOOK 39461, PAGE 42.
- THE PROPERTY IS SHOWN AS LOT 403-027 ON THE TOWN OF GRAY TAX MAP 035 AND IS LOCATED IN THE VILLAGE CENTER PROPER (VCP) ZONING DISTRICT & THE VILLAGE CENTER (VC) ZONING DISTRICT.
- SPACE AND BULK CRITERIA FOR THE VILLAGE CENTER PROPER (VCP) ZONING DISTRICT & THE VILLAGE CENTER (VC) ZONING DISTRICT ARE AS FOLLOWS:
 

	VCP	VC
MINIMUM LOT SIZE:	20,000 SF	20,000 SF
MINIMUM FRONT SETBACK:	0 FEET	10 FEET
MINIMUM SIDE SETBACK:	0 FEET	0 FEET
MINIMUM REAR SETBACK:	0 FEET	10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET
MAXIMUM LOT COVERAGE:	75%	75%

\* SEE ORDINANCE FOR MORE SPECIFIC INFORMATION AND CONFIRM WITH A TOWN OFFICIAL.
- PLAN REFERENCES:
  - \*STANDARD BOUNDARY SURVEY FOR FRED FORSLEY OF THE GRAY MANOR ROUTE 202, GRAY, MAINE DATED JANUARY 15, 2000 BY BOUNDARY POINTS.
  - \*STANDARD BOUNDARY SURVEY, LAND OF M-33 ASSOCIATES, 31-35 MAIN STREET & 1-5 LEWISTON ROAD, GRAY, MAINE DATED APRIL 2001 BY LAND SERVICES, INC. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 201, PAGE 153.
  - \*DOUGLAS FIELD, PLAN OF LAND OFF MAIN STREET, GRAY, MAINE FOR THE RECORD OWNER: TOWN OF GRAY, BY WAYNE T. WOOD & CO. ON MAY 2022.
- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNICS, INC.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
- BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HISHER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED STORM DRAINAGE SYSTEM DURING CONSTRUCTION AND SHALL SUBMIT A WORK PLAN FOR APPROVAL BY THE DESIGN ENGINEER.

**GRADING & EROSION NOTES**

- SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H:V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMP'S" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.

**LANDSCAPE NOTES**

- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED AND NO OTHER PLANTING IS PROPOSED, AREA SHALL BE LOAM AND SEEDED.

PLS OR FE  
PROGRESS PRINT

PLS OR FE  
NOT FOR CONSTRUCTION DATE

REV	BY	DATE	STATUS

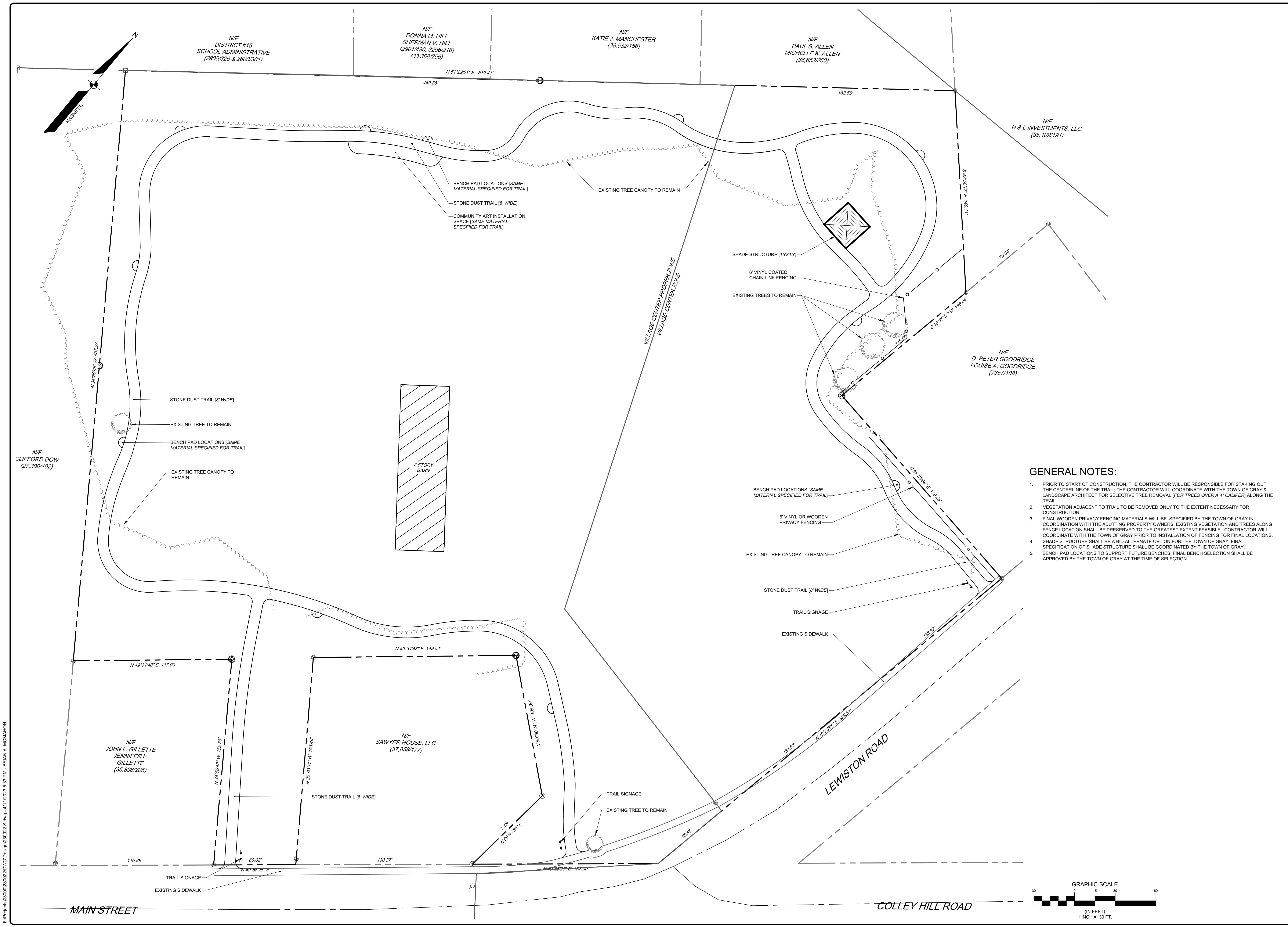
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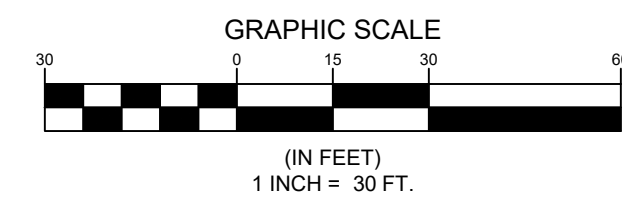
**NOTES & LEGEND**  
OF:  
**VILLAGE AREA LOOP TRAIL**  
33 MAIN STREET  
GRAY, ME 04039  
FOR:  
**TOWN OF GRAY**  
24 MAIN STREET  
GRAY, ME 04039

DESIGNED	BAM
DRAWN	RGL
CHECKED	HAH
DATE	02-24-2023
SCALE	NTS
PROJECT	230022

SHEET 2 OF 7



- GENERAL NOTES:**
1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING OUT THE CENTERLINE OF THE TRAIL. THE CONTRACTOR WILL COORDINATE WITH THE TOWN OF GRAY & LANDSCAPE ARCHITECT FOR SELECTIVE TREE REMOVAL (FOR TREES OVER A 4" CALIPER) ALONG THE TRAIL.
  2. VEGETATION ADJACENT TO TRAIL TO BE REMOVED ONLY TO THE EXTENT NECESSARY FOR CONSTRUCTION.
  3. FINAL WOODEN PRIVACY FENCING MATERIALS WILL BE SPECIFIED BY THE TOWN OF GRAY IN COORDINATION WITH THE ADJUTING PROPERTY OWNERS. EXISTING VEGETATION AND TREES ALONG FENCE LOCATION SHALL BE PRESERVED TO THE GREATEST EXTENT FEASIBLE. CONTRACTOR WILL COORDINATE WITH THE TOWN OF GRAY PRIOR TO INSTALLATION OF FENCING FOR FINAL LOCATIONS.
  4. SHADE STRUCTURE SHALL BE A BID ALTERNATE OPTION FOR THE TOWN OF GRAY. FINAL SPECIFICATION OF SHADE STRUCTURE SHALL BE COORDINATED BY THE TOWN OF GRAY.
  5. BENCH PAD LOCATIONS TO SUPPORT FUTURE BENCHES; FINAL BENCH SELECTION SHALL BE APPROVED BY THE TOWN OF GRAY AT THE TIME OF SELECTION.



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 DATE

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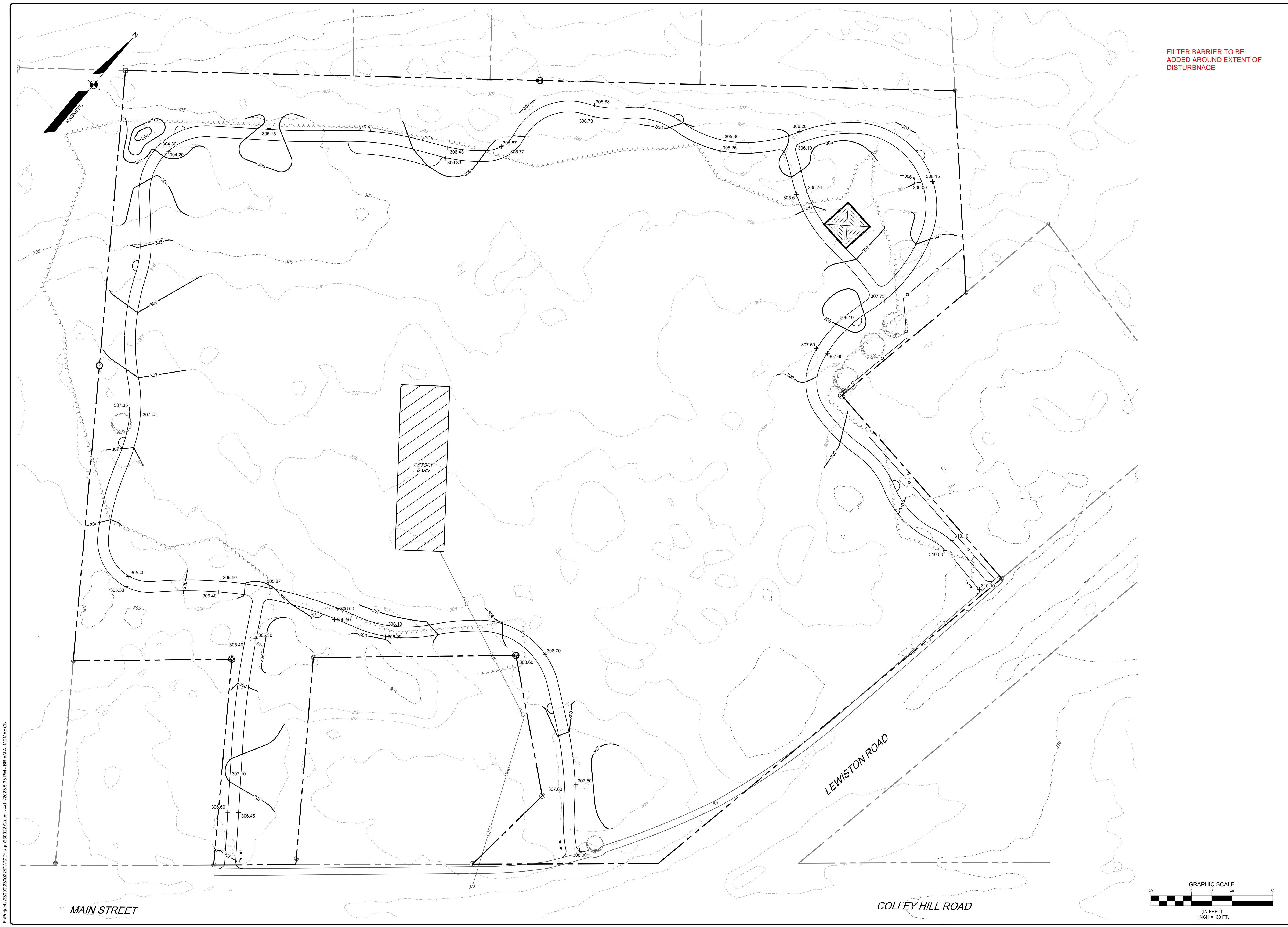
**OVERALL SITE PLAN**  
 OF:  
**VILLAGE AREA LOOP TRAIL**  
 33 MAIN STREET  
 GRAY, ME 04039  
 FOR:  
**TOWN OF GRAY**  
 24 MAIN STREET  
 GRAY, ME 04039

DESIGNED	BAM
DRAWN	RGL
CHECKED	HAH
DATE	02-24-2023
SCALE	1" = 30'
PROJECT	230022

**SHEET 3 OF 7**

F:\Project\230022\230022-DWG\Design\230022\_S.dwg - 4/11/2023 5:33 PM - BRIAN A. MCMAHON

230022\_S.dwg TAB OVERALL SITE PLAN



FILTER BARRIER TO BE  
ADDED AROUND EXTENT OF  
DISTURBNACE

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PLS OR FE  
NOT FOR  
CONSTRUCTION DATE

REV	BY	DATE	STATUS

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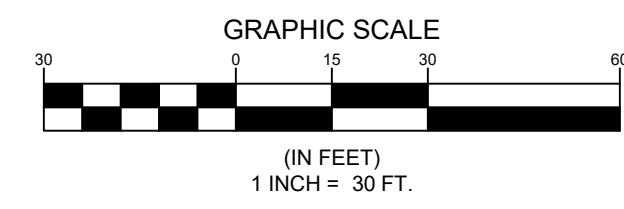
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GRADING PLAN  
OF:  
VILLAGE AREA LOOP TRAIL  
33 MAIN STREET  
GRAY, ME 04039  
FOR:  
TOWN OF GRAY  
24 MAIN STREET  
GRAY, ME 04039

DESIGNED	BAM
DRAWN	RGL
CHECKED	HAH
DATE	02-24-2023
SCALE	1" = 30'
PROJECT	230022

SHEET 4 OF 7

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230022\_G.dwg - TAB:GRADING PLAN



# EROSION CONTROL MEASURES

## PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

## CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADINGS. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

## EROSION CONTROL APPLICATIONS & MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

### 1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASIS OF GRADES AND SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).

HAY OR STRAW SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

### 2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

### 3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

### 4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL, SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETRIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

### 5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

### 6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THIS SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

### 7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR PAVING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A RURAL ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEEP TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL AND RECOVERY OF TRACKED SEDIMENT WITH A STREET SWEEPER, NOT BRUSHING THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

## DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

## TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR CONTRACTORS AND ENGINEERS, LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

## PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

## SEEDBED PREPARATION:

- A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.

- C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

## APPLICATION OF SEED:

- A. SEEDING SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (CONSERVATION MIX)

SEED TYPE	APPLICATION RATE
FESCUE FAWN	0.34 LBS/1,000 S.F. (15 LBS/ACRE)
BIRD'S FOOT TREFLOE, VARIETY NOT STATED	0.28 LBS/1,000 S.F. (12 LBS/ACRE)
ANNUAL RYEGRASS	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
TIMOTHY, CLMAX	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
ALSKIE CLOVER	0.11 LBS/1,000 S.F. (5 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TOTAL	1.14 LBS/1,000 S.F. (50 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

- B. HYDROSEEDING SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

- C. MULCHING SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING: FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE HIGHEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN, WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR. HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

## STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C). OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D) OF THIS STANDARD.
- B. STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
- C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C) OF THIS STANDARD.
- B. STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- C. STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

- 1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
- 2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

## HOUSEKEEPING:

- 1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- 2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF 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, BUMPS, AND OTHER FORMS OF GROUNDWATER. GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
- 3. 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, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- 4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- 5. EXCAVATION DE-WATERING: EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, OFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE. LIKE A COFFERDAM SEDIMENTATION BASIN, AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- 6. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER 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. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
  - A. DISCHARGES FROM FIREFIGHTING ACTIVITY;
  - B. FIRE HYDRANT FLUSHINGS;
  - C. VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
  - D. DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS;
  - E. ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
  - F. PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
  - G. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
  - H. UNCONTAMINATED GROUNDWATER OR SPRING WATER;
  - I. FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
  - J. UNCONTAMINATED EXCAVATION DEWATERING;
  - K. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
  - L. LANDSCAPE IRRIGATION.
- 7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
  - A. WASTEWATER FROM THE WASHOUT OR CLEAN OUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
  - B. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
  - C. SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
  - D. TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

# WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 1 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENIED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

## 1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS./1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

## 2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

## 3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

## 4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENIED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

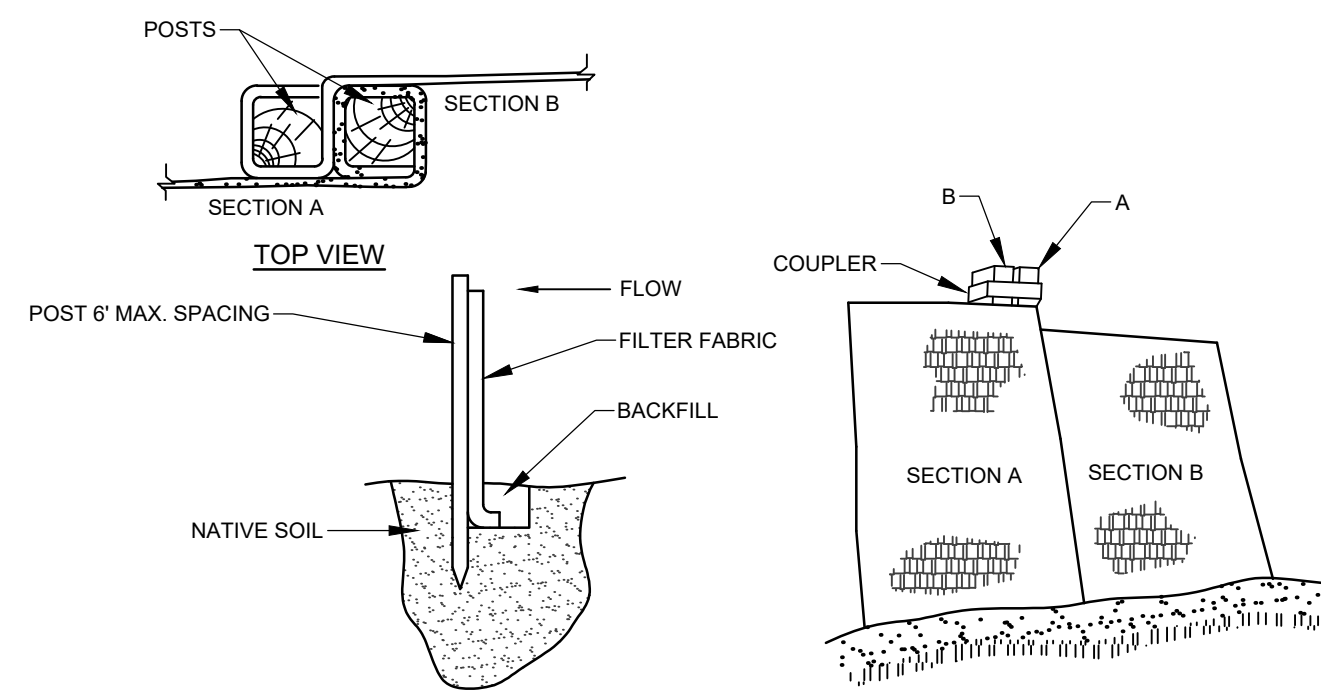
BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 15T, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

## 5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS./1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

## 6. SEEDING

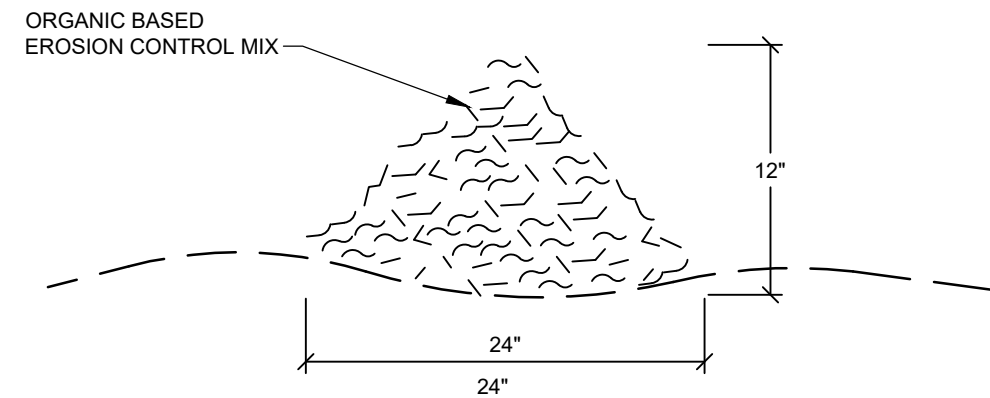
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15T, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS./1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY L



**INSTALLATION:**

1. EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

**FILTER BARRIER**  
NOT TO SCALE



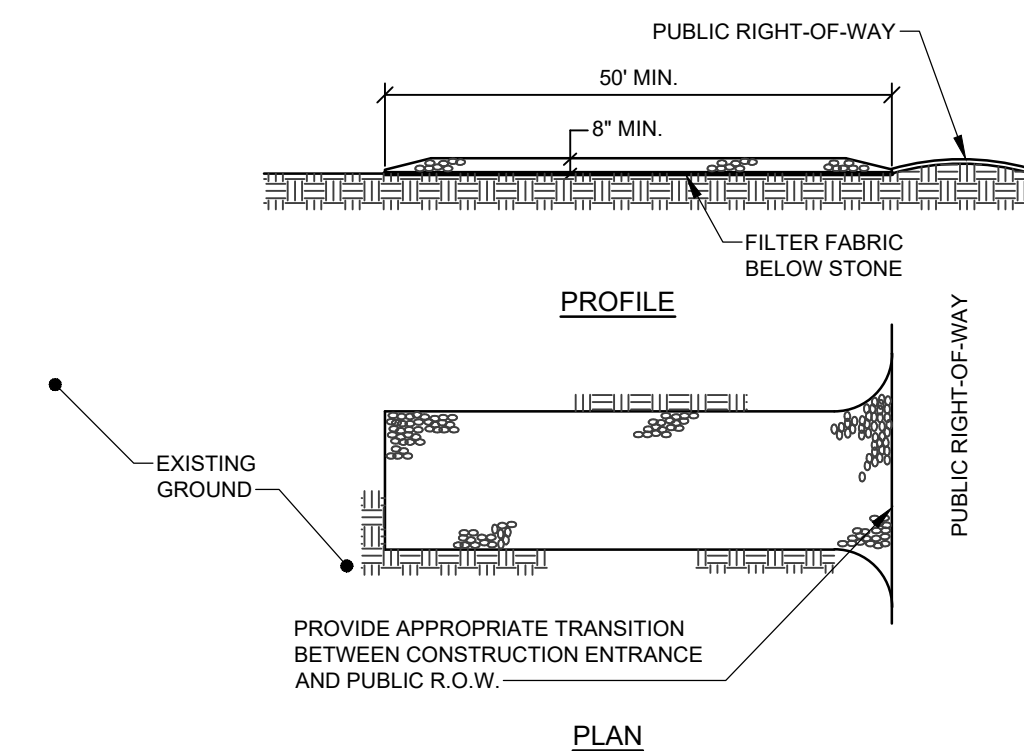
**COMPOSITION:**

EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

**INSTALLATION:**

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

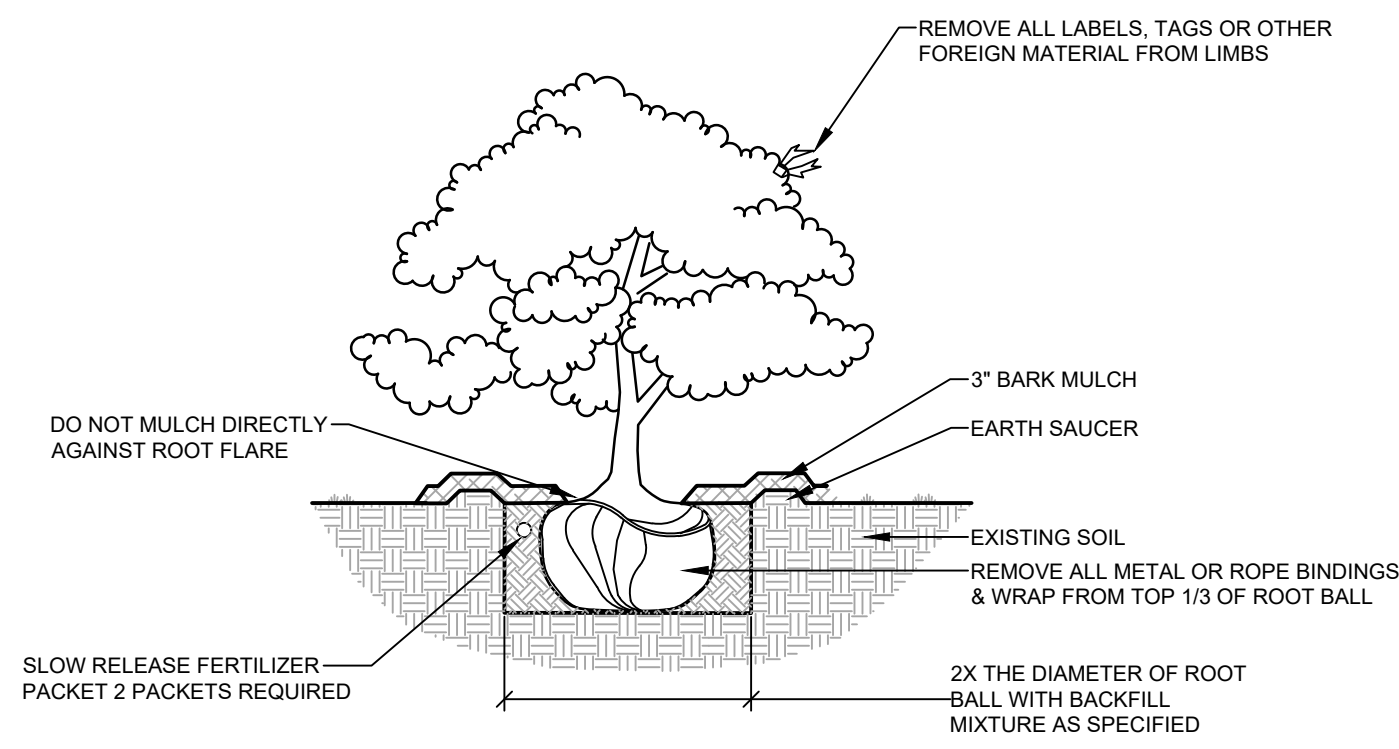
**EROSION CONTROL MIX BERM**  
NOT TO SCALE



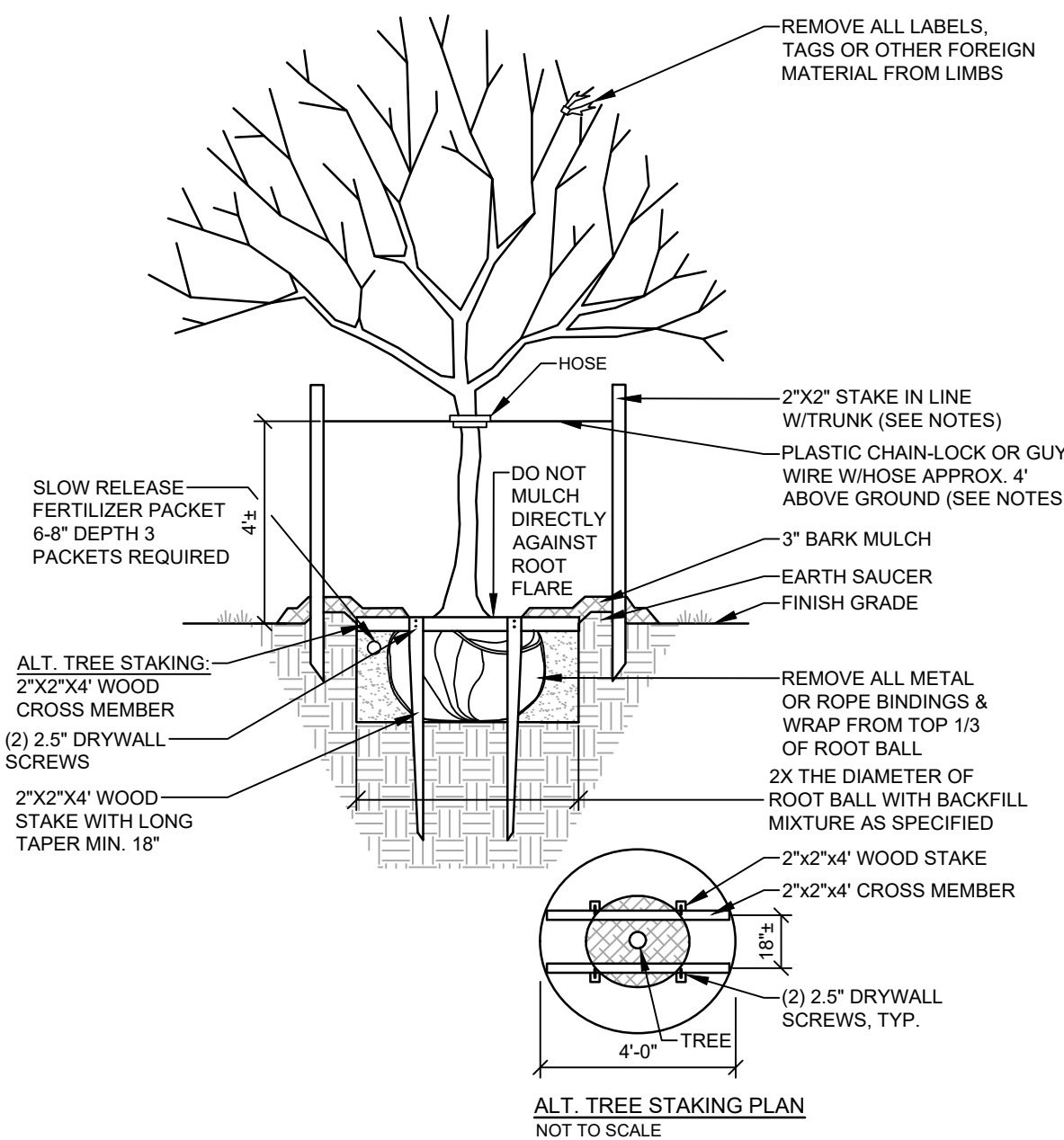
**NOTES:**

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"), USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

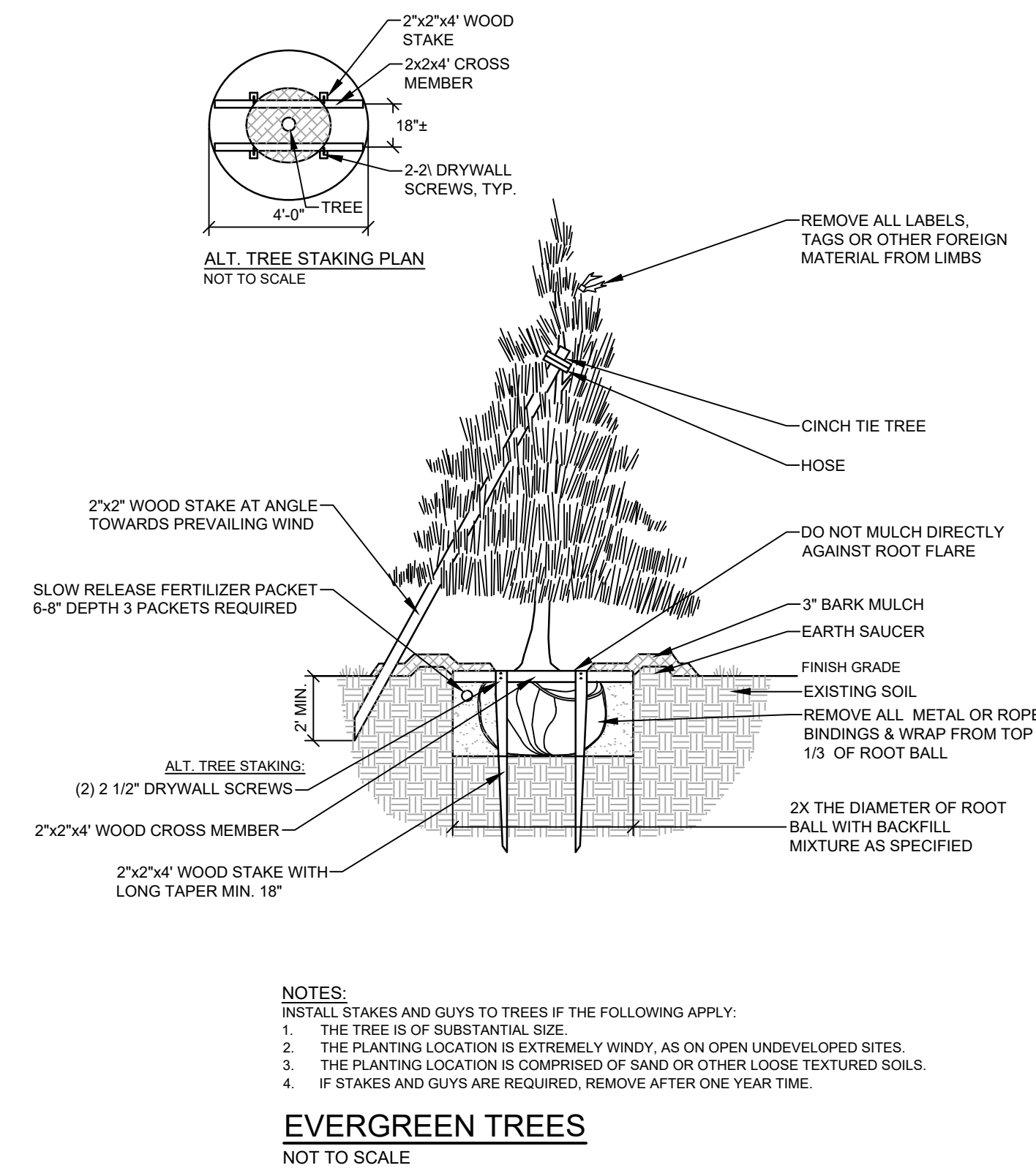
**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**DECIDUOUS & EVERGREEN SHRUB**  
NOT TO SCALE



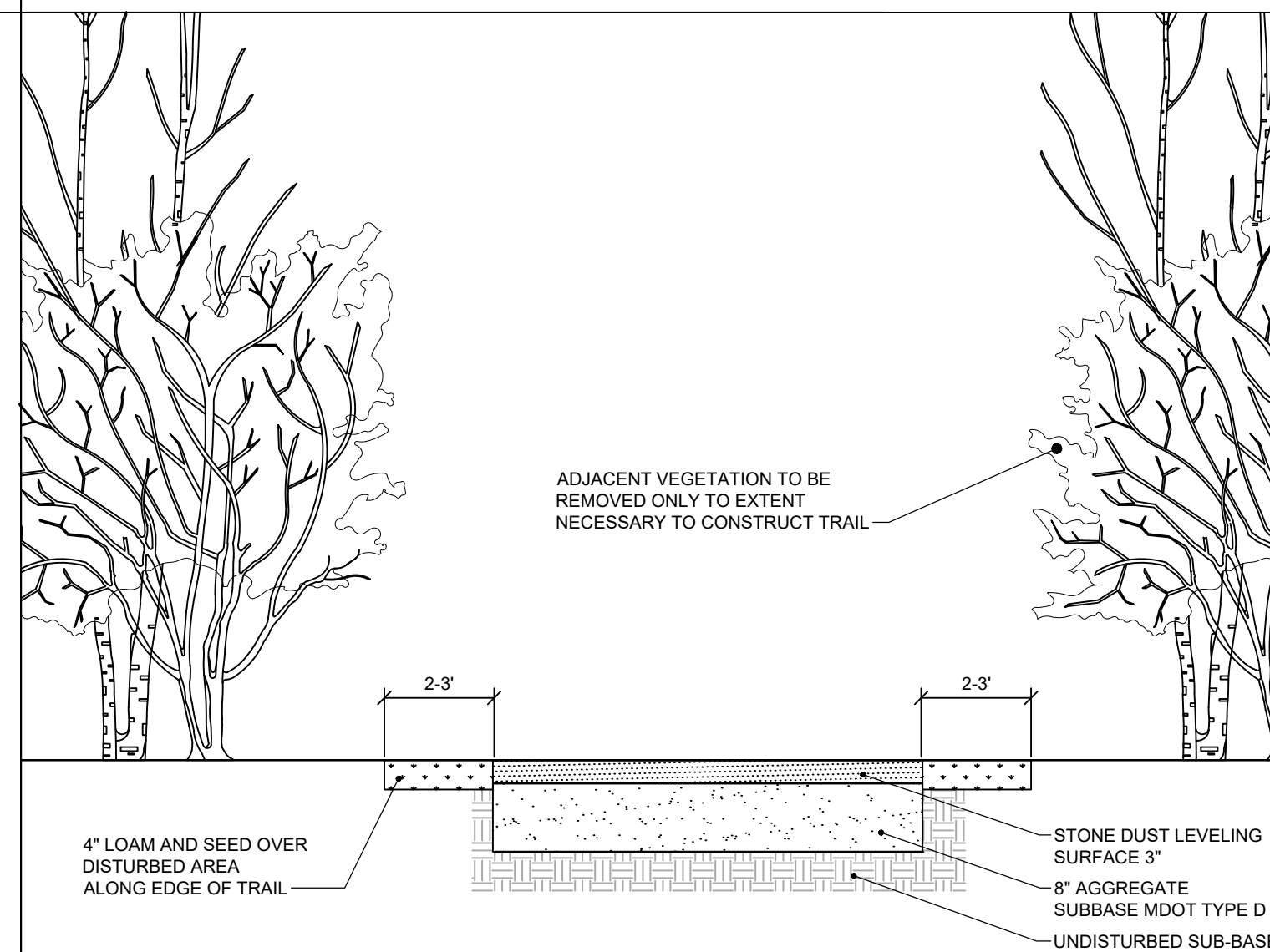
**DECIDUOUS TREES**  
NOT TO SCALE



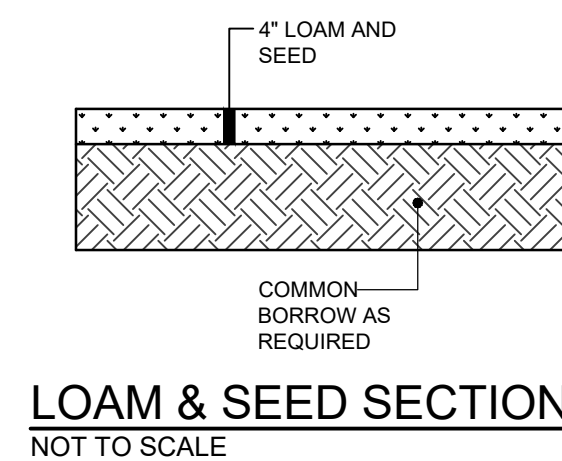
**NOTES:**

- INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
  2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
  3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
  4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

**EVERGREEN TREES**  
NOT TO SCALE



**STONE DUST FOOTPATH**  
NOT TO SCALE



**LOAM & SEED SECTION**  
NOT TO SCALE

PLS OR FE  
PROGRESS PRINT

PLS OR FE  
NOT FOR CONSTRUCTION DATE

REV	BY	DATE	STATUS

**SEBAGO**  
TECHNICALS

75 John Roberts Rd.  
Sullivan, ME 04196  
South Portland, ME 04106  
Tel. 207-200-2100

**DETAILS**  
OF:  
VILLAGE AREA LOOP TRAIL  
33 MAIN STREET  
GRAY, ME 04039

FOR:  
TOWN OF GRAY  
24 MAIN STREET  
GRAY, ME 04039

DESIGNED	BAM
DRAWN	RGL
CHECKED	HAH
DATE	02-24-2023
SCALE	NTS
PROJECT	230022

SHEET 7 OF 7

F:\Projects\230022\DWG\Design\230022.dwg - 4/11/2023 5:33 PM - BRIAN A. MCMAHON

## VALT Application: Conditional Use Responses

Standards Applicable to Conditional Permitted Uses:

It shall be the responsibility of the applicant to demonstrate that the proposed use meets all of the following criteria. The Board shall approve the application unless it makes written findings that one or more of these criteria have not been met:

**1. Will be compatible with the general character of the neighborhood with regard to design, scale, and bulk of proposed structures;**

This project is located on a parcel that is vacant other than an old barn that is to be demolished. We are not proposing any structures. Amenities such as benches, planters and a potential pergola in the community garden space would be within the scale and character of the area and would provide an aesthetic improvement. This is already an area that is used for pedestrian connectivity and recreational walking and will be an extension of the existing heavily-used leg of the trail behind town hall.

**2. Will not have a significant detrimental effect on the use and peaceful enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, light or glare.**

This project will not create any noise, vibrations, fumes, odor, dust, light or glare. No lighting is proposed and the trail is only to be used for passive recreation. The path is paved with crushed stone and does not create dust.

**3. Will not have a significant adverse effect on adjacent or nearby property values.**

Installation of this downtown walking trail with associated park-like amenities such as benches and gardens will increase the property values for the area by making it more attractive for development.

**4. Will not result in significant hazards to pedestrian or vehicular traffic or significant traffic congestion;**

Users of the trail will be accessing it via the existing sidewalk and the existing crosswalk on Main Street.

**5. Will not result in significant fire danger;**

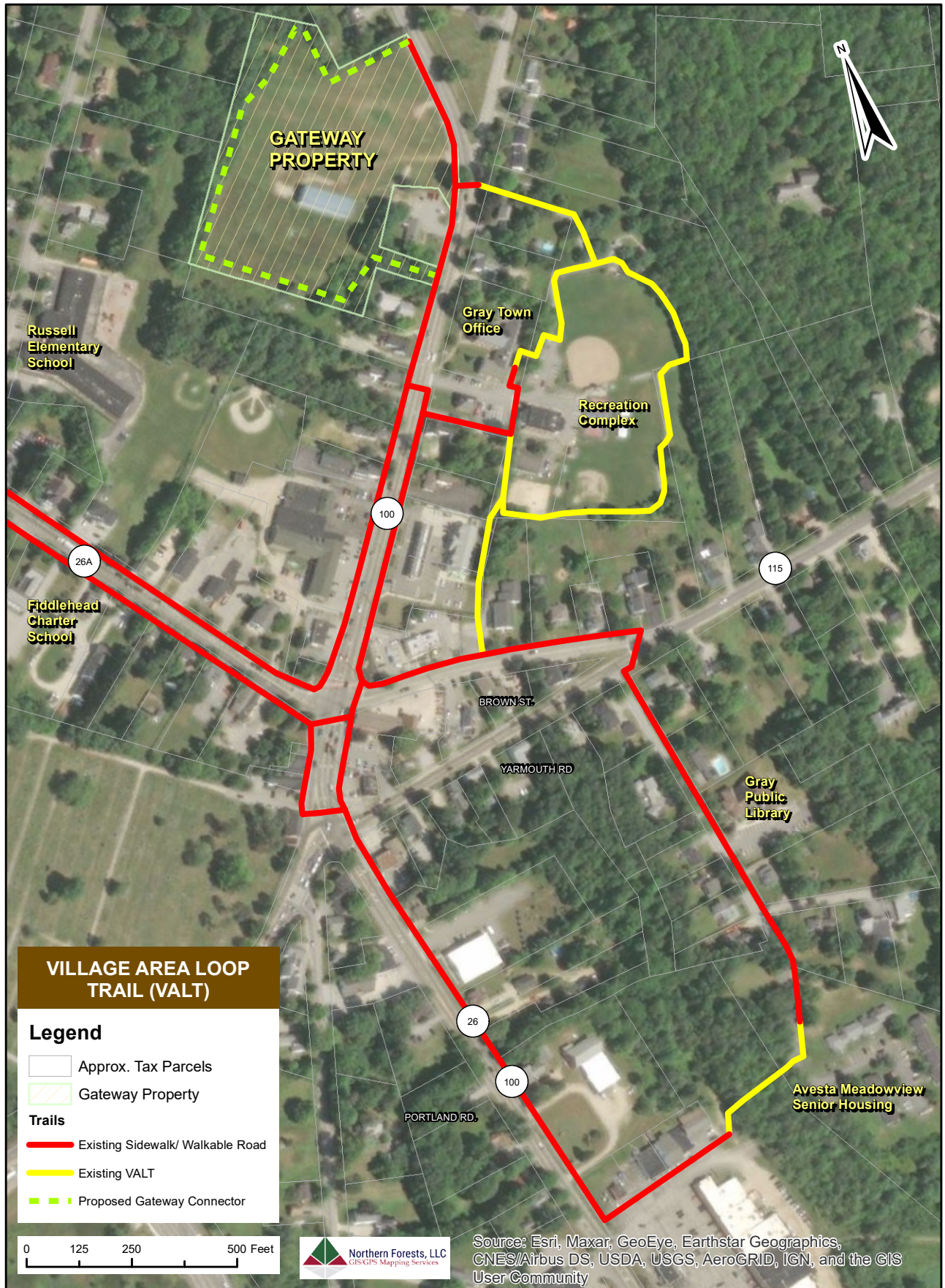
N/A. Only a crushed stone path and associated amenities are proposed; no fire hazards, no lighting.

**6. Will not result in significant flood hazards or flood damage, drainage problems, ground or surface water contamination, or soil erosion;**

The crushed stone path is permeable and is built up to avoid erosion and drainage issues.

**7. Will be served adequately by, but will not overburden, existing public services and facilities, including fire protection services, roads, water and storm drainage systems**

N/A .No impact on public services or facilities.



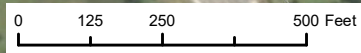
**VILLAGE AREA LOOP TRAIL (VALT)**

**Legend**

- Approx. Tax Parcels
- Gateway Property

**Trails**

- Existing Sidewalk/ Walkable Road
- Existing VALT
- Proposed Gateway Connector



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# Major Site Plan Review Application

## Village Area Loop Trail – Gateway Extension

Prepared for:  
Town of Gray, ME  
24 Main Street  
Gray, ME 04039

Prepared by:  
Sebago Technics  
75 John Roberts Rd, Suite 4A  
South Portland, ME 04106

April 2023

April 14, 2023  
230022

Doug Webster, Department Administrator  
Kristen Muszynski  
Town of Gray, Maine  
24 Main Street  
Gray, ME 04039

**RE: Village Area Loop Trail – Gateway Extension Site Plan Application**

Dear Mr. Webster, Ms. Muszynski, and Members of the Planning Board:

On behalf of our client, the Town of Gray, we are submitting the enclosed Major Site Plan Review Application and related materials for the proposed Village Area Loop Trail – Gateway Extension development located at Property Map/ Lot 035-403-027-000, on Main Street/Route 100 in Gray. The site is located on the northwest side of Main Street in between Shaker Road and Lewiston Road in the Gray Village area. The project site is approximately 7.08 acres and consists of some existing trail, a pre-existing storage building, and undeveloped area.

The proposed trail loop will feature 2,140 linear feet of Stonedust Trail and associated site improvements and plantings. The proposed trail extension will not require additional parking or vehicle access. The proposed development will have pedestrian access from two points on Main Street and a point on Lewiston Road where trails will connect with existing sidewalks. A Landscape Plan has been developed to respond to the buffer yard requirements. The site design will use grading to manage stormwater and erosion concerns. The proposed development will not require interconnection to existing utilities of Gray.

The enclosed Site Plan application has been prepared in accordance with Chapter 402 Zoning Ordinance, with awareness of Section 10.11 Site Development Standards for Site Plan Review, Section 10.12 Good Neighbor Standards for Site Plan Review, Section 10.13 Site Design Standards for Site Plan Review, and other applicable ordinances of the Town.

The technical team is led by Sebago Technics, Inc. including the project landscape architect and civil engineer. The project surveyor is Wayne Wood & Co. from Gray, ME.

We look forward to discussing this project with the Planning Board at the April 2023 meeting. Please feel free to contact us if additional information is needed. Thank you for your time and consideration related to this project.

Sincerely,

SEBAGO TECHNICS, INC.



Henry Hess, RLA  
Maine Licensed Landscape Architect  
Project Manager

# Table of Contents

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Agent Authorization  
Application  
Application Checklist

- Exhibit 1 Right Title and Interest
- Exhibit 2 Location Map
- Exhibit 3 Financial and Technical Capacity
- Exhibit 4 Abutters
- Exhibit 5 Natural Resources
- Exhibit 6 Stormwater Management
- Exhibit 7 Landscaping
- Exhibit 8 Standards

Plan Set  
Boundary Survey

# AGENT AUTHORIZATION

<b>APPLICANT/ OWNER</b>	Name	Town of Gray Town Manager - Nate Rudy		
<b>PROPERTY DESCRIPTION</b>	Physical Address	33 Main St Gray ME 04039	Map	35
			Lot	403-27
<b>APPLICANT'S AGENT INFORMATION</b>	Name	Sebago Technics - Henry Hess RLA		
	Phone	207-200-2100	<b>Business Name &amp; Mailing Address</b>	Sebago Technics, Inc. 75 John Roberts Road, Suite 4A South Portland, Maine 04106



APPLICANT SIGNATURE      DATE

4/7/2023

PLEASE TYPE OR PRINT NAME HERE

Nathaniel Rudy  
Gray Town Manager

APPLICANT'S AGENT SIGNATURE      DATE

03/14/2023



PLEASE TYPE OR PRINT NAME HERE

Henry Hess



## PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION TOWN OF GRAY MAINE

### PROPERTY TO BE DEVELOPED

Property Location/Address	Property Map/Lot
Zoning District	Lot Acreage
Owner Name	Tax Sheet
Owner Address	Owner Phone

### APPLICANT

Name (IF different than owner)	Contact Phone Number
Mailing Address	Alternate Phone Number
Mailing City/State/Zip	Fax Number
Email Address	

### AGENT/CONSULTANT

Name	Contact Phone Number
Mailing Address	Alternate Phone Number
Mailing City/State/Zip	Fax Number
Email Address	

### PROJECT

The undersigned requests that the Town of Gray Planning Board consider the following application for:

- |  |  |
|--|--|
| <input type="checkbox"/> <b>Subdivision</b><br><input type="checkbox"/> Sketch Plan Review<br><input type="checkbox"/> Preliminary Plan Review (Major)<br><input type="checkbox"/> Final Plan Review (Major)<br><input type="checkbox"/> Minor<br><br><input type="checkbox"/> <b>Site Plan Review</b><br><input type="checkbox"/> Pre-Application Conference<br><input type="checkbox"/> Minor<br><input type="checkbox"/> Major<br><br><input type="checkbox"/> <b>Shoreland Zoning Permit</b> | <input type="checkbox"/> <b>Other (specify)</b><br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Amendment<br><input type="checkbox"/> Extension<br><input type="checkbox"/> Workshop<br><input type="checkbox"/> Contract Zone Request |
|--|--|

**Project Description / Comments:**

**Applicant Signature**

**Date**



# SITE PLAN REVIEW CHECKLIST TOWN OF GRAY MAINE

**For Office Use Only**  
 Date Received: \_\_\_\_\_  
 Received by: \_\_\_\_\_

## APPLICANT/PROJECT

Name	Date
------	------

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. The checklist, however, does not substitute for the requirements of Article 10 of the Zoning Ordinance. The Planning Board will also use the checklist to ensure your application is complete. Indicate if the information has been submitted or if a waiver is requested. If you feel that information is not applicable to your project, please indicate in the second column. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. Detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans, however, may best be presented on a separate sheet or sheets.  
**This checklist does not address the standards that the site plan must meet.**

## SITE PLAN REVIEW SUBMISSION REQUIREMENTS

	Submitted by Applicant	Not Applicable	Applicant Request to be Waived	Reviewed by Planner/Engineer	Waived by Planning Board
<b>402.10.10.A SITE INVENTORY PLAN</b>					
<b>A.1</b> Owner name(s), address(es), phone number(s)					
<b>A.2</b> Consultant name(s) & address(es)					
<b>A.3</b> Evidence of right, title, or interest in property					
<b>A.4</b> Fourteen (14) copies of accurate scale inventory plan showing:					
a. The name of the development, north arrow, date and scale.					
b. The boundaries of the parcel and existing zoning.					
c. The relationship of the site to the surrounding area .					
d. The topography of the site at an appropriate contour interval depending on the nature of the use and character of the site.					
e. The major natural features of the site and within five hundred (500) feet of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries or other important natural features (if none, so state).					
f. Existing buildings, structures, or other improvements on the site (if none, so state).					
g. Existing restrictions or easements on the site (if none, so state).					
h. The location and size of existing utilities or improvements servicing the site (if none, so state).					
i. Mapping of all wetlands and/or potential vernal pools on site regardless of size.					
j. A Class B high intensity soil survey if any portion of the site is located in a resource protection district or has wetlands covering more than ten (10%) percent of the site.					
k. A Class D medium intensity soil survey if vernal pools and/or significant wetlands are not present.					

**402.10.10.B SITE ANALYSIS PLAN**

<b>B.1</b> Fourteen (14) copies of a site analysis plan identifying:					
a. Portions of the site that are unsuitable for development or use;					
b. Portions of the site that are unsuitable for on- site sewage disposal;					
c. Areas of the site that have environmental limitations that must be addressed in the development plan;					
d. Areas that may be subject to off-site conflicts or concerns; and which areas are well suited to the proposed use.					
<b>B.2</b> Fourteen (14) copies of site description narrative					
<b>B.3</b> Submission requirement waiver requests, if any					

**402.10.10.C APPLICATION SUBMISSION REQUIREMENTS**

<b>C.1</b> Signed/Executed Application					
<b>C.2</b> Evidence of payment of the application fee and technical review escrow.					
<b>C.3</b> Fourteen (14) copies of written materials and maps/drawings					
<b>C.4</b> Report/Maps/Drawings: General Information					
a. Owner contact information					
b. Setback, yard, and buffer locations					
c. Abutter contact information					
d. Map: general site location					
e. Contiguous property boundaries					
f. Map/Lot Number					
g. Deed/proof of ownership/interest in property					
h. Plan preparer name, registration #, seal					
i. Evidence of technical & financial means					
<b>C.5</b> Reports/Maps/Drawings: Existing Conditions					
a. Zoning Classification					
b. Property lines bearings & length					
c. Location of utilities (water, sewer, electric, etc.)					
d. Street name(s), location(s), width(s)					
e. Building location(s), dimensions, and photo(s)					
f. Driveway location(s), dimensions					
g. Location of intersecting roads/driveways					
h. Location of important or unique natural site features					
i. Direction of surface water drainage					
j. Sign location(s), front view(s), dimensions					
k. Easement location, dimensions, documents					

l. Fire hydrant or fire protection water supply location					
<b>C.6 Reports/Maps/Drawings: Proposed Development</b>					
a. Water/Sewage estimated demands/provisions					
b. Direction of proposed surface water drainage					
c. Solid waste disposal provisions					
d. Driveway/parking plans/provisions					
e. Proposed landscaping & buffering					
f. Proposed building/building expansion plans					
g. Proposed sign plans					
h. Proposed exterior lighting					
i. Location of utilities & fire protection systems					
j. General description of proposed use/activity					
k. Traffic estimates					
l. Stormwater, erosion & sedimentation control, and water quality management provisions					
<b>C.7 Reports/Maps/Drawings: Site Plan</b>					
<b>402.10.10.D ADDITIONAL REQUIREMENTS FOR MAJOR DEVELOPMENTS</b>					
<b>D.1</b> Proposed development narrative					
<b>D.2</b> Grading plan					
<b>D.3</b> Stormwater drainage & erosion control program					
<b>D.4</b> Groundwater impact analysis					
<b>D.5</b> Plan preparer name/registration number/seal					
<b>D.6</b> Utility plan					
<b>D.7</b> Planting schedule					
<b>D.8</b> Traffic impact analysis					
<b>D.9</b> Gray Water District statement of supply adequacy					
<b>D.10</b> Estimated cost of development/proof of financial capacity					
<b>402.10.10.E WAIVER OF SUBMISSION REQUIREMENTS [WRITE IN WAIVER REQUESTS]</b>					

# **Exhibit 1**

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## **Right Title and Interest**

**Exhibit 1 - Title, Right or Interest**

The Town of Gray has provided evidence of Right and Title by warranty deed executed July 2021. Please see this Exhibit for a copy of the Warranty Deed recorded with the Cumberland County Registry of Deeds.

DLN: 1002140154476

MAINE REAL ESTATE TAX-PAID

## WARRANTY DEED

ALLEN HAMILTON and PENNY HAMILTON of Gray, County of Cumberland, State of Maine, for consideration paid, grant to the INHABITANTS OF THE TOWN OF GRAY, Maine, whose mailing address is 24 Main Street, Gray, Maine 04039, with WARRANTY COVENANTS, three parcels of land, with any buildings thereon, in Gray, County of Cumberland, State of Maine, described as follows:

PARCEL ONE: Beginning at a point on the westerly sideline of Lewiston Road (a/k/a Route 100 and Route 202), which point also marks the southeasterly corner of land now or formerly of D. Peter Goodridge and Louise A. Goodridge as described in the deed recorded in the Cumberland County Registry of Deeds in Book 7357, Page 108;

Thence South 10°25'05" West 133.90 feet, more or less, along the westerly sideline of said Lewiston Road to a point, which point also marks the northeasterly corner of land formerly of Charles Valliere as conveyed to Penny Hamilton by deed dated October 7, 2020 and recorded in said Registry in Book 37282 Page 264 (Parcel Two, below);

Thence North 80°27'23" West 267.48 feet, more or less, to a point;

Thence North 21°52'53" West 258.78 feet, more or less, to a point on the southeasterly line of land now or formerly of Marvin E. Kenney and Patricia J. Kenney as described in the deed recorded in said Registry in Book 3202, Page 567;

Thence North 51°29'51" East 162.55 feet, more or less, along said land now or formerly of Kenney to a point on the southerly sideline of land now or formerly of Fred Forsley and Richard T. Forsley as described in the deed recorded in said Registry in Book 8441, Page 327;

Thence South 42°58'17" East 149.11 feet, more or less, to a point on the westerly sideline of land now or formerly of said Goodridge as described in the deed recorded in said Registry in Book 7357, Page 108;

Thence South 10°25'12" West 119.00 feet, more or less, along the land now or formerly of said Goodridge to a point;

Thence South 81° 03' 58" East 179.28 feet, more or less, to the point of beginning.

Reference may be made to the Standard Boundary Survey dated April 16, 2001, prepared by

Land Services Inc. for M-33 Associates, recorded at Plan Book 201, Page 153, the forgoing property being Parcel #4 described on said Standard Boundary Survey.

Parcel One being the same premises described in a deed from Advance Realty II, LLC to Allen Hamilton dated November 17, 2017 and recorded in said Registry of Deeds in Book 34469 Page 231. (Map 35 Lot 403-29.)

PARCEL TWO: Beginning at a point on the northwesterly side of Lewiston Road (a/k/a Route 100 and Route 202) at the southeasterly corner of land conveyed by Advance Realty II, LLC to Allen Hamilton by deed dated November 17, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34469 Page 231 (Parcel One, above);

Thence South  $10^{\circ} 25' 05''$  West, along the westerly sideline of said Lewiston Road, 134.68 feet, more or less, to a point, also being the northeasterly point of land conveyed by said Advance Realty II, LLC to Allen Hamilton and Charles Valliere by deed dated November 17, 2017 and recorded in said Registry of Deeds in Book 34469 Page 156;

Thence North  $77^{\circ} 47' 53''$  West 188.69 feet, more or less, to a point;

Thence North  $21^{\circ} 52' 53''$  West 147.56 feet, more or less, to a point;

Thence South  $80^{\circ} 27' 23''$  East 267.48 feet, more or less, to the point of beginning.

Reference may be made to the Standard Boundary Survey dated April 16, 2001, prepared by Land Services Inc. for M-33 Associates, recorded at Plan Book 201, Page 153, the forgoing property being Parcel #3 shown on said Standard Boundary Survey.

Parcel Two being the same premises described in a deed from Charles Valliere to Penny Hamilton dated October 7, 2020 and recorded in said Registry in Book 37282 Page 264. (Map 35 Lot 403-28.)

PARCEL THREE: Beginning at a point on the westerly sideline of Lewiston Road (a/k/a Route 100 and Route 202), which point also marks the southeasterly corner of land now or formerly of Charles Valliere as conveyed to Penny Hamilton by deed dated October 7, 2020 and recorded in the Cumberland County Registry of Deeds in Book 37282 Page 264 (Parcel Two, above);

Thence South  $10^{\circ} 25' 5''$  West 60.93 feet, more or less, along the westerly sideline of said Lewiston Road, to a point;

Thence South  $49^{\circ} 55' 25''$  West 137 feet, more or less, along the westerly sideline of Main Street (a/k/a Route 100 and Route 202) to a point and steel pin set, which point also marks the easterly corner of land now or formerly of One Last Time, LLC as described in the deed

recorded in said Registry in Book 31801, Page 133;

Thence North 05° 43' 38" East 72.09 feet, more or less, along said land now or formerly of One Last Time, LLC, to a point and steel pin set;

Thence North 50° 30' 24" West 105.39 feet, more or less, along said land now or formerly of One Last Time, LLC, to a point and steel pin set;

Thence South 49° 31' 48" West 149.54 feet, more or less, along said land now or formerly of One Last Time, LLC to a point and steel pin set;

Thence South 35° 03' 11" East 153.46 feet, more or less, along said land now or formerly of One Last Time, LLC to a point steel pin set at the westerly sideline of said Main Street;

Thence South 49° 55' 25" West 60.62 feet, more or less, along the westerly sideline of said Main Street to a point, which point also marks the easterly corner of land now or formerly of Daniel S. Leavitt and Tamara Leavitt as described in the deed recorded in said Registry in Book 3183, Page 741;

Thence North 34° 50' 49" West 152.38 feet, more or less, along said land now or formerly of Leavitt to a point;

Thence South 49° 31' 48" West 117 feet, more or less, along said land now or formerly of Leavitt to a point on the easterly sideline of land now or formerly of Daniel W. Gilliland, Sr. as described in the deed recorded in said Registry in Book 8142, Page 25;

Thence North 34° 50' 49" West 437.27 feet, more or less, along said land now or formerly of Gilliland to a point on the southeasterly line of land now or formerly of School Administrative District #15 as described in the deed recorded in said Registry in Book 2600, Page 301;

Thence North 51° 29' 51" East 449.86 feet, more or less, to a point, which point also marks the westerly point of land conveyed by Advance Realty, II to Allen Hamilton by deed dated November 17, 2017 and recorded in said Registry in Book 34469 Page 231 (Parcel One, above);

Thence South 21° 52' 53" East 406.30 feet, more or less, to a point;

Thence South 77° 47' 53" East 188.69 feet, more or less, to the point of beginning.

Reference may be made to the Standard Boundary Survey dated April 16, 2001, prepared by Laud Services Inc. for M-33 Associates, recorded at Plan Book 201, Page 153, the forgoing property being a portion of Parcel #1 described on said Standard Boundary Survey, excepting

therefrom the parcel conveyed by Advance Realty II, LLC to One Last Time, LLC by deed dated September 23, 2014 and recorded in said Registry in Book 31801, Page 133.

Parcel Three being the same premises described in a deed from Charles Valliere and Allen Hamilton to Allen Hamilton and Penny Hamilton dated October 7, 2020 and recorded in said Registry in Book 37282 Page 273. (Map 35 Lot 403-27.)

Including any and all of Grantor's rights in and to the fee interest underlying the public easement for said Lewiston Road.

Benefitted and burdened by all state and municipal and public utility easements of record.

SUBJECT to the commercial lease from Allen Hamilton to Cleantap Energy, LLC dated September 30, 2020.

Witness our hands and seals this 22<sup>nd</sup> day of July, 2021.

[Redacted signature area]

Witness [Redacted] Allen Hamilton

[Redacted signature area]

Witness [Redacted] Penny Hamilton

STATE OF MAINE

COUNTY OF CUMBERLAND

July 22, 2021

Then personally appeared before me the above-named Allen Hamilton and Penny Hamilton who acknowledged the foregoing instrument to be their free act and deed.

Before me, [Redacted]

[Redacted signature area]

Notary Public / Attorney at Law

Jeffrey B. Herbert

Printed Name

My Comm. Exp: \_\_\_\_\_

# **Exhibit 2**

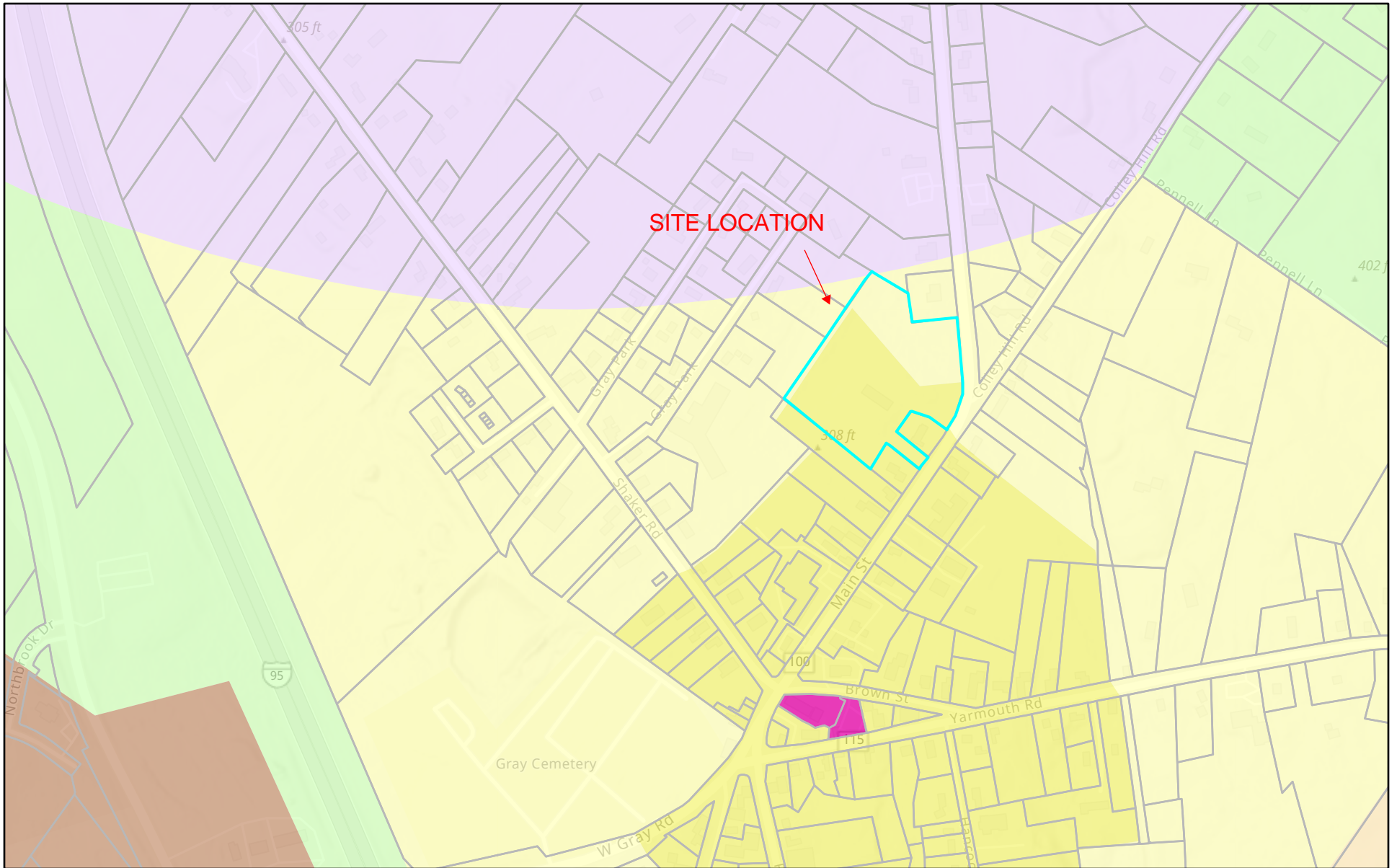
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## **Location Map**

## **Exhibit 2 – Location Map**

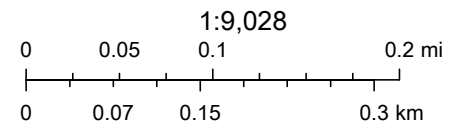
Please see the enclosed maps: a location map showing the proposed development in relation to existing streets; and a zoning map showing the proposed development in relation to the Town of Gray's general zones.

# Town of Gray Parcels



3/31/2023, 9:01:58 AM

- |                        |                       |                                    |
|------------------------|-----------------------|------------------------------------|
| Tax Parcels (2022)     | Contract Zone "A"     | Wellhead Protection-2              |
| General Zoning         | Village Center        | Medium Density                     |
| Business Development-2 | Village Center Proper | Rural Residential and Agricultural |



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

# **Exhibit 3**

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## **Financial Capacity**

### **Exhibit 3 – Financial and Technical Capacity**

The Town of Gray has been awarded Community Development Block Grant funds for the purpose of this project. The Town will be issuing a request for proposals to hire a professional contractor to complete construction of the proposed development. Please see this Exhibit for proof of technical and financial capacity.

The logo for Cumberland County, Maine, features the word "Maine" in a stylized orange script font above the words "Cumberland County" in a bold, black, sans-serif font.

Community Development Department – 142 Federal Street Rm109 – Portland, Maine 04101

March 30, 2023

Town of Gray  
Attn: Nathaniel Rudy  
24 Main Street  
Gray, ME 04039

Dear Town Manager Rudy,

Congratulations! On May 9<sup>th</sup>, 2022 Cumberland County's Commissioners awarded Community Development Block Grant funds to your Town for the purpose of constructing the following projects during the fiscal year beginning July 1, 2022:

- **\$ 66,877 Village Area Loop Trail- Phase 2**

We are aware that budgets and staffing often change between the time an application is submitted and grant funds are awarded. To make sure we have the most accurate information in our grant contract and files, please provide the following information:

1. Project Update:

- a. *Contact Information:* Please provide the name, phone number, and email address for the primary contact for each project. If billing/invoicing or performance reports will be coming from a different person, please provide their contact information as well.
- b. *Project Summary:* If the process, scope of work, type of clients serviced, or timeline for completing your projects have changed since the time of your application submittal. Please provide a project summary update to our staff.
- c. *Budget:* If your grant award is different from your request, or if other funding sources have increased or decrease since your application submittal. Please provide us with an updated budget.

2. Federal Contract Provisions: The recreation project will be subject to the following federal requirements, including:

- a. *Environmental Review:* All funded projects that include construction will require an Environmental Review by the County to ensure compliance with the State Historic Preservation Office, local Historic Preservation Ordinances and other environmental regulations. If applicable, this will take two to four weeks to process *once a final scope of work is submitted and approved by staff.*
- b. *Federal Labor Standards:* Sub-recipients who receive funds for construction or rehabilitation projects must ensure that they and all subcontractors meet requirements for federal prevailing wage rates specified under the Davis-Bacon Act. The Act requires that all laborers and mechanics employed by

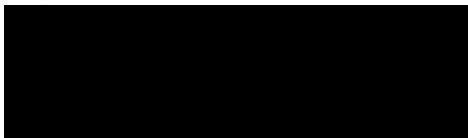
contractors in the performance of construction financed in whole or in part with assistance received under HUD programs (CDBG), shall be paid wages at rates no less than the prevailing rates provided. This will require certified payroll to be submitted to the County for all workers on site.

- c. Procurement: full and open competition & cost reasonableness, procurement must comply with the town's Purchasing Ordinance.
3. Reporting: Quarterly updates will be required in order to process payments. Updates will provide project status updates. A form will be provided. Reporting will occur on a quarterly basis, due on the 10<sup>th</sup> of the month (October 10, January 10, April 10 and July 10). Please identify who will submit the quarterly reports.
4. Payment: If submitted on time, payment will be processed and released within 7-10 business days.

Please submit all requested documents by June 6<sup>th</sup>, 2022. Once all documents have been reviewed by County Staff, we will set up a time to review the requirements of this project and sign a contract. *Please note: No work can begin, and no money can be spent until after July 1, 2022 and a contract has been signed by all parties.*

If you have any questions, please contact me.

Sincerely,



Kristin Styles  
Community Development Director  
Cumberland County  
[Styles@cumberlandcounty.org](mailto:Styles@cumberlandcounty.org)  
Phone: 699-1906

cc: Kristen Muszynski, Community Planner, Town of Gray

# Exhibit 4

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## Abutters

**Exhibit 4 – Abutters**

Please see below for a map and table of the location and ownership of the immediate abutters for the site.

<b>Map-Lot</b>	<b>Owner</b>	<b>Address</b>	<b>City/ State/ Zip</b>
035-406-003-000	HANSON, HENRY T	4 COLLEY HILL RD	GRAY, ME 04039
035-402-056-000	STORMER, ANDREW CHASE - TENANT IN COMMON	21 MAIN STREET	GRAY, ME 04039
035-403-021-000	MANCHESTER, KATIE J	51 MEADOW LANE	NEW GLOUCESTER, ME 04260
035-403-066-000	GRAIVER, WILLIAM	324 GRAY ROAD	FALMOUTH, ME 04105
035-403-018-000	DIEHL, GREGORY A	10 GRAY PARK	GRAY, ME 04039
035-406-004-000	YOUNG, PAUL F	PO BOX 746	GRAY, ME 04039
035-403-065-000	CROSSROADS COMMUNITY CHURCH OF GRAY	PO BOX 454	GRAY, ME 04039
035-402-047-000	SAD #15	14 SHAKER ROAD	GRAY, ME 04039
035-403-031-000	H & L INVESTMENTS LLC	PO BOX 1012	BIDDEFORD, ME 04005
035-403-022-000	ALLEN, PAUL S	5 HENDERSON COURT	WINDHAM, ME 04062
035-405-002-000	TOWN OF GRAY	24 MAIN STREET	GRAY, ME 04039
035-406-007-000	LEEMAN, LAWRENCE N	62 LONG HILL ROAD	GRAY, ME 04039
035-402-059-000	GILLETTE, JENNIFER L	27 MAIN ST	GRAY, ME 04039
035-403-023-000	BOUCHARD, KATHLEEN R	18 GRAY PARK RD	GRAY, ME 04039
035-405-001-000	TOWN OF GRAY	24 MAIN STREET	GRAY, ME 04039
035-402-047-001	TOWN OF GRAY	24 MAIN STREET	GRAY, ME 04039
035-403-030-000	GOODRIDGE, D PETER	PO BOX 51	GRAY, ME 04039
035-403-067-000	FARRINGTON, JANET A	5 COLLEY HILL RD.	GRAY, ME 04039
035-403-020-000	HILL, SHERMAN V	PO BOX 141	GRAY, ME 04039
035-406-001-000	FINEGAN, KENNETH	8 COLLEY HILL RD	GRAY, ME 04039
035-403-027-000	TOWN OF GRAY	24 MAIN STREET	GRAY, ME 04039
035-403-032-000	GRAY AMERICAN LEGION POST #86	PO BOX 428	GRAY, ME 04039
035-406-006-000	LALUMIERE, BRIAN P	28 MAIN ST	GRAY, ME 04039
035-406-002-000	CANARIE, KATHLEEN	6 COLLEY HILL	GRAY, ME 04039
035-402-058-000	DOW, CLIFFORD	150 TARGETT ROAD	NEW GLOUCESTER, ME 04260
035-403-026-000	SAWYER HOUSE LLC	48 HIGH VIEW DRIVE	POLAND, ME 04274
035-402-057-000	BECK, ELIZABETH	23 MAIN STREET	GRAY, ME 04039
035-403-066-002	WG ENTERPRISES INC	324 GRAY ROAD	FALMOUTH, ME 04105
035-403-066-001	GRAIVER, WILLOW S	324 GRAY ROAD	FALMOUTH, ME 04105

# **Exhibit 5**

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## **Natural Resources**

## **Exhibit 5 – Natural Resources**

### **Flooding**

The project site falls entirely outside of FEMA identified flood zones in accordance with the Flood Insurance Rate Map (FIRM) for the Town of Gray (Community Panel 2300480015A, dated January 6, 1982). Please see the attached flood map.

### **Soils**

A Class 'D' Medium Intensity Soil Survey published by the United States Department of Agriculture, Natural Resources Conservation Service has also been attached. The soils were identified as Deerfield loamy fine sand, Hinckley loamy sand, Merrimac fine sandy loam, Paxton fine sandy loam, and Scantic silt loam. Please see the attached soil report.

### **Wetlands**

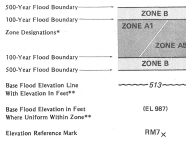
The project site does not include any wetland area. Please see the attached wetland map.

**ELEVATION REFERENCE MARKS**

REFERENCE MARK	ELEVATION IN FEET (VDOT) <sup>1</sup>	DESCRIPTION OF LOCATION
RM 17	287.89	Dissected areas in top and end of 18-inch C.M.P. outlet on Old Elmer Road, ground approximately 1.5 miles north along Mountain View Road from intersection of Campbell Street Road to intersection of Birchwood Road, approximately 0.5 mile northeast along Lawrence Road to intersection of Old Elmer Road. C.M.P. is located approximately 0.5 mile southeast from intersection along Old Elmer Road.
RM 18	307.50	Railroad spikes in east feet of 18-inch oak tree, 30 feet west and 18 feet south of intersection of Campbell Street and Private Road, located 1.25 miles northwest along Campbell Street Road from intersection of Mountain View Road.
RM 19	314.55	Railroad spikes in north face of 30-inch oak tree, 60 feet west and 17 feet south of intersection of Tree and Location Road.
RM 20	283.17	Standard water gauge on US Route 202, set in top of rock outcrop 40 feet east of US Route 202, located approximately 0.25 mile east along US Route 202 from intersection of Birchwood Road.
RM 21	216.47	Dissected areas in top of west abutment of Lawrence Road bridge over Pleasant River.

<sup>1</sup>National Geodetic Vertical Datum of 1929

**KEY TO MAP**



**\*EXPLANATION OF ZONE DESIGNATIONS**

- A** Area of 100-year flood; base flood elevations and flood hazard factors determined.
- A0** Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
- A1** Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
- A1A0** Area of 100-year flood; base flood elevations and flood hazard factors determined.
- A00** Area of 100-year flood to be protected by flood protection system under jurisdiction of local flood protection district.
- B** Area between limits of the 100-year flood and 500-year flood or depth greater than 100-year flooding with average depths less than one (1) foot or where the corresponding average area is less than one square mile or area indicated by lines from the base flood. (Medium shading)
- C** Area of minimal flooding, (no shading)
- D** Area of undetermined, but possible, flood hazards.
- V** Area of 100-year coastal flood with velocity. In areas without base flood elevations and flood hazard factors not determined.
- V1V0** Area of 100-year coastal flood with velocity. In areas without base flood elevations and flood hazard factors determined.

**NOTES TO USER**

Certain areas not in the special flood hazard areas (Zones A and V) may be protected by flood control structures.  
 This map is for flood insurance planning only. It does not necessarily show all areas subject to flooding in the community or for planning purposes outside special flood hazard areas.

INITIAL IDENTIFICATION:  
 FEBRUARY 18, 1987  
 FLOOD HAZARD BOUNDARY MAP REVISIONS:

FLOOD INSURANCE RATE MAP EFFECTIVE:  
 JANUARY 6, 1982  
 FLOOD INSURANCE RATE MAP REVISIONS:

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the areas where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**  
**FLOOD INSURANCE RATE MAP**

**TOWN OF GRAY, MAINE**  
**CUMBERLAND COUNTY**

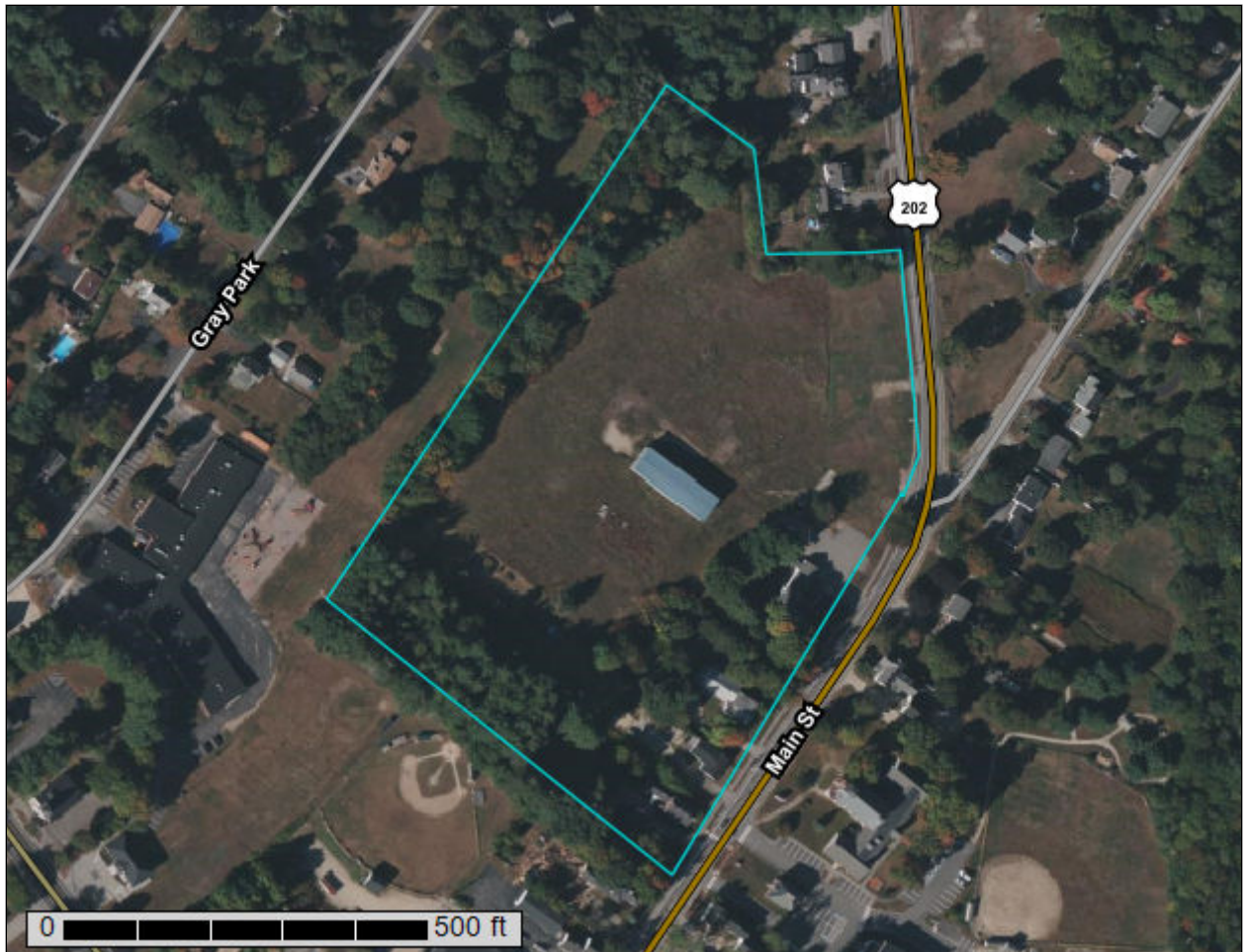
PANEL 15 OF 15  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER**  
 230048 0015 A

**EFFECTIVE DATE:**  
 JANUARY 6, 1982



# Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

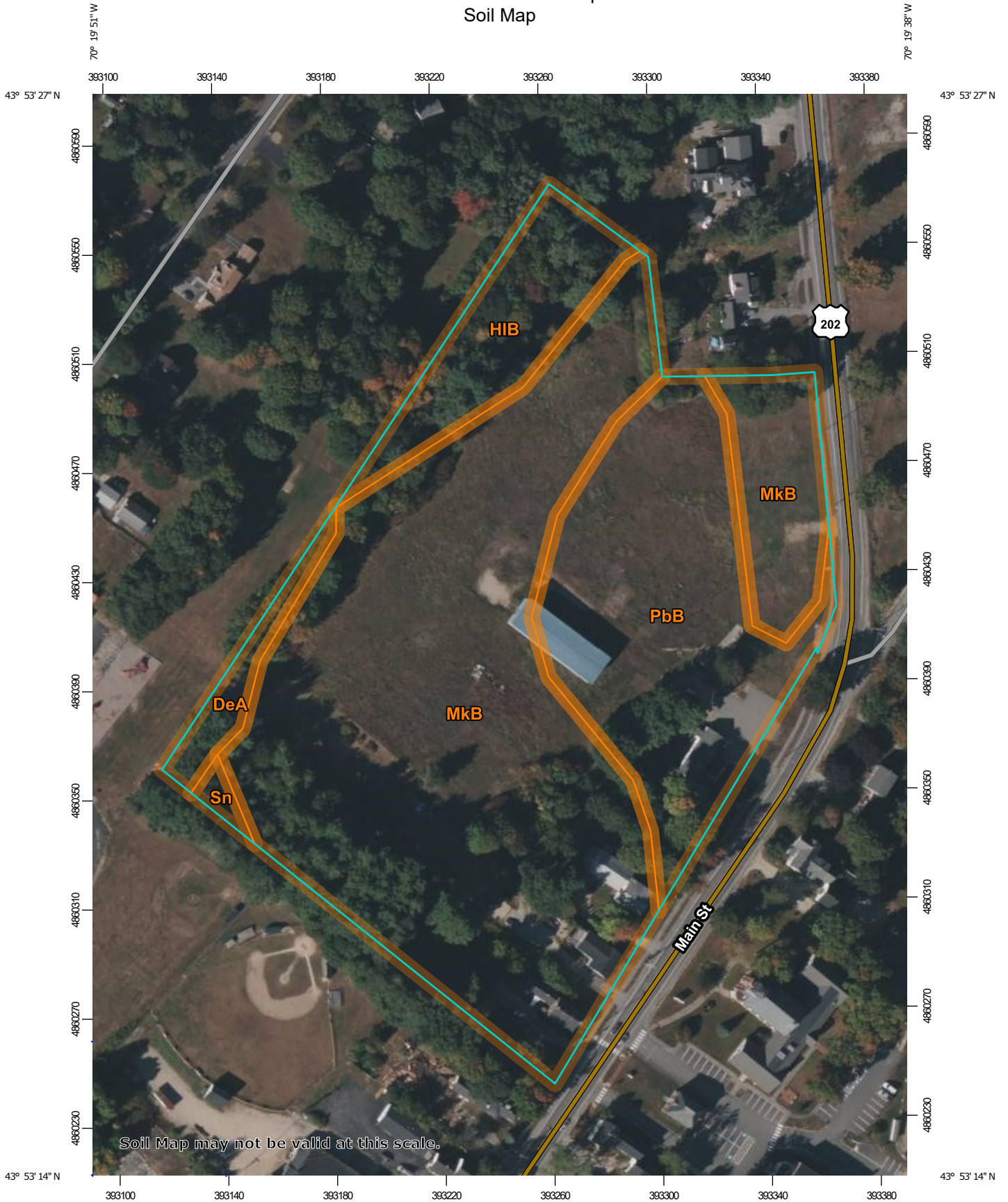
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map




Map Scale: 1:1,930 if printed on A portrait (8.5" x 11") sheet.



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

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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

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

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

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
 Survey Area Data: Version 19, Aug 30, 2022

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

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

**MAP LEGEND**

**MAP INFORMATION**

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeA	Deerfield loamy fine sand, 0 to 3 percent slopes	0.3	2.5%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	0.9	8.4%
MkB	Merrimac fine sandy loam, 3 to 8 percent slopes	7.0	64.1%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	2.6	24.3%
Sn	Scantic silt loam, 0 to 3 percent slopes	0.1	0.6%
<b>Totals for Area of Interest</b>		<b>10.9</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

## Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Cumberland County and Part of Oxford County, Maine

### DeA—Deerfield loamy fine sand, 0 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2xfg8

*Elevation:* 0 to 1,100 feet

*Mean annual precipitation:* 36 to 71 inches

*Mean annual air temperature:* 39 to 55 degrees F

*Frost-free period:* 145 to 240 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Deerfield and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Deerfield

##### Setting

*Landform:* Kame terraces, outwash plains, outwash deltas, outwash terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Concave, convex, linear

*Across-slope shape:* Convex, linear, concave

*Parent material:* Sandy outwash derived from granite, gneiss, and/or quartzite

##### Typical profile

*Ap - 0 to 9 inches:* loamy fine sand

*Bw - 9 to 25 inches:* loamy fine sand

*BC - 25 to 33 inches:* fine sand

*Cg - 33 to 60 inches:* sand

##### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Moderately well drained

*Runoff class:* Negligible

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)

*Depth to water table:* About 15 to 37 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)

*Sodium adsorption ratio, maximum:* 11.0

*Available water supply, 0 to 60 inches:* Moderate (about 6.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2w

*Hydrologic Soil Group:* A

*Ecological site:* F144AY027MA - Moist Sandy Outwash

*Hydric soil rating:* No

## HIB—Hinckley loamy sand, 3 to 8 percent slopes

### Map Unit Setting

*National map unit symbol:* 2svm8

*Elevation:* 0 to 1,430 feet

*Mean annual precipitation:* 36 to 53 inches

*Mean annual air temperature:* 39 to 55 degrees F

*Frost-free period:* 140 to 240 days

*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Hinckley and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Hinckley

#### Setting

*Landform:* Outwash plains, eskers, moraines, kame terraces, kames, outwash terraces, outwash deltas

*Landform position (two-dimensional):* Summit, shoulder, backslope, footslope

*Landform position (three-dimensional):* Nose slope, side slope, base slope, crest, riser, tread

*Down-slope shape:* Concave, convex, linear

*Across-slope shape:* Convex, linear, concave

*Parent material:* Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

#### Typical profile

*Oe - 0 to 1 inches:* moderately decomposed plant material

*A - 1 to 8 inches:* loamy sand

*Bw1 - 8 to 11 inches:* gravelly loamy sand

*Bw2 - 11 to 16 inches:* gravelly loamy sand

*BC - 16 to 19 inches:* very gravelly loamy sand

*C - 19 to 65 inches:* very gravelly sand

#### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Excessively drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)

*Available water supply, 0 to 60 inches:* Very low (about 3.0 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3s

## Custom Soil Resource Report

*Hydrologic Soil Group:* A  
*Ecological site:* F144AY022MA - Dry Outwash  
*Hydric soil rating:* No

### **MkB—Merrimac fine sandy loam, 3 to 8 percent slopes**

#### **Map Unit Setting**

*National map unit symbol:* 2tyqs  
*Elevation:* 0 to 1,290 feet  
*Mean annual precipitation:* 36 to 71 inches  
*Mean annual air temperature:* 39 to 55 degrees F  
*Frost-free period:* 140 to 240 days  
*Farmland classification:* All areas are prime farmland

#### **Map Unit Composition**

*Merrimac and similar soils:* 85 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### **Description of Merrimac**

##### **Setting**

*Landform:* Kames, eskers, moraines, outwash terraces, outwash plains  
*Landform position (two-dimensional):* Summit, shoulder, backslope, footslope  
*Landform position (three-dimensional):* Side slope, crest, riser, tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Loamy glaciofluvial deposits derived from granite, schist, and gneiss over sandy and gravelly glaciofluvial deposits derived from granite, schist, and gneiss

##### **Typical profile**

*Ap - 0 to 10 inches:* fine sandy loam  
*Bw1 - 10 to 22 inches:* fine sandy loam  
*Bw2 - 22 to 26 inches:* stratified gravel to gravelly loamy sand  
*2C - 26 to 65 inches:* stratified gravel to very gravelly sand

##### **Properties and qualities**

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat excessively drained  
*Runoff class:* Very low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 2 percent  
*Maximum salinity:* Nonsaline (0.0 to 1.4 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 1.0  
*Available water supply, 0 to 60 inches:* Low (about 4.6 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2s  
*Hydrologic Soil Group:* A  
*Ecological site:* F145XY008MA - Dry Outwash  
*Hydric soil rating:* No

**PbB—Paxton fine sandy loam, 3 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol:* bljf  
*Elevation:* 0 to 930 feet  
*Mean annual precipitation:* 48 to 50 inches  
*Mean annual air temperature:* 45 to 46 degrees F  
*Frost-free period:* 145 to 155 days  
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Paxton and similar soils:* 87 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Paxton**

**Setting**

*Landform:* Drumlinoid ridges  
*Landform position (two-dimensional):* Summit, shoulder  
*Landform position (three-dimensional):* Interfluve, crest  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Coarse-loamy lodgment till derived from mica schist

**Typical profile**

*H1 - 0 to 8 inches:* fine sandy loam  
*H2 - 8 to 20 inches:* fine sandy loam  
*H3 - 20 to 65 inches:* fine sandy loam

**Properties and qualities**

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* 18 to 40 inches to densic material  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.60 in/hr)  
*Depth to water table:* About 30 to 42 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Very low (about 2.9 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* C  
*Ecological site:* F144BY501ME - Loamy Slope (Northern Hardwoods)

*Hydric soil rating:* No

## **Sn—Scantic silt loam, 0 to 3 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 2slv3  
*Elevation:* 10 to 900 feet  
*Mean annual precipitation:* 33 to 60 inches  
*Mean annual air temperature:* 39 to 45 degrees F  
*Frost-free period:* 90 to 160 days  
*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Scantic and similar soils:* 85 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Scantic**

#### **Setting**

*Landform:* Marine terraces, river valleys  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Glaciomarine deposits

#### **Typical profile**

*Ap - 0 to 9 inches:* silt loam  
*Bg1 - 9 to 16 inches:* silty clay loam  
*Bg2 - 16 to 29 inches:* silty clay  
*Cg - 29 to 65 inches:* silty clay

#### **Properties and qualities**

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)  
*Depth to water table:* About 0 to 12 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Moderate (about 6.3 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* D  
*Ecological site:* F144BY304ME - Wet Clay Flat  
*Hydric soil rating:* Yes

# Soil Information for All Uses

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## Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

## Soil Qualities and Features

This folder contains tabular reports that present various soil qualities and features. The reports (tables) include all selected map units and components for each map unit. Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

## Soil Locations (230022 Soil Report)

This table gives locations to identify the various soils within the map unit. The map unit typically contains more than one soil component. This report is used to identify geomorphic features within the map unit where soil components may occur. The report lists each map unit within the area of interest, the soil components, the assigned component percent within the map unit, The geomorphic type, the geomorphic name, the geomorphic modifier, the hill slope profile, the slope shape across the slope, and the slope shape down the slope. These features are used to assist in locating the components contained within the map nit. For further information on the landform terminology, visit the National Soil Survey Handbook Part 629 at [https://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/ref/?cid=nrcs142p2\\_054230#00](https://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/ref/?cid=nrcs142p2_054230#00)

Custom Soil Resource Report

Soil Locations—Cumberland County and Part of Oxford County, Maine							
Map symbol and soil name	Component percentage	Geomorphic Type	Geomorphic Name	Geomorphic Modifier	Hill Slope Profile	Slope Shape Across	Slope Shape Down
DeA—Deerfield loamy fine sand, 0 to 3 percent slopes							
Deerfield	85	Landform	outwash plains, outwash plains, outwash plains, outwash plains, outwash plains, outwash plains, outwash plains			Convex Linear Concave	Concave Convex Linear
HIB—Hinckley loamy sand, 3 to 8 percent slopes							
Hinckley	85	Landform	kame terraces, kame terraces, kame terraces, kame terraces, kame terraces, kame terraces, kame terraces, kame terraces, kame terraces, kame terraces, kame terraces, kame terraces, kame terraces, kame terraces			Convex Linear Concave	Concave Convex Linear
MkB—Merrimac fine sandy loam, 3 to 8 percent slopes							
Merrimac	85	Landform	outwash terraces, outwash terraces			Convex	Convex

Custom Soil Resource Report

Soil Locations—Cumberland County and Part of Oxford County, Maine							
Map symbol and soil name	Component percentage	Geomorphic Type	Geomorphic Name	Geomorphic Modifier	Hill Slope Profile	Slope Shape Across	Slope Shape Down
PbB—Paxton fine sandy loam, 3 to 8 percent slopes							
Paxton	87	Landform	drumlinoid ridges, drumlinoid ridges, drumlinoid ridges, drumlinoid ridges		Summit Shoulder	Convex	Convex
Sn—Scantic silt loam, 0 to 3 percent slopes							
Scantic	85	Landform	marine terraces			Linear	Linear

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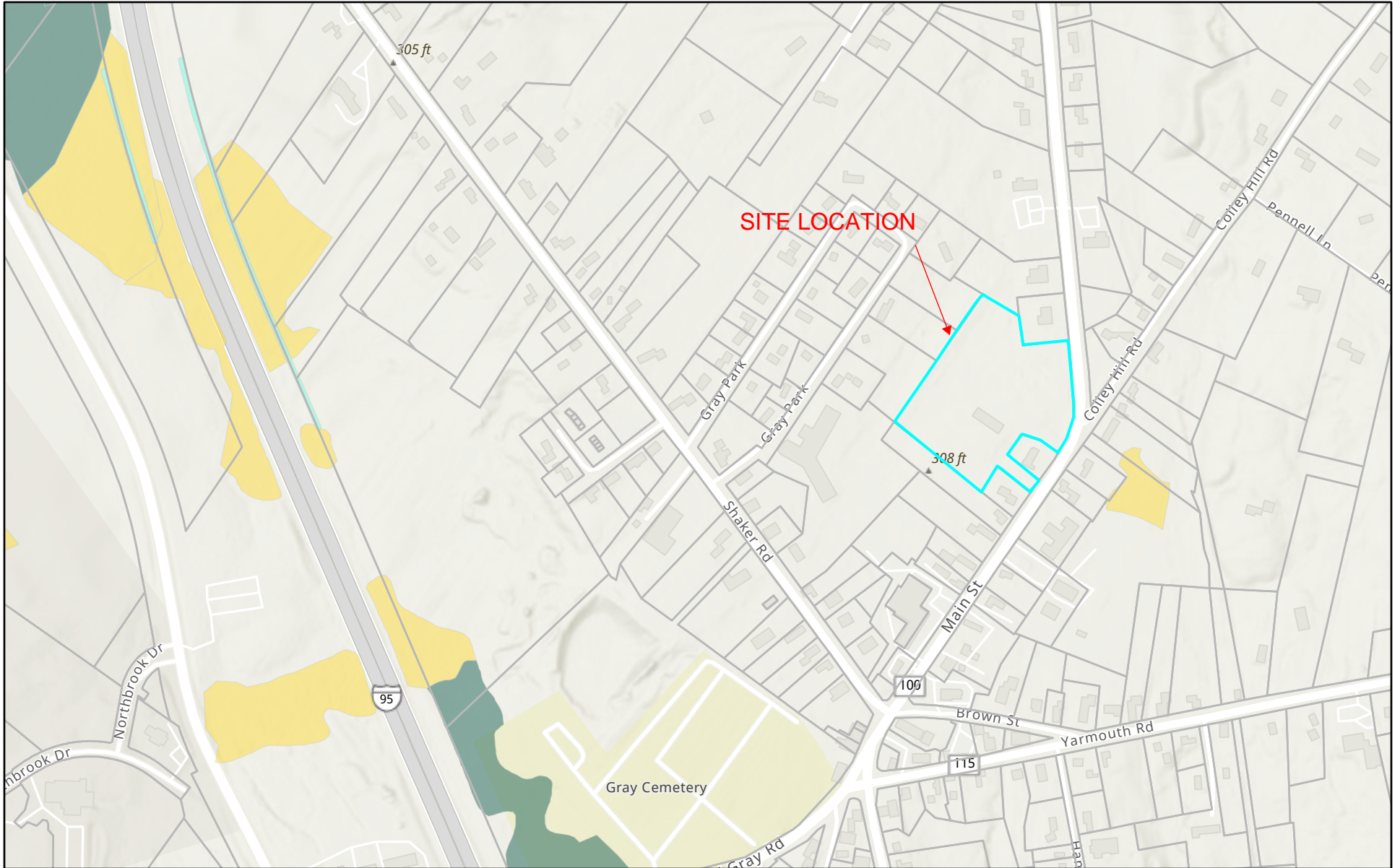
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# Town of Gray Parcels



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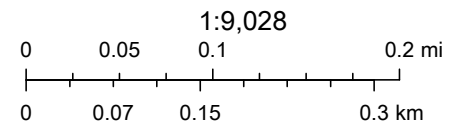
□ Tax Parcels (2022)

■ Riverine

NWI Wetlands

■ Freshwater Emergent Wetland

■ Freshwater Forested/Shrub Wetland



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Town of Gray  
Town of Gray

# **Exhibit 6**

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## **Stormwater Management**

## **Exhibit 6 – Stormwater**

The VALT trail project is not anticipated to affect the overall stormwater drainage of the gateway property. Minor re-grading shall be required to allow water to move over the trail system and continue along the existing drainage pattern. Post construction drainage patterns generally follow the pre-construction drainage patterns. Drainage arrows have been located on plans to show the general direction of the water flow across the site.

# **Exhibit 7**

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## **Landscaping**

## **Exhibit 7 – Landscaping**

The landscape plan proposes a mix of ornamental, deciduous, and evergreen native plantings. Deciduous and evergreen trees and shrubs are located along property lines to provide buffering from abutting landowners and to direct trail users along the pathway. Plant species native to Maine and the Northeast were selected to enhance the existing vegetation across the site and promote habitat for local fauna. Edible plant species create the potential for educational opportunities for the community. The proposed landscaping balances a mix of flowering trees, flowering shrubs, grasses, and perennials to create four seasons of interest. Additionally, plant species were carefully selected due to their hardiness and ability to grow within Gray's Plant Zone. In addition, the plans direct the removal and management of invasive species on the site.

# Exhibit 8

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## Standards

### **Exhibit 8 – Standards**

Please see the attached responses to Site Plan Review Standards in accordance with the Town of Gray Ordinance, Chapter 402 Zoning Ordinance.

### Conditional Use Responses

Standards Applicable to Conditional Permitted Uses:

It shall be the responsibility of the applicant to demonstrate that the proposed use meets all of the following criteria. The Board shall approve the application unless it makes written findings that one or more of these criteria have not been met:

**1. Will be compatible with the general character of the neighborhood with regard to design, scale, and bulk of proposed structures;**

This project is located on a parcel that is vacant other than an old barn that is to be demolished. We are not proposing any structures. Amenities such as benches, planters and a potential pergola in the community garden space would be within the scale and character of the area and would provide an aesthetic improvement. This is already an area that is used for pedestrian connectivity and recreational walking and will be an extension of the existing heavily-used leg of the trail behind town hall.

**2. Will not have a significant detrimental effect on the use and peaceful enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, light or glare.**

This project will not create any noise, vibrations, fumes, odor, dust, light or glare. No lighting is proposed and the trail is only to be used for passive recreation. The path is paved with crushed stone and does not create dust.

**3. Will not have a significant adverse effect on adjacent or nearby property values.**

Installation of this downtown walking trail with associated park-like amenities such as benches and gardens will increase the property values for the area by making it more attractive for development.

**4. Will not result in significant hazards to pedestrian or vehicular traffic or significant traffic congestion;**

Users of the trail will be accessing it via the existing sidewalk and the existing crosswalk on Main Street.

**5. Will not result in significant fire danger;**

N/A. Only a crushed stone path and associated amenities are proposed; no fire hazards, no lighting.

**6. Will not result in significant flood hazards or flood damage, drainage problems, ground or surface water contamination, or soil erosion;**

The crushed stone path is permeable and is built up to avoid erosion and drainage issues.

**7. Will be served adequately by, but will not overburden, existing public services and facilities, including fire protection services, roads, water and storm drainage systems**

N/A. No impact on public services or facilities.

Chapter 402.10.11 Site Development Standards for Site Plan Review

A. Utilization of the Site

***The trails of the proposed development work with the natural capabilities of the site by having a nominal impact on the natural resources of the development site. Please see the Site Plans.***

B. Traffic Access and Parking

***Standards specified in Chapter 402.10.11(B)(1) to Chapter 402.10.11(B)(10) are not applicable to this project.***

C. Pedestrian Access

***The proposed development creates a system of pedestrian ways and trails to provide a pedestrian network for the Town's existing and future amenities and facilities. Please see the Site Plans.***

D. Stormwater Management

***The proposed trail development is not anticipated to affect the overall stormwater drainage of the site. Please see Section 6 Stormwater Management.***

E. Erosion Control

***The proposed development shall require minor re-grading to allow water to move along existing drainage patterns. Please see Section 6 Stormwater Management.***

F. Water Supply Provisions

G. Sewage Disposal Provisions

H. Utilities

***Standards specified in Chapter 402.10.11(F) to Chapter 402.10.11(H) are not applicable to this project.***

I. Natural Features

***The proposed development will preserve the landscape to its natural state to the extent practical with minimal soil and vegetation disturbance. Please see Site Plans.***

J. Groundwater Protection

***The proposed development will not involve on-site water supply or sewage disposal systems and no impact to existing groundwater sources is anticipated, and site design features comply with the applicable Town, State, and Federal ordinances, statutes, and regulations. Please see Section 6 Stormwater Management.***

K. Water Quality Protection

Town of Gray, ME  
Chapter 402 Gray Zoning Ordinance  
Standards – **Responses**

L. Hazardous, Special, and Radioactive Materials

***Standards specified in Chapter 402.10.11(L) are not applicable to the proposed development.***

M. Technical and Financial Capacity of the Applicant

***Please see Exhibit 3 for Financial and Technical Capacity of Applicant.***

N. Solid Waste Management

***Standards specified in Chapter 402.10.11(N) are not applicable to the proposed development.***

O. Historic and Archaeological Resources

***No area of the proposed development has been identified as containing historic or archaeological resources.***

P. Critical Areas Program

***Standards specified in Chapter 402.10.11(P) are not applicable to the proposed development.***

Q. Floodplain Management

***No portion of the proposed site is located within a special flood hazard area as identified by the Federal Emergency Management Agency.***

Chapter 402.10.12 Good Neighbor Standards for Site Plan Review

A. Exterior Lighting

B. Buffering of Adjacent Uses

***Standards specified in Chapter 402.10.12(A) to Chapter 402.10.12(B) are not applicable to the proposed development.***

C. Noise

***The proposed development does not anticipate the production of noise from any continuous, regular or frequent or intermittent source of sound other than construction activities during development not to exceed the hours of 6:00 a.m. to 10:00 p.m.***

D. Storage of Materials

***Standards specified in Chapter 402.10.12(D) are not applicable to the proposed development.***

**Chapter 402.10.13** Site Design Standards for Site Plan Review

A. Landscaping

***The proposed landscaping for the site has been designed to preserve and enhance the identity and character of the site and Town. Please see Site Plans.***

B. Building Placement

C. Building Illumination

D. Building Entrances

E. Setback and Alignment of Buildings

F. Sidewalks

G. Location of Off-Street Parking

H. Landscaped Roadside Buffers

I. Landscaping of Parking Lots

J. Building Orientation

K. Building Scale

L. Design of Drive-Through Facilities

***Standards specified in Chapter 402.10.13(B) to Chapter 402.10.13(L) are not applicable to the proposed development.***

**CONTRACT ZONING AGREEMENT BETWEEN  
BIRCH POINT PROPERTIES LLC, A.H. GROVER, INC. AND THE  
TOWN OF GRAY**

This Contract Zoning Agreement, made this 6<sup>th</sup> day of May, 2021, by the TOWN OF GRAY, a body corporate and politic, located in the County of Cumberland and State of Maine, with a mailing address of 24 Main Street, Gray, Maine 04039 (hereinafter "the Town"), Birch Point Properties LLC, a Maine Limited Liability Company with a mailing address of 170 Shaker Road, Gray, Maine 04039 and A.H. Grover, Inc., a Maine Corporation with a mailing address of 80 Pembroke Peak, North Yarmouth, Maine 04097 (hereinafter, collectively, the "Owner").

WITNESSETH:

WHEREAS, the Owner seeks to develop a 68 +/- acre parcel located in the vicinity of Yarmouth Road and Woodcock Road, identified in the Town tax maps as Map 44, Lot 32-112, as further described in a deed recorded in the Cumberland County Registry of Deeds in Book 36348, Page 165 (the "Property"); and

WHEREAS, the Owner seeks to develop a residential subdivision on the Property, to be known as Stillwater Pines Subdivision; and

WHEREAS, the Owner seeks to modify the Town's subdivision road standards in the construction of the private road that will serve the subdivision and associated open space; and

WHEREAS, the Owner proposes to construct a multi-use playing field and associated facilities and access, and to deed the multi-use playing field area and an access easement to the Town; and

WHEREAS, the proposed development addresses, among others, the following goals and guidelines of the Town's Comprehensive Plan:

- To encourage "orderly growth and development in appropriate areas of Town while protecting the State's rural character, making efficient use of public services and infrastructure and preventing development sprawl;
- To "work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses;"
- To "identify priorities for preservation and needs to recreational facilities to meet current and future demands;" and

WHEREAS, the creation of public playing fields and trails will benefit both residents of the new subdivision and residents of the entire Town, both maintaining and expanding the quality and amount of recreational opportunities available and the acquisition of rights for

recreational purposes such as ball fields was identified by a number of Town residents in response to a survey as an appropriate investment by the Town; and

WHEREAS, the proposed residential subdivision and recreational and open space uses are consistent with the existing and permitted uses within the underlying zoning district; and

WHEREAS, the Gray Planning Board reviewed this proposed rezoning and recommended its approval after a public hearing held on 3-11, 2021; and

WHEREAS, the Town, by and through its Town Council, has determined that said rezoning will be pursuant to and consistent with the Comprehensive Plan and will meet the requirements of 30-A M.R.S. § 4352(8) and therefore has authorized the execution of this Contract Zoning Agreement on March 16, 2021;

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. Amendment of Zoning Map. The Town will amend the Zoning Map of the Town of Gray, as amended, a copy of which is on file at the Henry Pennell Municipal Complex and which is incorporated by reference in the Zoning Ordinance, Section 402.3.1, by adopting the map change amendment shown on Exhibit 1. This amendment includes the existing portion of Woodcock Road leading to the Property.
2. Land use requirements. Except as expressly stated herein, the Property shall be used and developed in accordance with the Medium Density zoning district provisions and requirements, as well as other applicable provisions of the Zoning Ordinance and the Subdivision Ordinance.
3. Dimensional Requirements and Uses. Except as otherwise established in this Section 3, development on the Property shall comply with the requirements of the underlying Medium Density District and all applicable Ordinances and performance standards, except:
  - a. The maximum number of dwelling units to be served by the existing portion of Woodcock Road and the proposed extension of Woodcock Road shall be no more than fifty new (50) dwelling units in addition to the existing dwelling units already located on Woodcock Road due to the revisions to the road standards established herein. For purposes of this Agreement, an accessory apartment shall be included in the calculation of the maximum number of dwelling units.
  - b. Municipal uses shall be allowed on the land to be deeded to the Town as described in Section 7.
4. Road standards for Woodcock Road.

a. The existing portion of Woodcock Road shall be improved and maintained to the following standards:

- i. The travel lane shall be eighteen (18) feet in width.
- ii. There shall be a two (2)-foot wide paved shoulder on both sides of the road.
- iii. There shall be a five (5)-foot wide paved sidewalk on one side of the road, which shall be flush with the shoulder.

b. The extension of Woodcock Road shall be constructed and maintained as follows:

- i. The travel lane shall be eighteen (18) feet in width.
- ii. There shall be a two (2)-foot wide paved shoulder on both sides of the road.
- iii. There shall be five (5)-foot wide paved sidewalk on one side of the road, with curbing and a four (4)-foot wide esplanade on one side of the road, with the sidewalk connecting to the sidewalk to be installed on the existing portion of Woodcock Road.
- vi. Except as modified above, the extension of Woodcock Road shall be constructed in accordance with Village Public Street standards per Table 401.13.16-2 of the Gray Subdivision Ordinance.

c. Cross-sections of the roads shall be substantially in accordance with Exhibit 2, attached to and incorporated as part of this Agreement.

d. The owner shall have the ability to exceed the maximum length of a dead-end street as established in 401.13.16.B.2.f.ii of Gray Subdivision Ordinance

e. The owner shall have the ability to exceed the maximum of homes on a dead-end street as established in 401.13.16.B.2.f.vi of Gray Subdivision Ordinance.

5. Maintenance of Woodcock Road. Woodcock Road shall remain a private road and shall not be accepted by the Town as a public street unless it is upgraded to applicable Town standards in effect at the time that the road is dedicated to the Town. The Owner or any successor in interest 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 this Agreement. Said winter maintenance shall not include maintenance, including plowing and sanding, of the sidewalks. Pavement markings including striping for sidewalks will be the responsibility of the road association and must be maintained to be eligible for winter maintenance. The Town will not be a party in the road association.

6. Requirements for construction of access to property to be deeded to Town. In addition to the requirements for the construction of Woodcock Road, the Owner shall be

responsible for constructing an access to the property to be deeded to the Town described in Section 7. The right-of-way for the access shall be sixty (60) feet in width, with a minimum twenty (20)-foot wide gravel travel lane and shall include a swing gate and turn around to be located before the stream crossing. Boulders shall be tightly spaced at sides of gate to prevent vehicular access. This access shall be constructed prior to the conveyance of the at minimum 12.9-acre parcel and the access, both as shown on Exhibit 3, to the Town. The cross-section of the access shall be substantially in accordance with Exhibit 2.

7. Grant of land to the Town. The Owner shall grant to the Town a minimum of 12.9 acres of land in the southeast corner of the Property, which shall be improved as set forth in Section 8. The Owner may retain a grading easement over this parcel in order to grade it to be level with the abutting gravel pits. The property shall be deeded to the Town no later than three (3) years after the Planning Board grants final approval of Phase I of the proposed Stillwater Pines Subdivision. The Owner shall also grant to the Town an access easement in perpetuity over the entire length of Woodcock Road to serve the Town-owned property, 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. Any deed covenants and road association or homeowner association documents shall disclose the existence of the Town easement to the property to be deeded to the Town. Prior to the grant of land to the Town, the Owner reserves the right to remove material from this parcel, subject to the construction standards set forth in Section 8. The dedication of the open space and playing fields is an integral part of this Agreement in order to maintain open space and recreational facilities in the Town. The Town may make further improvements to this land in the future, as long as such improvements are related to the public recreational use of the land and associated parking. The playing field area is intended to serve as the replacement property for purposes of the grant funding previously provided to the Town by the Land and Water Conservation Fund for property located at 10 Libby Hill Road in Gray. Because of this conversion, the playing field shall be held and used consistent with the requirements of that grant.

8. Construction of playing fields and parking area. The Owner shall construct on the land to be conveyed to the Town at least a 150-foot by 300-foot multi-use playing field and twenty (20) parking spaces and a level overflow parking area to serve the field in locations substantially in accordance with Exhibit 3. The field area shall be loamed to a minimum depth of three (3) inches and seeded until full grass coverage has occurred. The Owner shall extend electrical conduit and public water to the area to be deeded to the Town, with services stubbed to allow the Town to connect to them in the future if the Town decides to make such connections. All required improvements shall be completed to the satisfaction of the Town prior to the conveyance of the at minimum 12.9 acre parcel and access easement to the Town. The Owner shall be responsible for acquiring all required permits and approvals for these improvements.

As part of the construction of Phase I of the residential subdivision, the Owner shall be responsible for permitting and construction of the required stream crossing substantially in accordance with Exhibit 4 to include straight runs of Schedule 40 electrical conduit with no elbows for utilities to the playing field to be part of the crossing including at a minimum: one (1) 4" conduit for the water line, two (2) 3" conduits for loop electric feeds, and two (2) 2" conduits

for communication facilities. Ends of the conduits to be waterproof-capped and marked with re-bar at all ends to locate in future.

9. Future loop to Yarmouth Road or ring road to Portland Road. The Owner shall reserve a *right-of-way* to allow the future looping of Woodcock Road to Yarmouth Road or a ring road to Portland Road. The area of the reserved right-of-way shall be established as part of the Town's subdivision review of the Property.

10. Trails. The existing trail system located within the designated open space on the Property shall be maintained by the homeowner's association and shall be open for use by the public. Some minor rerouting of the trail system shall be allowed, with final locations to be established as part of subdivision review. Any future trails established within the open space will be available for public use. The Town Council shall review and approve any proposed regulations or restrictions on the use of the trails. The Town will not be subject to or a party to the homeowner's association or responsible for trail maintenance. Motorized vehicles of any type shall not be allowed on trails. Final trail locations shall adhere to subdivision standards as determined by the Planning Board.

11. Extension of public water. The Owner shall be responsible for extending public water to serve the proposed development and shall offer to the existing homeowners on Woodcock Road the ability to connect to such service at their own expense.

12. Site work prior to construction. Once the grading of the site is complete, the Owner shall place a berm along the property lines separating the minimum of 12.9 acre parcel to be conveyed to the Town from the abutting gravel pits substantially in accordance with Exhibit 3. The berm shall be placed and maintained on the minimum of 12.9 acre parcel to be conveyed to the Town as depicted on Exhibit 3. The berm shall be two-thirds of the final excavation depth built two (2) feet horizontally for every vertical foot (2:1 slope). The berm along the southwest property line shall be at least seven hundred (700) feet long and a minimum of twelve (12) to eighteen (18) feet in height above the multi-use field elevation. The berm along the southeastern property line shall be a minimum of nine hundred and thirty (930) feet in length and decrease gradually in height from eighteen (18) feet above the field elevation to a minimum height of twelve (12) feet above the field elevation at the most easterly property corner, both berms substantially in accordance with Exhibit 3 Boulders a minimum of two (2) feet in diameter shall be placed three (3) or less feet apart on the berm at a location approved by the Planning Board with input from the Owner and abutting property owners, with said approval to occur as part of the Planning Board's review of the project, with input from the Owner and abutting property owners to be considered. The berm must be stabilized.

13. Timing of Improvements. The subdivision and associated improvements, including those to the property to be conveyed to the Town, shall be completed substantially in accordance with the phasing and improvements plan included as Exhibit 3, hereby incorporated as part of this Agreement.

14. Agreement to be Recorded. The Owner shall record this Contract Zoning Agreement in the Cumberland County Registry of Deeds and shall submit proof of recording to

the Gray Code Enforcement Officer and the Town Planner before any site work is undertaken or any building permits are issued.

15. Amendments to Agreement. The provisions of this Contract Zoning Agreement shall be deemed restrictions on the use of the property and shall be amended only upon further written agreement of the parties or any successors in interest to the Property.

16. Site Plan and Subdivision Review. Approval of this Agreement will not serve as a waiver of site plan or subdivision review if otherwise required under those Ordinances.

The above stated restrictions, provisions, and conditions, are an essential part of the rezoning, shall run with the Property, shall bind and benefit the Owners, their successors and assigns, and any party in possession or occupancy of the Property or any part thereof, and shall inure to the benefit of and be enforceable by the Town, by and through its duly authorized representatives. If any of the restrictions, provisions, conditions, or portions of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such determination shall not affect the validity of the remaining portions hereof.

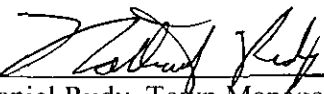
Except as expressly modified herein, the use, development and occupancy of the Property shall be governed by and comply with the provisions of the Zoning Ordinance, the Subdivision Ordinance and all other applicable Town ordinances. This contract rezoning agreement shall be enforced pursuant to the land use enforcement provisions of state law (including 30-A M.R.S. § 4452) and the Town's land use ordinances. Following any determination of a zoning or other land use violation by the Court or the Code Enforcement Officer, the Town Council, after recommendation of the Planning Board, may amend, modify or rescind the Contract Zone and rezone the Property to the prior or any successor zoning districts.

In the event that the Owner fails to develop the Property in accordance with this Agreement, or in the event of any other breach of any condition set forth in this Agreement, the Town Council shall have the authority, after hearing, to resolve the issue resulting in the breach or the failure to develop or operate. The resolution may include, without limitation, a termination of the Agreement by the Town Council and a rezoning of the Property to the prior or any successor zoning districts. In such an event, the Property shall then be used only for such other uses as are otherwise allowed by law.

WITNESS:

TOWN OF GRAY

  
\_\_\_\_\_

By:   
Nathaniel Rudy, Town Manager,  
(duly authorized by vote of the Gray  
Town Council on 3-16, 2021)

BIRCH POINT PROPERTIES, LLC

Brenda Tubbs

By: Allen Hamilton

Allen Hamilton, its Member

Brenda Tubbs

A.H. GROVER, INC.  
By: Benjamin C. Grover

Benjamin Grover, its  
Vice-President

STATE OF MAINE  
CUMBERLAND, ss

May 6, 2021

Personally appeared the above-named Nathaniel Rudy, in his capacity as Town Manager for the Town of Gray, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Town of Gray.

**KAILEY HANLEY**  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
March 6, 2025

Kailey Hanley  
Notary Public/Attorney at Law

Kailey Hanley  
Print Name

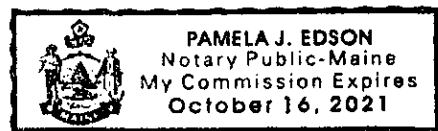
STATE OF MAINE  
CUMBERLAND, ss

May 6, 2021

Personally appeared before me the above-named Allen 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.

Pamela J. Edson  
Notary Public/Attorney at Law

Pamela J. Edson  
Print Name



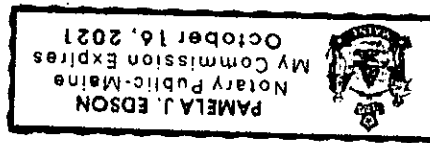
STATE OF MAINE  
CUMBERLAND, ss

May 6, 2021

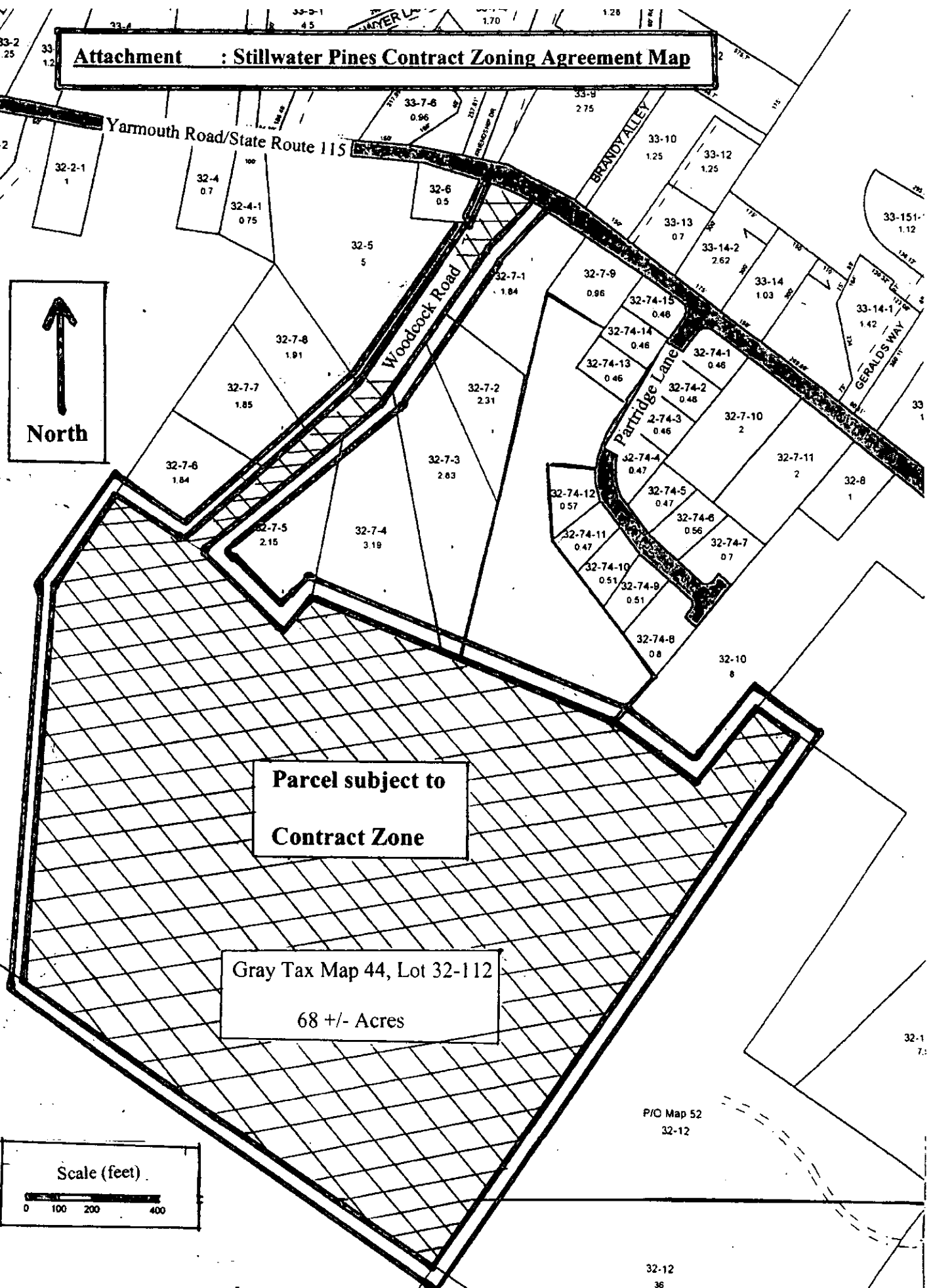
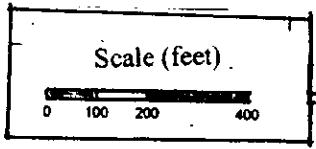
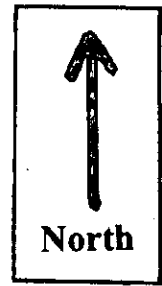
Personally appeared before me the above-named Benjamin Grover, in his capacity as Vice-President of A.H. Grover, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Pamela J. Edson  
Notary Public/Attorney at Law

Pamela J. Edson  
Print Name



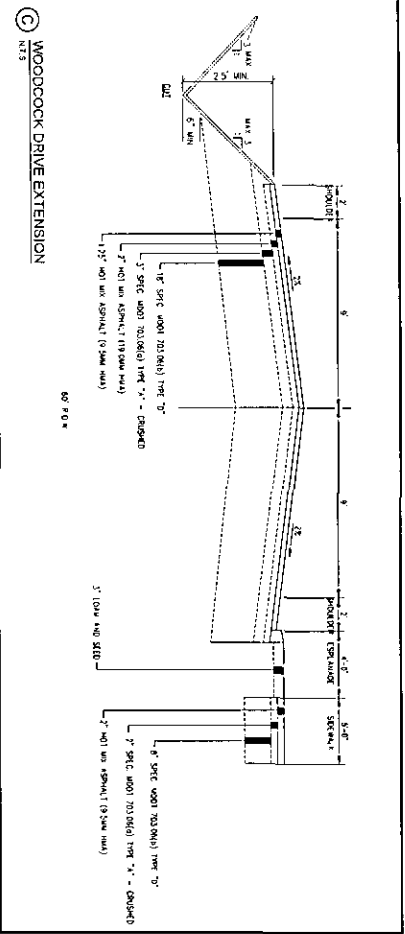
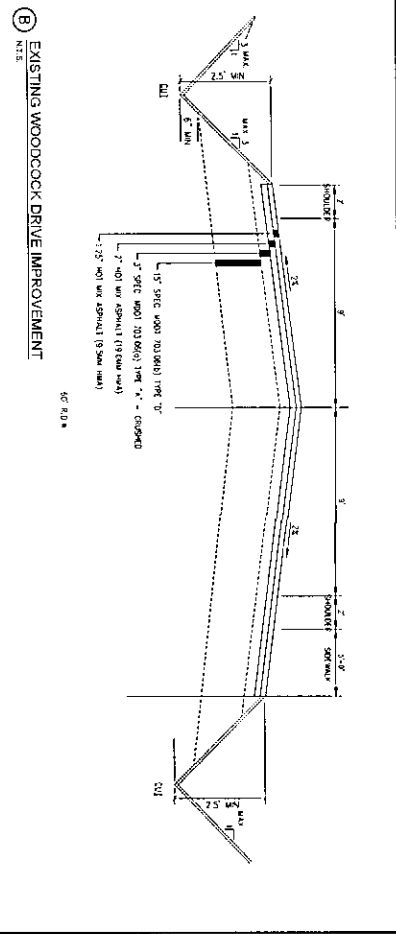
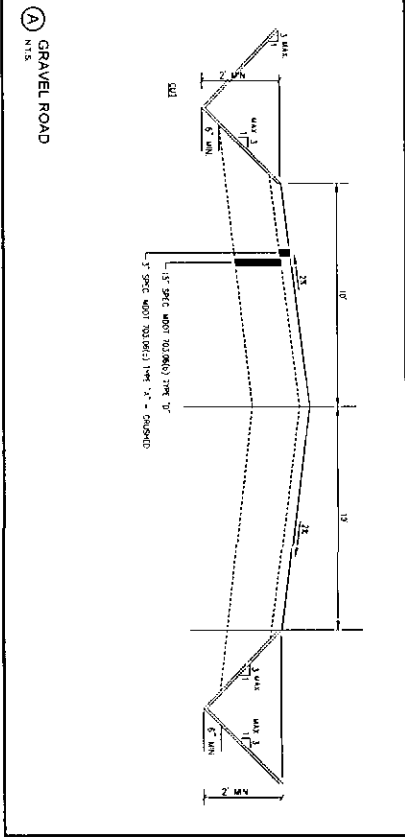
**Attachment : Stillwater Pines Contract Zoning Agreement Map**



**Parcel subject to  
Contract Zone**

Gray Tax Map 44, Lot 32-112  
68 +/- Acres

**Exhibit 1**



C. TABLE 401.13.16-2

ITEM	Sub-collector Streets	Village Public Street	Rural Public Street	Rural Public Esplanade Street	Minor Rural Street
A. Maximum width (ft. of way)	60 ft.	60 ft.	50 ft.	50 ft.	50 ft.
B. Maximum grade	5 percent	5 percent	1 percent	1 percent	1 percent
C. Maximum grade	8 percent	6 percent	10 percent	10 percent	10 percent
D. Maximum grade within 75 ft. of intersection	3 percent	3 percent	3 percent	3 percent	3 percent
E. Width of shoulders on each side	4 ft. (dashed)	4 ft. (dashed)	4 ft. (dashed)	2 ft. (gravel)	2 ft. (gravel)
F. Maximum travel way width	22 ft.	20 ft.	20 ft.	18 ft.	16 ft.
G. Aggregate sub-base course	15 inches	15 inches	15 inches	15 inches	15 inches
H. Aggregate upper base	3 inches	3 inches	3 inches	3 inches	3 inches
I. Bituminous paving	3-1/4 inches	3-1/4 inches	3-1/4 inches	3-1/4 inches	3-1/4 inches
J. Shoulders (one side min.)	5 ft.	5 ft.			
K. Maximum width	8 inches	8 inches			
L. Aggregate sub-base course	2 inches	2 inches			
M. Bituminous paving	2 inches	2 inches			
N. Maximum curb radii:					
90 degree intersections	40 ft.	25 ft.	25 ft.	15 ft.	15 ft.
Less than 90 degrees	40 ft.	30 ft.	30 ft.	20 ft.	20 ft.
O. Maximum clearing units	51	4	26	11	2
P. Maximum clearing units	100'	50	50	25	10

REV	DATE	DESCRIPTION	REVISION

STILLWATER PINES SUBDIVISION	Atlantic Resource Consultants
WOODCOCK DRIVE, MAINE, RMA	541 US Route One
ROAD SECTION	Fleetport, ME 04032
SCHEMATIC	Tel: 207.859.9050
ALLEN HAMILTON & ASSOCIATES	
170 WASHINGTON ROAD	
ORLANDO, FL 32801	
DATE: JANUARY 2007	
DRAWN BY: JAC	
CHECKED BY: JAC	
DATE: 2/20/07	
SHEET: SK-1	



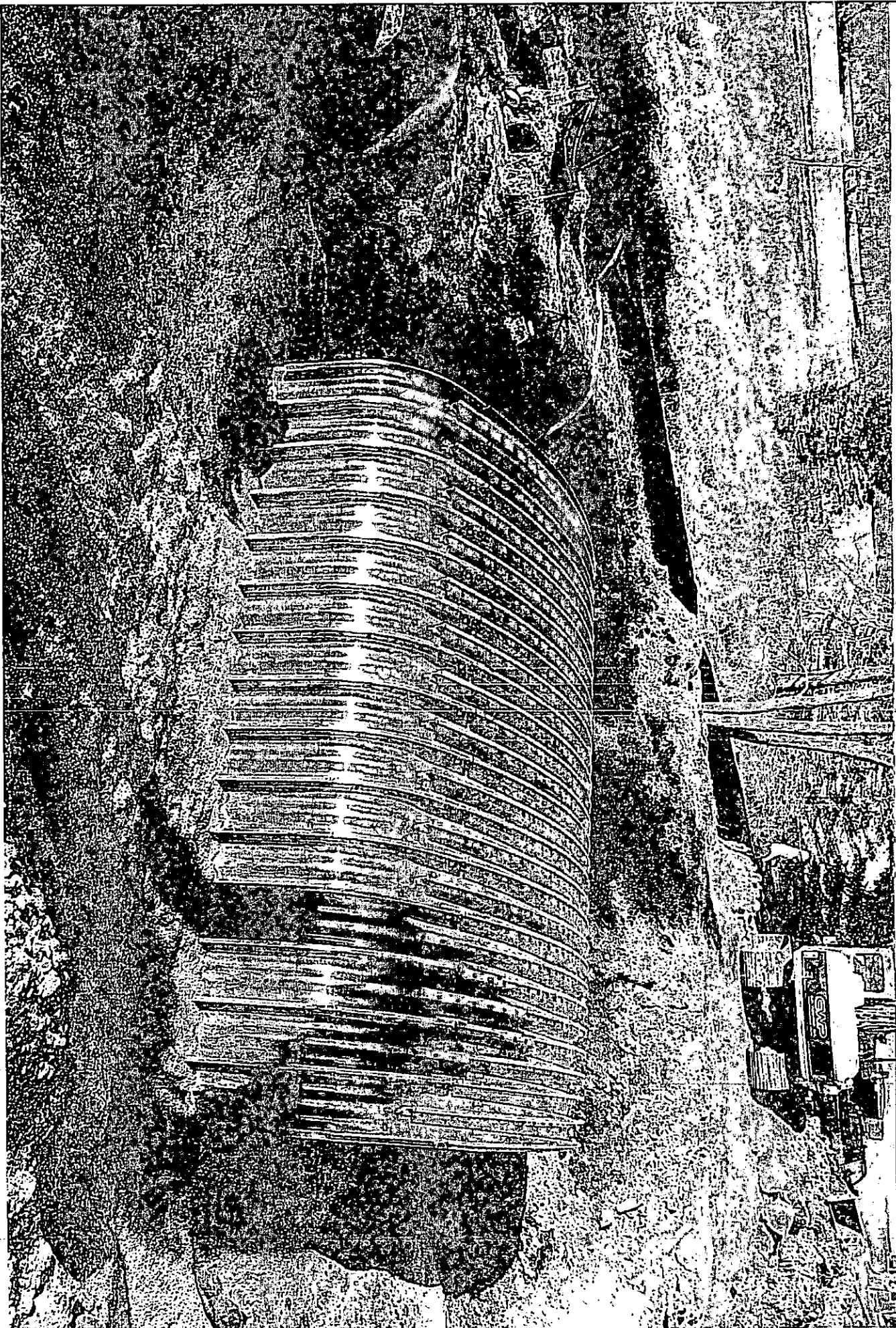


Exhibit 4

Received \_\_\_\_\_  
Recorded Register of Deeds  
May 11, 2021 11:19:55A  
Cumberland County  
Nancy A. Lane

**Stillwater Pines Subdivision  
Phase 2  
Application Materials**

**Woodcock Road  
Gray, Maine 04039**



**Prepared by:  
Steve Roberge  
SJR Engineering Inc.  
16 Thurston Drive  
Monmouth, Maine 04259**

**Tel/Fax: 1-207-242-6248  
March 31, 2023**



**PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION  
TOWN OF GRAY MAINE**

**PROPERTY TO BE DEVELOPED**

Property Location/Address	WOODCOCK DRIVE	Property Map/Lot	044.032.112.000
Zoning District	MEDIUM DENSITY	Lot Acreage	36.29 AC
Owner Name	A.H. GROVER INC	Tax Sheet	44
Owner Address	P.O. Box 307, CUMBERLAND CENTER MAINE 04021	Owner Phone	BEN: 207-233-6463

**APPLICANT**

Name (IF different than owner)	Contact Phone Number
Mailing Address	Alternate Phone Number
Mailing City/State/Zip	Fax Number
Email Address	BEN@AHGROVER.COM

**AGENT/CONSULTANT**

Name	SJR ENGINEERING INC	Contact Phone Number	207-242-6248
Mailing Address	16 THURSTON DRIVE	Alternate Phone Number	NA
Mailing City/State/Zip	MONMOUTH, ME 04240	Fax Number	NA
Email Address	STEVE@SJRENG.COM		

**PROJECT**

The undersigned requests that the Town of Gray Planning Board consider the following application for:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> <b>Subdivision</b><br><input checked="" type="checkbox"/> Sketch Plan Review<br>Preliminary Plan Review (Major)<br>Final Plan Review (Major)<br>Minor<br><input type="checkbox"/> <b>Site Plan Review</b><br>Pre-Application Conference<br>Minor<br>Major<br><input type="checkbox"/> <b>Shoreland Zoning Permit</b> | <input type="checkbox"/> <b>Other (specify)</b><br>Conditional Use<br>Amendment<br>Extension<br>Workshop<br>Contract Zone Request |
|--|---|

Project Description / Comments:  
SEE ATTACHED NARRATIVE

Applicant Signature

Date 9-31-2023

# Project Introduction

March 29, 2023

Kristen Muszynski, Assistant Planner  
Members of the Gray Planning Board  
24 Main Street  
Gray, Maine 04039



Re: Stillwater Pines Phase 2  
Project Introduction

Dear Kristen and Members,

A.H. Grover owned a 67.67 acre parcel of land along Yarmouth Road (aka Route 115) in Gray, Maine. In July of 2021, developers received subdivision approval to create Phase 1 of Stillwater Pines Subdivision. Phase 1 included 13 proposed residential lots and a 1000' extension of Woodcock Road connecting to the existing Wilderness Way Subdivision. The lots and road construction within Phase 1 has been completed. Grover is now proposing to construct Phase 2 of Stillwater Pines Subdivision with associated access roads and common/open space areas. Phase 2 is approximately 36.29 acres and includes 22 proposed residential lots, a 700' long Stillwater Drive, and a 1050' long extension to Woodcock Road. The roads are to remain private. The lots will utilize underground electricity, telephone, private sewer disposal systems, and public water supply. It is anticipated that this projects site infrastructure will be started in 2024.

The site is identified as Tax Map 44 Lot 112 of the Town's Tax Map. The parcel lies within the Medium Density Zoning District.

#### Existing Site Conditions

The existing Phase 2 site consists mostly of woods throughout the parcel. Existing conditions have been surveyed by Wayne Wood & Company. The topography of the proposed developed site is shown at a two-foot contour interval as depicted using MeGIS topography. The slope of the property varies from 1% along the flatter areas to 30% along the banks of the steeper slopes of the property. Wetland areas have been delineated by Mark Hampton Associates and shown on the plan.

Environmental resources have been depicted on the parcel including three locations of vernal pools (only one is significant), several locations of forested wetlands, several locations of steep slopes, an IF&W mapped deer yard, and a tributary stream to the Pleasant River. Grover has entered into an agreement with the Town of Gray to donate 18.8 acres of land beyond the tributary to Pleasant River for use as play fields. It is currently being utilized as a gravel pit.

### **Adjacent Areas**

Adjacent areas and land uses are similar in nature to that being proposed (residential). Much of the area is currently being used for residential properties. Runoff from the property enters into the wetland areas and eventually enters the Tributary of Pleasant River along the lower portion of the parcel. The property does not lie within a floodplain.

### **Soils**

Soils delineation was prepared from the medium high intensity soils maps investigated by Mark Hampton, Certified Soils Scientist. A narrative and soils report of the soil characteristics is included with this application. I have overlaid the proposed developed site onto this map. Soils are identified as being Dixfield (hydro group "C") and Brayton (hydro group "D").

### **Net Residential Density**

We have utilized this certified soil map in the determination of Net Residential Density (NRD) for Phase 2 only on the project. We have determined the Gross Maximum Density to be 40 lots utilizing the 40,000 sf lot criteria. However, we are proposing an Open Space Development, which allows for smaller lot size (30,000 sf) with open space remainder land areas. We have provided a keyed colored NRD plan overlaying the proposed Phase 2 subdivision lots showing areas that would be deducted from the Phase 2 land area. These deducted areas include forested wetland, steep slopes, an IF+W mapped Deer Yard, and the Right of Way area. The resulting calculation indicates the Phase 2 NRD is 25 lots. We have also shown potential lot bonus calculations although the developer does not intend to use the bonuses. The prepared Phase 2 layout includes only 22 lots.

## **Open Space calculations**

We have identified 6 locations of proposed open space (see NRD graphic). The Ordinance requires a minimum 30% of total Phase 2 parcel be open space. The attached layout has 36.2 % open space. Also, the open space is required to have 15% of that area be useable. We have calculated 18.4% of the open space as useable.

The Ordinance also requires a Common Park Area (minimum of 50,000 sf) that is to be utilized for playgrounds and/or other recreational uses. During the approval process for Phase 1, a common 50,291 sf area was created at the end of the Phase 1 Woodcock Road turnaround. This area was sited as it was anticipated a Phase 2 residential development would be created (this proposal) thereby making the park area more central to the subdivision in whole. We have also added an additional 20,227 sf common Park area to this Phase 1 park. This area can be further developed for recreational activities.

During the development of Phase 1 project, there was an agreement struck between the developer and the Town of Gray to donate a portion of the total parcel (18.8 acres, land beyond tributary of Pleasant River) to the Town of Gray for the development of future fields. The land is being utilized as a gravel pit currently. Access to the donated land would be provided over Woodcock Road extension.

## **Buffers**

The ordinance requires a 50' wide wooded buffer around the perimeter of the parcel for Open Space subdivisions, as we have shown on the attached plans.

## **Residential Lot Development**

We have prepared a preliminary lot configuration showing proposed roads, stormwater management areas, and lot layouts. The design concept is to create a Phase 2 subdivision that would complement and be similar in construction to the Phase 1 development. As noted earlier, all of the lots created would be at least 30,000 sf in size. We have also determined each of the lots have a minimum of 25,000 sf in useable building area (see site NRD graphic, blue lot area).

Each of the lots will be served by onsite wastewater disposal systems, public water, and underground cable utilities. A site investigation by Mark Hampton

shows two passing test pits per lot. We have added proposed building setback lines for each lot. Landscaping on each lot will be determined by the eventual Lot Owner. Trash collection will be the responsibility of each lot Owner.

### **Phase 2 Road System**

The developer proposes to create a 1000' extension of the existing Woodcock Road and a new 700' long Stillwater Drive. The roads are to be constructed to Village Public Street standards, which requires a 60' wide Right of Way. The developer will construct a paved 20' wide travelled way (Woodcock Road) with 4' paved shoulders on each side. The roads are to be curbed with 5' wide paved sidewalks constructed on one side of the road. Because only 22 additional lots are to be created (220 trips/day), we request a waiver for a traffic impact analysis for the project.

### **Stormwater Management**

Stormwater management will include construction of a soil filter pond near the end of Stillwater Pines Road and another near the end of Woodcock Road. These two areas have been tentatively identified on the plans as stormwater management areas. The ponds will be designed for water quality enhancement and for water detention purposes. They will be designed to meet the DEP standard for soil filter pond construction.

Drainage within the streets will be by closed drainage system using Catch Basins and drainage piping that will outlet into the two soil filter ponds.

### **Erosion Control**

An Erosion Control plan has been developed that addresses earth-moving activity during the construction of the roads, ponds, and individual house lots. As construction progresses, different forms of erosion control will be necessary, and will be employed by the Contractor according to DEP's latest edition of "Best Management Practices".

A stabilized construction entrance will be required to help minimize potential soil material from tracking onto Woodcock Road. Silt fences, erosion control berms, hay mulch, and silt sacks in catch basins will be shown on the plan and depicted in the construction details. All disturbed areas not covered with pavement, landscaping, or building are to be loamed and seeded and mulched.

## Lighting

The developer will be responsible for installation of street pole lighting at the intersection with Stillwater Pines and at the dead-end turnaround along Woodcock Road.

## Permits

Phase 1 of the subdivision has been previously approved and constructed. This Phase 2 expansion of the subdivision will require Town of Gray Planning Board approval. In addition, because Phases 1 and 2 of the total project meet the criteria for Maine Department of Environmental Protection (MDEP) review, a separate Site Location of Development Act (SLODA) permit will be required for approval. There is a small area of wetland impact (Lot 18) that will also require a Natural Resource Protection Act Permit by Rule (NRPA-PBR) approval to construct a driveway to gain access to the lot.

Applications for building permits by respective Lot Owners will be submitted to the Town once the roads have been completed.

## Construction Schedule


A Spring 2024 construction startup date is planned once approvals for the project have been obtained.

## Summary

We look forward to presenting this project to the Planning Board and answering any questions you may have concerning the design of the project.

Please call me (or Ben Grover, applicant) if you have any questions.

Sincerely yours

  
Stephen Roberge, PE  
SJR Engineering Inc.

Deed

MAINE REAL ESTATE TAX-Paid

DLN#1002340224490

**QUITCLAIM DEED WITH COVENANT**

**KNOW ALL PERSONS BY THESE PRESENTS THAT, BIRCH POINT PROPERTIES, LLC**, a Maine limited liability company with a mailing address of 170 Shaker Road, Gray, Maine 04039, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, does hereby **GRANT** unto **A.H. Grover, Inc.**, a Maine corporation with a mailing address of P.O. Box 307, Cumberland Center, Maine 04021, with **QUITCLAIM COVENANT**, the following described real property located in the Town of Gray, County of Cumberland, State of Maine:

**PROPERTY DESCRIBED IN "EXHIBIT A"  
ATTACHED HERETO AND MADE A PART HEREOF**

Being a portion of the property conveyed to Birch Point Properties, LLC and A.H. Grover, Inc. by virtue of deed dated July 23, 2021, and recorded in the Cumberland County Registry of Deeds in Book 38460, Page 220, further reference made be had to that certain deed dated January 15, 2020 and recorded in said Registry of Deeds in Book 36348, Page 165.

IN WITNESS WHEREOF, Birch Point Properties, LLC has caused this instrument to be signed and sealed by Allen W. Hamilton, its Member, on this 21 day of July 2022.

**BIRCH POINT PROPERTIES, LLC**

[Redacted Signature]

Witness

[Redacted Signature]

By: Allen W. Hamilton  
Its: Member

STATE OF Florida  
COUNTY OF Bay, ss.

Personally appeared before me on this 21 day of July, 2022, the above named Allen W. Hamilton as Member of Birch Point Properties, LLC and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said entity.

[Redacted Signature]

Notary Public/Attorney At Law

Print Name/Commission Expiration



**EXHIBIT A**

Two (2) certain lots or parcels of land situated in said Town of Gray, Cumberland County, Maine, and bounded and described as follows, viz:

Parcel One:

A certain lot or parcel of back land located southwest of Route 115 in the Town of Gray, County of Cumberland and State of Maine bounded and described as follows:

Commencing at a six (6) inch square post with "H" on top in the lawn of Millicent Burke, being forty (40) inches left of P.T, Station 97+21.59 as shown on M.D.O.T. Right of Way Map of FAP Project #S-0139(2), dated February 1973, per DOT file 3-220;

Thence southeasterly 93.44 feet by a 2824.79-foot radius curve to the right by the southwest sideline of Route 115 to a jog in said sideline;

Thence S 55° 25' 47" W a distance of ten (10) feet to a point;

Thence southeasterly a distance of 100.91 feet by a 2814.79 foot radius curve to the right along the southwest sideline of Route 115 to the north corner of a one rod wide strip owned by Mary Taylor per deed recorded in the Cumberland County Registry of Deeds in Book 6324, Page 138, and being the east corner of land now or formerly of Lawrence and Mareyn Leeman per deed recorded in said Registry of Deeds in Book 3923, Page 229;

Thence S 53° 23' 35" W a distance of 740.10 feet along the southeast line of said Leeman (3923/229) to a 5/8-inch rebar with #1057 cap;

Thence N 37° 28' 08" W a distance of 312.78 feet along the southwest line of said Leeman to a 5/8-inch rebar with #1057 cap;

Thence S 57° 57' 21" W a distance of 275.95 feet along land now or formerly of Gordon Kimball (2281/208 and 3949/61) to flush 5/8-inch rebar with #1231 cap;

Thence N 49° 02' 51" W a distance of 778.63 feet along said Kimball land to the point of beginning of the lot herein described and conveyed;

Thence S 52° 18' 05" W a distance of 240 feet across land now or formerly of Mary M. Taylor to a point;

Thence S 19° 28' 35" W a distance of 420 feet across land now or formerly of Mary M. Taylor to a point;

Thence N 70° 37' 52" W a distance of 860 feet across land now or formerly of Mary M. Taylor to a point;

Thence N 19° 13' 39" E a distance of 650 feet along land now or formerly of Kenneth Sawyer (2192/152) following along or near a stonewall;

Thence N 52° 18' 05" E a distance of 462.17 feet along land of said Sawyer (2192/152) following along or near a stonewall to a drill hole in rock;

Thence S 27° 42' 03" E a distance of 660.38 feet along land now or formerly of Gordon Kimball (2281/208 and 3949/61) to a drill hole in rock;

Thence N 53° 22' 24" E a distance of 128.94 feet along said Kimball land and following along or near a stonewall to a drill hole in rock;

Thence S 49° 02' 51" E a distance of 200 feet along land of said Kimball to the point of beginning containing 705,207 square feet or 16.19 acres. All bearing refer to the Magnetic Meridian as observed in 1988.

Parcel Two:

A certain lot or parcel of back land located southwest of Route 115 in the Town of Gray, County of Cumberland and State of Maine bounded and described as follows:

Commencing at a six (6) inch square post with "H" on top in the lawn of Millicent Burke, being forty (40) inches left of P.T. Station 97-21.59 as shown on M.D.O.T. Right of Way Map of FAP Project # S-0139(2), dated February 1973, per DOT file 3-220;

Thence southeasterly 93.44 feet by a 2824.79-foot radius curve to the right by the southwest sideline of Route 115 to a jog in said sideline;

Thence S 55° 25' 47" W a distance of ten (10) feet to a point;

Thence southeasterly a distance of 100.91 feet by a 2814.79 foot radius curve to the right along the southwest sideline of Route 115 to the north corner of a one rod wide strip owned by Mary Taylor per deed recorded in the Cumberland County Registry of Deeds in Book 6324, Page 138; and being the east corner of land now or formerly of Lawrence and Marelyn Leeman per deed recorded in the said Registry of Deeds in Book 3923, Page 229;

Thence S 53° 23' 35" W a distance of 740.10 feet along the southeast line of said Leeman (3923/229) to a 5/8-inch rebar with a #1057 cap and the point of beginning of the lot herein described and conveyed;

Thence S 37° 28' 08" E a distance of 115.52 feet across land now or formerly of Mary M. Taylor to a 5/8-inch rebar with a #1057 cap at the north corner of land now or formerly of Wilma Wilkinson (4003/340);

Thence S 52° 31' 52" W a distance of 1,930.50 feet along land of said Wilkinson to a 5/8-inch rebar with #1057 cap at a corner of Wilkinson (4003/340), James Maxwell (3142/256), Kenneth Sawyer (2192/152) and the south corner of the lot conveyed;

Thence N 37° 33' 12" W a distance of 1,418.56 feet along land of said Sawyer (2192/152) to a 5/8-inch rebar with a #1057 cap at the base of an eighteen-inch rotten hemlock stump;

Thence N 19° 13' 39" E a distance of 525.43 feet along land of said Sawyer following part way along or near a barbed wire fence and then following along or near a stonewall;

Thence S 70° 37' 52" E a distance of 860 feet across land now or formerly of Mary M. Taylor to a point;

Thence 19° 28' 35" E a distance of 420 feet across land now or formerly of Mary M. Taylor to a point;

Thence N 52° 18' 05" E a distance of 240 feet across land now or formerly of Mary M. Taylor to a point;

Thence S 49° 02' 51" E a distance of 778.63 feet along land now or formerly of Gordon Kimball (2281/208 and 3949/61) to a flush 5/8-inch rebar with #1231 cap;

Thence N 57° 57' 21" E a distance of 275.95 feet along land of said Kimball and following along or near a barbed wire fence to a 5/8-inch rebar with a #1057 cap;

Thence S 37° 28' 08" E a distance of 312.78 feet along the remainder of said Leeman land (3923/229) to the point of beginning, containing 2,250.211 square feet or 51.66 acres. All bearings refer to the Magnetic Meridian as observed in 1988.

EXCEPTING that premises described in deed of Suzanne M. Trudel to Wade B. Trudel dated January 6, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22234, Page 55 and as more particularly described as follows:

A certain lot or parcel of land situated on the Northwesterly side of Woodcock Road in the Town of Gray, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a drill hole found set in a stone wall marking the Southeasterly side line of land now or formerly of Jean S. Dunn (14,756/38) at the Northerly corner of Suzanne M. Trudel (16358/216);

Thence S 52° 59' 57" W along land of the said Dunn and the said stone wall 60.00 feet to a point;

Thence S 39° 51' 58" E across land of the Grantor 265.42 feet to a point on the said side line of Woodcock Road and land of the Grantee;

Thence N 27° 00' 11" W along land of the Grantee 269.18 feet to the point of beginning. Containing 7953 square feet.

This conveyance is made subject to a Boundary Agreement by and between Suzanne M. Trudel, Wilma Wilkinson and Charles W. Qualey, Jr. dated August 1, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24371, Page 280.

Together with a sixty (60) foot right of way easement in common with others as reserved in the deed from Wade B. Trudel to Woodcock Road Owners Association dated January 6, 2005 and recorded in Book 22234, Page 57.

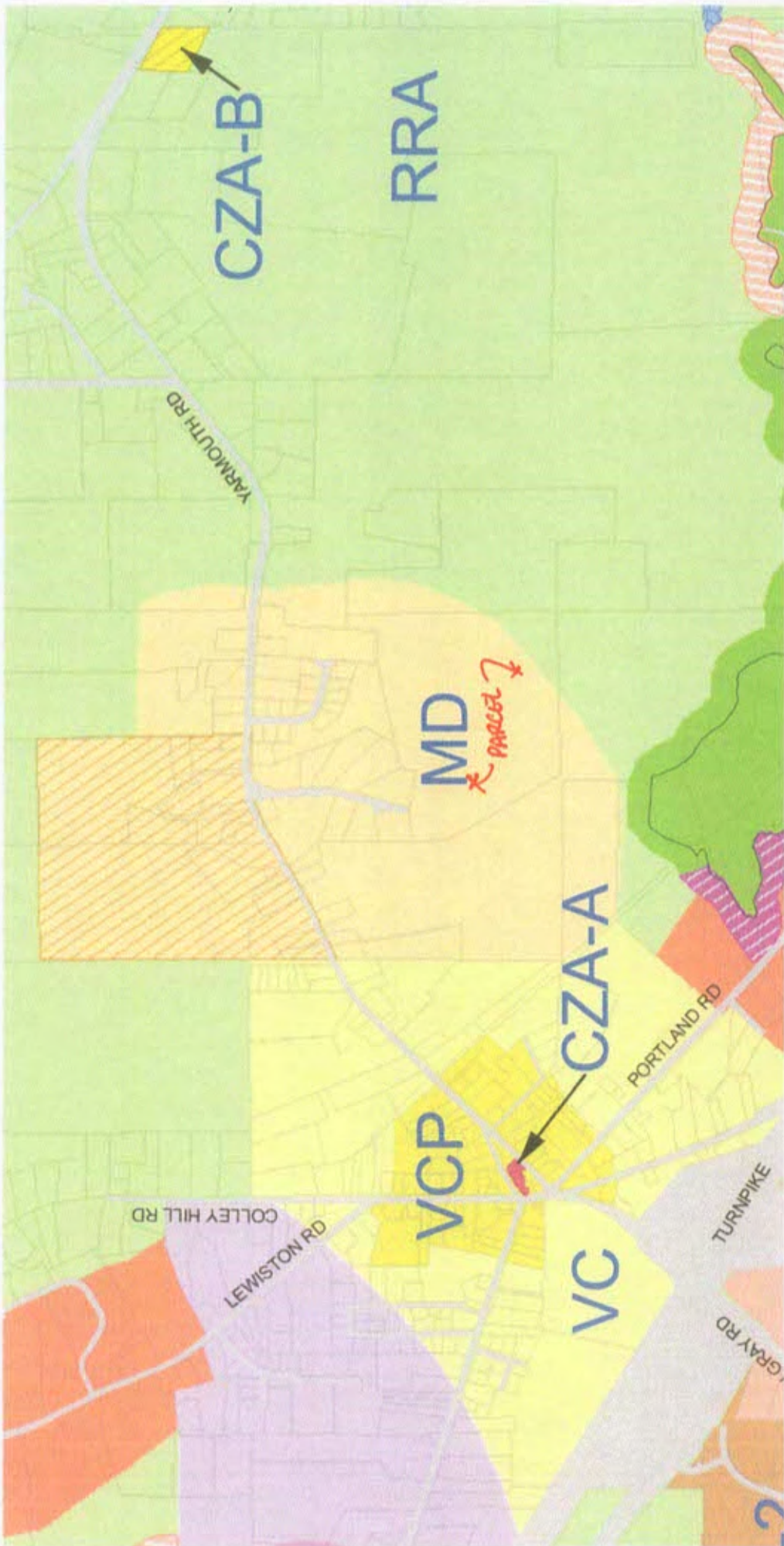
Reference is made to a Corrective Access Easement Deed from Woodcock Road Owners Association to Birch Point Properties, LLC and A. H. Grover, Inc., dated of even or recent date herewith and to be recorded subsequently hereto.

This conveyance is made together with all appurtenances, and subject to easements and restrictions of record.

**EXCEPTING** that portion of the above described premises conveyed by Birch Point Properties, LLC and A.H. Grover, Inc., to Graiver Homes, Inc., by deed dated August 12, 2021, and recorded in the Cumberland County Registry of Deeds in Book 38545, Page 81.

# Zoning



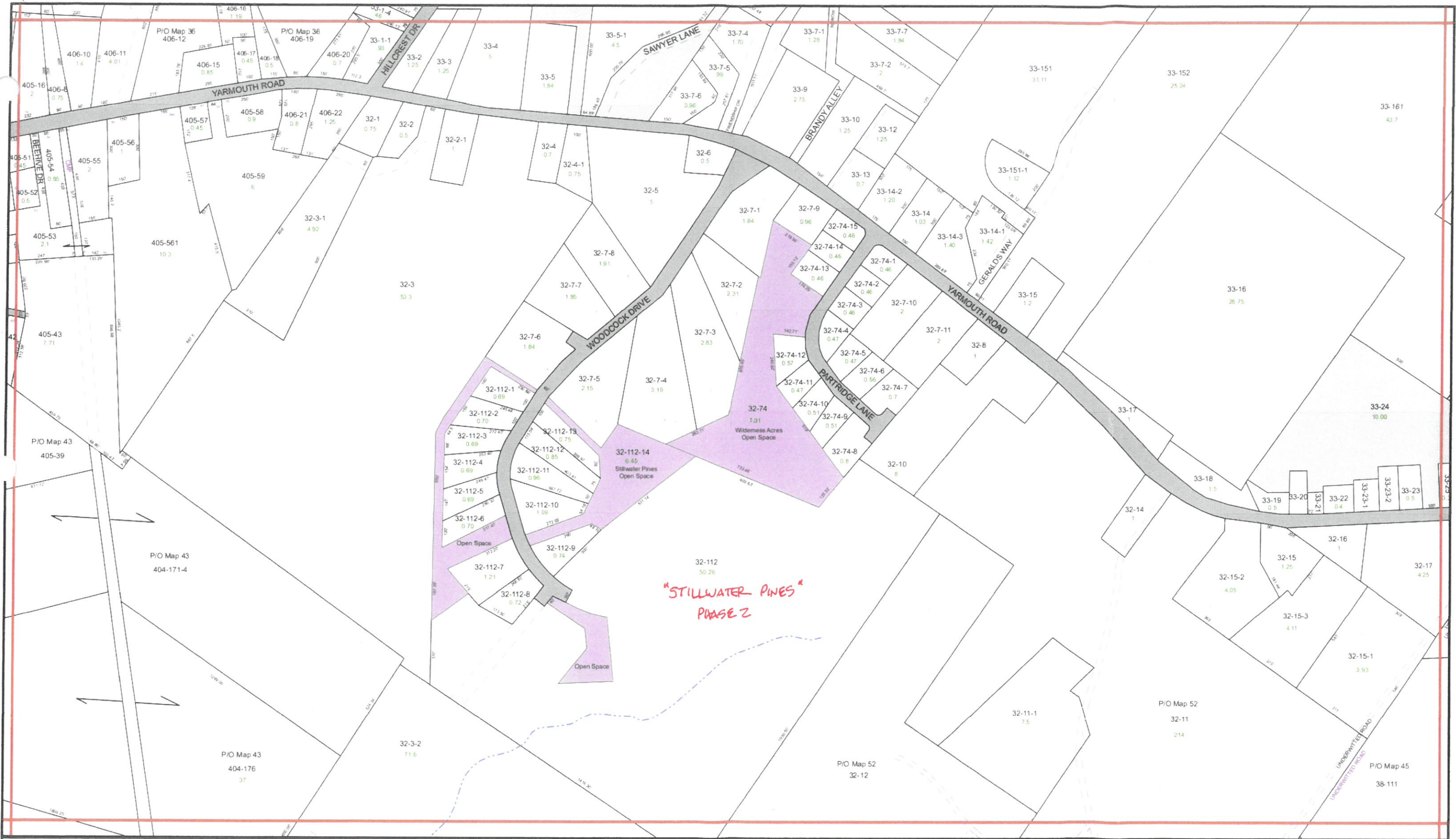


# Abutters

## Stillwater Pines Phase 2 Abutter Mailing Addresses

<u>TM/Lot</u>	<u>Owner</u>	<u>Address</u>
44-32-74	Gorham Acres, Inc	27 Main St., Windham, Maine 04062
44-32-74-8	Mordas-Schenkein, Laura	20 Partridge Lane, Gray, Maine 04039
44-32-10	Leeman, Lawrence	62 Long Hill Road, Gray, Maine 04039
52-32-11	Merrill Woods LLC	387 East Elm St., Yarmouth, Maine 04096
52-32-12	Wilkinson, Adam	PO Box1451, Gray, Maine 04039
52-32-112-14	Birchpoint Properties, LLC	170 Shaker Hill Rd., Gray, Maine 04039
44-32-112-9	Graiver Homes LLC	40 Farm Gate Rd., Falmouth, Maine 04105
44-32-112-8	Graiver Homes LLC	40 Farm Gate Rd., Falmouth, Maine 04105
44-32-112-7	Graiver Homes LLC	40 Farm Gate Rd., Falmouth, Maine 04105
44-32-3	Dunn, Lloyd	PO Box 15, Gray, Maine 04039
44-32-3-2	Dugas, Scott	387 East Elm St., Yarmouth, Maine 04096
5-32-13	Merrill, Patricia	200 West Main St., Yarmouth, Maine 04096





"STILLWATER PINES"  
PHASE 2

Maps Prepared by: **Spatial Alternatives**  
207.846.2356  
www.spatialalternatives.com

Tax Sheets are intended for assessing purposes only.  
Boundary locations are approximate and  
should not be used for conveyance of property.

<b>Misc Lines</b>	<b>Tax Parcels</b>	Subdivision Open Space	Railroad
— Leaders	Parcel	Roads	Water
— ROW	Tree Growth	Condo/Mobile Home	
--- Streams	Open Space Classified	ROW	

# Town of Gray, Maine

0 100 200 400 600 Feet

Index Map

34	35	36	37	38
42	43	44	45	46
50	51	52	53	54

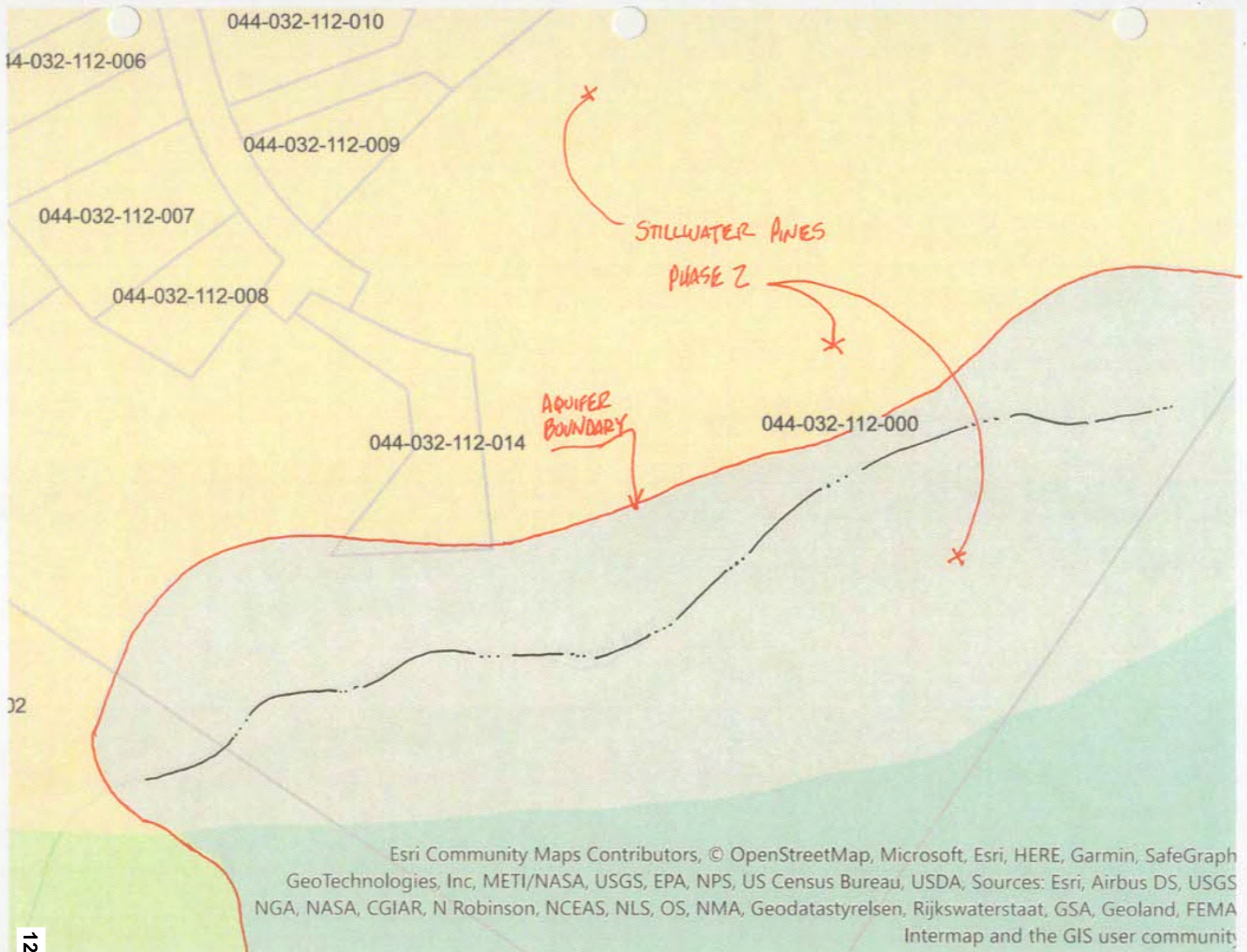
## Gray Tax Sheet 44

Map updated to: April 1, 2022

# Wetland/Environmental



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GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS  
NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA  
Intermap and the GIS user community

003-000

044-032-112-001

044-032-007-004

044-032-074-000

044-032-074-007

044-032-074-000

044-033-017

044-032-112-002

044-032-074-009

044-032-010-000

044-032-112-003

044-032-074-008

044-032-112-012

044-032-112-011

044-032-112-005

044-032-112-006

044-032-112-009

044-032-0

044-032-112-007

MAPPED DEER YARD (BROWN)

044-032-112-008

044-032-112-014

044-032-112-000

PHASE 2 STILLWATER PINES

044-032-011-001

052-032-012-000

044-032-003-002

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Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

2-003-000

044-032-112-001

044-032-007-004

044-032-074-000

044-032-074-000

044-032-074-007

044-032-112-002

044-032-074-009

044-032-010-000

044-033-017-4

044-032-112-003

044-032-074-008

044-032-112-012

044-032-112-011

044-032-112-005

044-032-112-006

044-032-112-009

NWI  
WETLANDS

044-032-01

044-032-112-007

PHASE 2  
STILLWATER PINES

044-032-112-008

044-032-112-014

044-032-112-000

044-032-011-001

052-032-012-000

044-032-003-002

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052-032-013-000

**Medium High Intensity  
Soil Survey**



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

6092

Stillwater Pines Phase 2  
Woodcock Drive  
Gray, ME  
A.H. Grover, Inc.

**Soil Narrative Report**

DATE: Soil Profiles observed on December 27, 2022

BASE MAP: Base plan provided by SJR Engineering, Inc.  
scale 1 inch equals 60 feet and two foot contours.

GROUND CONTROL: Soil survey boundaries located by Mark Hampton Associates,  
Inc. for Class B Soil Survey

**Class B-High Intensity Soil Survey (Minimum Standards)**

Mapping units of 1 acre or larger.  
Scale of 1"= 200 feet or larger.  
Up to 25% inclusions in mapping units of which no more than 15% may be dissimilar soils.  
Ground Control – test pits located by means of compass by chaining, pacing or taping from known control points.  
Base Map –5 foot contour intervals

**Provided:**

Mapping units of 1/2 acre or larger  
Base map scale of 1"= 30 feet.  
Up to 25 percent inclusions in mapping units of which no more than 15 percent is dissimilar soils.  
Baseline information and test pits located by gps equipment with accuracy to 3 feet.  
Ground topographic survey with one foot contours and ground control provided.

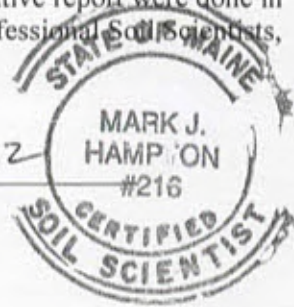
The accompanying soil profile descriptions, soil map, and this soil narrative report were done in accordance with the standards adopted by the Maine Association of Professional Soil Scientists, and the Maine Board of Certification of Geologists and Soil Scientists.

[Redacted signature]

Mark J Hampton

C.S.S. #216, L.S.E. #263 14/27/22

Date





# MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

6092

Stillwater Pines Phase 2  
Woodcock Drive  
Gray, ME  
A. H. Grover, Inc.

## Dixfield (Aquic Haplorthods)

### SETTING

PARENT MATERIAL: Derived from compact loamy glacial till.  
LANDFORM: Till plains, hills and ridges.  
POSITION IN LANDSCAPE: Plains and middle levels.  
SLOPE GRADIENT RANGES: (A) 0-3%, (B) 3-8%, (C) 8-15%

### COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Moderately well drained with a perched watertable from 1.0 to 2.0 feet below the surface at some time from October to May or during periods of heavy precipitation.

TYPICAL PROFILE:

<u>Surface Layer:</u>	Dark brown, stony sandy loam, 0-7"
<u>Subsurface Layer:</u>	Brown, sandy loam, 7-20"
<u>Subsoil Layer:</u>	Olive brown, stony sandy loam 16-31"
<u>Substratum:</u>	Olive gray, stony sandy loam, 25-65"

HYDROLOGIC GROUP: Group C  
SURFACE RUNOFF: Moderately Rapid  
PERMEABILITY: Moderate in solum, slow in substratum  
DEPTH TO BEDROCK: Greater than 65 inches  
HAZARD TO FLOODING: None

### INCLUSIONS

(Within Mapping Unit)

CONTRASTING: Colonel, Brayton

### USE AND MANAGEMENT

Development: There are few limiting factors for building site development



# MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

6092

Stillwater Pines Phase 2  
Woodcock Drive  
Gray, ME  
A. H. Grover, Inc.

**Brayton**  
(Aeric Epiaquepts)

## SETTING

PARENT MATERIAL: Derived from dense glacial till  
LANDFORM: Toeslopes and depressions in glaciated uplands  
POSITION IN LANDSCAPE: Lower positions on landform  
SLOPE GRADIENT RANGES: (A) 0-3%, (B) 3-8%

## COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Poorly drained with a perched watertable from 0.0 to 1.0 feet below the surface at some time from October to May or during periods of heavy precipitation.

TYPICAL PROFILE: Surface Layer: Dk gray, fine sandy loam 0-5",  
Subsurface Layer: Gray fine sandy loam, 5-15",  
Subsoil Layer: Grayish brown fine sandy loam, 15-24"  
Substratum: Olive fine sandy loam, 24-65",

HYDROLOGIC GROUP: Group C  
SURFACE RUNOFF: Moderate to moderately slow  
PERMEABILITY: Moderate and moderately slow  
DEPTH TO BEDROCK: Greater than 65 inches  
HAZARD TO FLOODING: None

## INCLUSIONS (Within Mapping Unit)

CONTRASTING: Colonel, Dixfield

## USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of an extremely high watertable for a portion of the year. This soil is not suitable for development without alteration, which may require additional permitting.

P.O. BOX 1931 • PORTLAND, ME 04104-1931 • 207-756-2900 • mhampto1@maine.rr.com

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**SOIL PROFILE / CLASSIFICATION INFORMATION**

**SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES**

Project Name: <b>Stillwater Pines Phase 2</b>	Applicant Name: <b>A. H. Grover, Inc</b>	Project Location (municipality): <b>Gray</b>
--	---	---

Exploration Symbol # SS-1     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:     of exploration, or     to refusal

Horizon	Color	Texture	Structure	Consistence	Redox	
0	O/A	Black	F. Sandy Loam	Grand	Very Friable	
10	Eg	Gray	F. Sandy Loam	Weak Sub Ang Blocky	Firm	Common and Distinct
20	Bg	Olive Brown	Sandy Loam	Weak Platy	Firm	
40	Cd	Olive Gray	Sandy Loam	Platy	Very Firm	

Soil Series/Phase Name: **Brayton**    Limiting Factor: **6**     Groundwater     Restrictive Layer     Bedrock  
 Depth: \_\_\_\_\_  
 Drainage Class:     ED     SED     WD     MWD     SPD     PD     VPD    Slope: **2** Percent    Hydric Soil:  No     Yes    Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

Exploration Symbol # SS-2     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:     of exploration, or     to refusal

Horizon	Color	Texture	Structure	Consistence	Redox	
0	O/A	Dark Brown	Sandy Loam	Weak Angular	Very Friable	
10	Bhs	Brown	Sandy Loam	Sub Ang Blocky	Friable	
20	Bs1	Olive Brown	Sandy Loam	Medium Blocky	Firm	Common and Distinct
40	Cd	Olive Brown	Gravelly Sandy Loam	Thin Platy	Very Firm	

Soil Series/Phase Name: **Dixfield**    Limiting Factor: **16**     Groundwater     Restrictive Layer     Bedrock  
 Depth: \_\_\_\_\_  
 Drainage Class:     ED     SED     WD     MWD     SPD     PD     VPD    Slope: **12** Percent    Hydric Soil:  No     Yes    Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

Exploration Symbol # SS-3     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:     of exploration, or     to refusal

Horizon	Color	Texture	Structure	Consistence	Redox	
0	O/A	Black	F. Sandy Loam	Fine Grandul	Friable	
10	Eg	Gray	F. Sandy Loam	Weak Sub Ang Blocky	Firm	Common and Distinct
20	Bg	Olive Brown	Sandy Loam	Thin Platy	Firm	
30	Cd	Olive Gray	Sandy Loam	Medium Platy	Very Firm	

Soil Series/Phase Name: **Brayton**    Limiting Factor: **6**     Groundwater     Restrictive Layer     Bedrock  
 Depth: \_\_\_\_\_  
 Drainage Class:     ED     SED     WD     MWD     SPD     PD     VPD    Slope: **2** Percent    Hydric Soil:  No     Yes    Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

Exploration Symbol # SS-4     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:     of exploration, or     to refusal

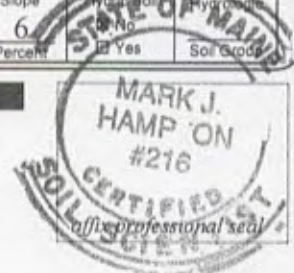
Horizon	Color	Texture	Structure	Consistence	Redox	
0	O/A	Dark Brown	F. Sandy Loam	Grand	Friable	
10	Bhs	Brown	F. Sandy Loam	Fine Grandul	Friable	
20	Bs	Olive Brown	Sandy Silty Clay Loam	Fine Grandul	Firm	Common and Distinct
30	Cd	Olive Gray	Silty Gray Loam	Platy	Very Firm	

Soil Series/Phase Name: **Dixfield**    Limiting Factor: **18**     Groundwater     Restrictive Layer     Bedrock  
 Depth: \_\_\_\_\_  
 Drainage Class:     ED     SED     WD     MWD     SPD     PD     VPD    Slope: **6** Percent    Hydric Soil:  No     Yes    Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

**SOIL SCIENTIST INFORMATION AND SIGNATURE**

\_\_\_\_\_  
 Mark J. Hampton  
 Name Printed

12/27/2022  
 Date  
 216  
 SS License No.



6092

**SOIL PROFILE / CLASSIFICATION INFORMATION**

**SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES**

Project Name: <b>Stillwater Pines Phase 2</b>	Applicant Name: <b>A. H. Grover, Inc</b>	Project Location (municipality): <b>Gray</b>
--	---	---

Exploration Symbol # SS-5     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:     of exploration, or     to refusal

Depth below mineral soil horizon (inches)	Horizon	Color	Texture	Structure	Consistence	Redox
0	O/A	Dark Brown	Sandy Loam	Grand	Very Friable	
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
20	Bs1	Olive Brown	Sandy Loam	Weak Platy	Firm	Common and Distinct
40	Cd	Olive	Gravelly Sandy Loam	Platy	Very Firm	

Soil Series/Phase Name: <b>Dixfield</b>	Limiting Factor <b>15</b>	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	Depth	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Hydrologic
Drainage Class <input type="checkbox"/> ED <input type="checkbox"/> SED <input type="checkbox"/> WD <input checked="" type="checkbox"/> MWD <input type="checkbox"/> SPD <input type="checkbox"/> PD <input type="checkbox"/> VPD	Slope <b>2</b> Percent			Soil Group	

Exploration Symbol # SS-6     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:     of exploration, or     to refusal

Depth below mineral soil horizon (inches)	Horizon	Color	Texture	Structure	Consistence	Redox
0	O/A	Dark Brown	Sandy Loam	Weak Angular	Very Friable	
10	Bhs	Brown	Sandy Loam	Sub Ang Blocky	Friable	
20	Bs1	Olive Brown	Sandy Loam	Medium Blocky	Firm	Common and Distinct
40	Cd	Olive Brown	Gravelly Sandy Loam	Thin Platy	Very Firm	

Soil Series/Phase Name: <b>Dixfield</b>	Limiting Factor <b>20</b>	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	Depth	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Hydrologic
Drainage Class <input type="checkbox"/> ED <input type="checkbox"/> SED <input type="checkbox"/> WD <input checked="" type="checkbox"/> MWD <input type="checkbox"/> SPD <input type="checkbox"/> PD <input type="checkbox"/> VPD	Slope <b>2</b> Percent			Soil Group	

Exploration Symbol # SS-7     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:     of exploration, or     to refusal

Depth below mineral soil horizon (inches)	Horizon	Color	Texture	Structure	Consistence	Redox
0	O/A	Dark Brown	Sandy Loam	Fine Grandul	Friable	
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm	Common and Distinct
30	Cd	Olive	Gravelly Sandy Loam	Medium Platy	Very Firm	

Soil Series/Phase Name: <b>Dixfield</b>	Limiting Factor <b>16</b>	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	Depth	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Hydrologic
Drainage Class <input type="checkbox"/> ED <input type="checkbox"/> SED <input type="checkbox"/> WD <input checked="" type="checkbox"/> MWD <input type="checkbox"/> SPD <input type="checkbox"/> PD <input type="checkbox"/> VPD	Slope <b>2</b> Percent			Soil Group	

Exploration Symbol # SS-8     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:     of exploration, or     to refusal

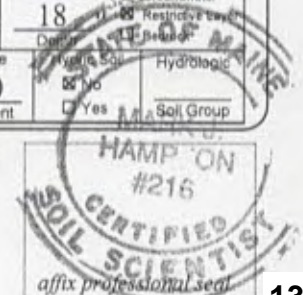
Depth below mineral soil horizon (inches)	Horizon	Color	Texture	Structure	Consistence	Redox
0	O/A	Dark Brown	Sandy Loam	Grand	Friable	
10	Bhs	Brown	Sandy Loam	Fine Grandul	Friable	
20	Bs	Olive Brown	Sandy Loam	Fine Grandul	Firm	Common and Distinct
30	Cd	Olive	Gravelly Sandy Loam	Platy	Very Firm	

Soil Series/Phase Name: <b>Dixfield</b>	Limiting Factor <b>18</b>	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	Depth	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Hydrologic
Drainage Class <input type="checkbox"/> ED <input type="checkbox"/> SED <input type="checkbox"/> WD <input checked="" type="checkbox"/> MWD <input type="checkbox"/> SPD <input type="checkbox"/> PD <input type="checkbox"/> VPD	Slope <b>10</b> Percent			Soil Group	

**SOIL SCIENTIST INFORMATION AND SIGNATURE**

Signature  
 \_\_\_\_\_  
**Mark J. Hampton**  
 Name Printed

12/27/2022  
 Date  
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 SS License No.



**SOIL PROFILE / CLASSIFICATION INFORMATION**

**SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES**

Project Name: Stillwater Pines Phase 2      Applicant Name: A. H. Grover, Inc      Project Location (municipality): Gray

Exploration Symbol # SS-9     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

Horizon	Color	Texture	Structure	Consistence	Redox	
0	O/A	Dark Brown	Sandy Loam	Grand	Very Friable	
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
20	Bs1	Olive Brown	Sandy Loam	Weak Platy	Firm	Common and Distinct
40	Cd	Olive	Gravelly Sandy Loam	Platy	Very Firm	

Soil Series/Phase Name: Dixfield      Limiting Factor 15     Groundwater  
 Restrictive Layer     Bedrock  
 Depth

Drainage Class:  ED     SED     WD     MWD     SPD     PD     VPD      Slope 12    Hydric Soil  No     Yes      Hydrologic

Exploration Symbol # SS-10     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

Horizon	Color	Texture	Structure	Consistence	Redox	
0	O/A	Dark Brown	Sandy Loam	Weak Angular	Very Friable	
10	Bhs	Brown	Sandy Loam	Sub Ang Blocky	Friable	
20	Bs1	Olive Brown	Sandy Loam	Medium Blocky	Firm	Common and Distinct
40	Cd	Olive Brown	Gravelly Sandy Loam	Thin Platy	Very Firm	

Soil Series/Phase Name: Dixfield      Limiting Factor 18     Groundwater  
 Restrictive Layer     Bedrock  
 Depth

Drainage Class:  ED     SED     WD     MWD     SPD     PD     VPD      Slope 4    Hydric Soil  No     Yes      Hydrologic

Exploration Symbol # SS-11     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

Horizon	Color	Texture	Structure	Consistence	Redox	
0	O/A	Dark Brown	Sandy Loam	Fine Grandul	Friable	
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm	Common and Distinct
30	Cd	Olive	Gravelly Sandy Loam	Medium Platy	Very Firm	

Soil Series/Phase Name: Dixfield      Limiting Factor 16     Groundwater  
 Restrictive Layer     Bedrock  
 Depth

Drainage Class:  ED     SED     WD     MWD     SPD     PD     VPD      Slope 10    Hydric Soil  No     Yes      Hydrologic

Exploration Symbol # SS-12     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

Horizon	Color	Texture	Structure	Consistence	Redox	
0	O/A	Dark Brown	Sandy Loam	Grand	Friable	
10	Bhs	Brown	Sandy Loam	Fine Grandul	Friable	
20	Bs	Olive Brown	Sandy Loam	Fine Grandul	Firm	Common and Distinct
30	Cd	Olive	Gravelly Sandy Loam	Platy	Very Firm	

Soil Series/Phase Name: Dixfield      Limiting Factor 20     Groundwater  
 Restrictive Layer     Bedrock  
 Depth

Drainage Class:  ED     SED     WD     MWD     SPD     PD     VPD      Slope 2    Hydric Soil  No     Yes      Hydrologic

**SOIL SCIENTIST INFORMATION AND SIGNATURE**

Mark J. Hampton  
Name Printed

12/27/2022  
Date  
216  
SS License No.



**SOIL PROFILE / CLASSIFICATION INFORMATION**

**SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES**

Project Name: Stillwater Pines Phase 2      Applicant Name: A. H. Grover, Inc      Project Location (municipality): Gray

Exploration Symbol # SS-13     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/A	Dark Brown	Sandy Loam	Grand	Very Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs1	Olive Brown	Sandy Loam	Weak Platy	Firm
30					Common and Distinct
40	Cd	Olive	Gravelly Sandy Loam	Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield      Limiting Factor 22     Groundwater  
 Restrictive Layer  
 Bedrock  
 Depth \_\_\_\_\_  
 Drainage Class:  ED    SED    WD    MWD  
 SPD    PD    VPD      Slope 2    Hydric Soil  No    Yes    Hydrologic  
 Percent

Exploration Symbol # SS-14     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/A	Dark Brown	Sandy Loam	Weak Angular	Very Friable
10	Bhs	Brown	Sandy Loam	Sub Ang Blocky	Friable
20	Bs1	Olive Brown	Sandy Loam	Medium Blocky	Firm
30					Common and Distinct
40	Cd	Olive Brown	Gravelly Sandy Loam	Thin Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield      Limiting Factor 18     Groundwater  
 Restrictive Layer  
 Bedrock  
 Depth \_\_\_\_\_  
 Drainage Class:  ED    SED    WD    MWD  
 SPD    PD    VPD      Slope 2    Hydric Soil  No    Yes    Hydrologic  
 Percent

Exploration Symbol # SS-15     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/A	Black	Sandy Loam	Fine Grandul	Friable
10	Eg	Gray	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bg	Olive Brown	Sandy Loam	Thin Platy	Firm
30	Cd	Olive	Sandy Loam	Medium Platy	Very Firm
40					
50					
60					

Soil Series/Phase Name: Brayton      Limiting Factor 6     Groundwater  
 Restrictive Layer  
 Bedrock  
 Depth \_\_\_\_\_  
 Drainage Class:  ED    SED    WD    MWD  
 SPD    PD    VPD      Slope 2    Hydric Soil  No    Yes    Hydrologic  
 Percent

Exploration Symbol # SS-16     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

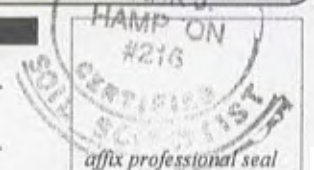
Horizon	Color	Texture	Structure	Consistence	Redox
0	O/A	Dark Brown	Sandy Loam	Grand	Friable
10	Bhs	Brown	Sandy Loam	Fine Grandul	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandul	Firm
30	Cd	Olive	Gravelly Sandy Loam	Platy	Very Firm
40					
50					
60					

Soil Series/Phase Name: Dixfield      Limiting Factor \_\_\_\_\_     Groundwater  
 Restrictive Layer  
 Bedrock  
 Depth \_\_\_\_\_  
 Drainage Class:  ED    SED    WD    MWD  
 SPD    PD    VPD      Slope 8    Hydric Soil  No    Yes    Hydrologic  
 Percent

**SOIL SCIENTIST INFORMATION AND SIGNATURE**

Signature: \_\_\_\_\_  
 Name Printed: Mark J. Hampton

Date: 12/27/2022  
 SS License No.: 216



**Septic Disposal  
HHE 200 Forms**



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

6092

February 1, 2023

Mr. Ben Grover  
A. H. Grover, Inc  
82 Doughty Road  
North Yarmouth, ME 04097

Re: Preliminary soil evaluation, Stillwater Pines Phase 2 Woodcock Road Gray, ME


Dear Ben,

I have completed a preliminary soil evaluation on the proposed 21 lot phase 2 of the Stillwater Pines subdivision located on Woodcock Road Gray, ME. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated August 2015, as amended. I evaluated two hand excavated soil test pits on each proposed lot. The soils are moderately well drained glacial till soils with a limiting factor ranging from 15 to 22 inches.

The soils as evaluated meet the minimum requirements of the state rules. In my opinion, there are suitable soils and area on each lot for a septic system. The size of a septic system for a 3-bedroom home could be a 20 feet by 45 feet stone and pipe bed or an Eljen Indrain system consisting of 20 Eljen units. Septic designs can be completed at some time in the future.

If you have any questions or require additional information, please contact me.

Sincerely,

  
Mark J. Hampton L.S.B., C.S.S.  
Licensed Site Evaluator #263  
Certified Soil Scientist #216

### SOIL PROFILE / CLASSIFICATION INFORMATION

### DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Stillwater Pines Phase 2	Applicant Name: A. H. Grover, Inc	Project Location (municipality): Gray
---	--------------------------------------	--

Exploration Symbol # TP-1     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

S.E. <u>3</u> <u>C</u>	Slope <u>4</u>	Limiting Factor <u>18</u> "	<input checked="" type="checkbox"/> Groundwater	<input checked="" type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock
Profile    Condition	Percent	Depth			
S.S.    Soil Series/Phase Name: <u>Dixfield MWD</u>					
			<input type="checkbox"/> Hydric	Hydrologic	
			<input checked="" type="checkbox"/> Non-hydric	Soil Group	

Exploration Symbol # TP-2     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

S.E. <u>3</u> <u>C</u>	Slope <u>4</u>	Limiting Factor <u>18</u> "	<input checked="" type="checkbox"/> Groundwater	<input checked="" type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock
Profile    Condition	Percent	Depth			
S.S.    Soil Series/Phase Name: <u>Dixfield MWD</u>					
			<input type="checkbox"/> Hydric	Hydrologic	
			<input checked="" type="checkbox"/> Non-hydric	Soil Group	

Exploration Symbol # TP-3     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

S.E. <u>3</u> <u>C</u>	Slope <u>6</u>	Limiting Factor <u>17</u> "	<input checked="" type="checkbox"/> Groundwater	<input checked="" type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock
Profile    Condition	Percent	Depth			
S.S.    Soil Series/Phase Name: <u>Dixfield MWD</u>					
			<input type="checkbox"/> Hydric	Hydrologic	
			<input checked="" type="checkbox"/> Non-hydric	Soil Group	

Exploration Symbol # TP-4     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

S.E. <u>3</u> <u>C</u>	Slope <u>8</u>	Limiting Factor <u>16</u> "	<input checked="" type="checkbox"/> Groundwater	<input checked="" type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock
Profile    Condition	Percent	Depth			
S.S.    Soil Series/Phase Name: <u>Dixfield MWD</u>					
			<input type="checkbox"/> Hydric	Hydrologic	
			<input checked="" type="checkbox"/> Non-hydric	Soil Group	

### INVESTIGATOR INFORMATION AND SIGNATURE

Signature 	Date 1/5/2023
Name Printed Mark J. Hampton	Cert/Lic/Reg. # 263/216
Title <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer	

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### SOIL PROFILE / CLASSIFICATION INFORMATION

### DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Stillwater Pines Phase 2	Applicant Name: A. H. Grover, Inc	Project Location (municipality): Gray
---	--------------------------------------	--

Exploration Symbol # TP-5     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
<u>3</u> Profile <u>C</u> Condition	<u>2</u> Percent	<u>20</u> Depth	<input checked="" type="checkbox"/> Restrictive Layer
Soil Series/Phase Name: <u>Dixfield MWD</u>			<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric
			Hydrologic Soil Group

Exploration Symbol # TP-6     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
<u>3</u> Profile <u>C</u> Condition	<u>2</u> Percent	<u>22</u> Depth	<input checked="" type="checkbox"/> Restrictive Layer
Soil Series/Phase Name: <u>Dixfield MWD</u>			<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric
			Hydrologic Soil Group

Exploration Symbol # TP-7     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
<u>3</u> Profile <u>C</u> Condition	<u>2</u> Percent	<u>18</u> Depth	<input checked="" type="checkbox"/> Restrictive Layer
Soil Series/Phase Name: <u>Dixfield MWD</u>			<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric
			Hydrologic Soil Group

Exploration Symbol # TP-8     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
<u>3</u> Profile <u>C</u> Condition	<u>2</u> Percent	<u>18</u> Depth	<input checked="" type="checkbox"/> Restrictive Layer
Soil Series/Phase Name: <u>Dixfield MWD</u>			<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric
			Hydrologic Soil Group

#### INVESTIGATOR INFORMATION AND SIGNATURE

Signature: _____	Date: <u>1/5/2023</u>
Name Printed: <u>Mark J. Hampton</u>	Cert/Lic/Reg. #: <u>263/216</u>
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer	

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### SOIL PROFILE / CLASSIFICATION INFORMATION

### DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: <b>Stillwater Pines Phase 2</b>	Applicant Name: <b>A. H. Grover, Inc</b>	Project Location (municipality): <b>Gray</b>
--	---	---

Exploration Symbol # TP-9     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>10</u> Percent	Limiting Factor <u>17</u> " Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	Hydrologic Soil Group
S.S. Soil Series/Phase Name: <b>Dixfield MWD</b>				
<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric				

Exploration Symbol # TP-10     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>10</u> Percent	Limiting Factor <u>16</u> " Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	Hydrologic Soil Group
S.S. Soil Series/Phase Name: <b>Dixfield MWD</b>				
<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric				

Exploration Symbol # TP-11     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>4</u> Percent	Limiting Factor <u>16</u> " Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	Hydrologic Soil Group
S.S. Soil Series/Phase Name: <b>Dixfield MWD</b>				
<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric				

Exploration Symbol # TP-12     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>4</u> Percent	Limiting Factor <u>16</u> " Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	Hydrologic Soil Group
S.S. Soil Series/Phase Name: <b>Dixfield MWD</b>				
<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric				

### INVESTIGATOR INFORMATION AND SIGNATURE

Signature:	Date: <b>1/5/2023</b>
Name Printed: <b>Mark J. Hampton</b>	Cert/Lic/Reg. #: <b>263/216</b>
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer	

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**SOIL PROFILE / CLASSIFICATION INFORMATION**

**DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES**

Project Name: Stillwater Pines Phase 2	Applicant Name: A. H. Grover, Inc	Project Location (municipality): Gray
---	--------------------------------------	--

Exploration Symbol # TP-13     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>2</u> Percent	Limiting Factor <u>22</u> " <u>22</u> Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
S.S. Soil Series/Phase Name: <u>Dixfield MWD</u>		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

Exploration Symbol # TP-14     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>2</u> Percent	Limiting Factor <u>22</u> " <u>22</u> Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
S.S. Soil Series/Phase Name: <u>Dixfield MWD</u>		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

Exploration Symbol # TP-15     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>4</u> Percent	Limiting Factor <u>17</u> " <u>17</u> Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
S.S. Soil Series/Phase Name: <u>Dixfield MWD</u>		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

Exploration Symbol # TP-16     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>4</u> Percent	Limiting Factor <u>16</u> " <u>16</u> Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
S.S. Soil Series/Phase Name: <u>Dixfield MWD</u>		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

**INVESTIGATOR INFORMATION AND SIGNATURE**

Signature [Redacted]	Date 1/5/2023
Name Printed Mark J. Hampton	Cert/Lic/Reg. # 263/216
Title <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer	

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SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Stillwater Pines Phase 2 Applicant Name: A. H. Grover, Inc Project Location (municipality): Gray

Exploration Symbol # TP-17 ... Soil Classification: 3 C, Slope: 4, Limiting Factor: 16 ... Dixfield MWD

Exploration Symbol # TP-18 ... Soil Classification: 3 C, Slope: 4, Limiting Factor: 18 ... Dixfield MWD

Exploration Symbol # TP-19 ... Soil Classification: 3 C, Slope: 8, Limiting Factor: 17 ... Dixfield MWD

Exploration Symbol # TP-20 ... Soil Classification: 3 C, Slope: 8, Limiting Factor: 16 ... Dixfield MWD

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: [Redacted] Date: 1/5/2023 Name Printed: Mark J. Hampton Cert/Lic/Reg. #: 263/216 Title: Licensed Site Evaluator, Certified Soil Scientist, Certified Geologist, Professional Engineer

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**SOIL PROFILE / CLASSIFICATION INFORMATION**

**DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES**

Project Name: Stillwater Pines Phase 2	Applicant Name: A. H. Grover, Inc	Project Location (municipality): Gray
---	--------------------------------------	--

Exploration Symbol # TP-21     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u>	Slope <u>10</u> Percent	Limiting Factor <u>16</u> Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
S.S. Soil Series/Phase Name: <u>Dixfield MWD</u>			
		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

Exploration Symbol # TP-22     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u>	Slope <u>10</u> Percent	Limiting Factor <u>15</u> Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
S.S. Soil Series/Phase Name: <u>Dixfield MWD</u>			
		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

Exploration Symbol # TP-23     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u>	Slope <u>12</u> Percent	Limiting Factor <u>15</u> Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
S.S. Soil Series/Phase Name: <u>Dixfield MWD</u>			
		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

Exploration Symbol # TP-24     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

S.E. Soil Classification <u>3</u> <u>C</u>	Slope <u>12</u> Percent	Limiting Factor <u>16</u> Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
S.S. Soil Series/Phase Name: <u>Dixfield MWD</u>			
		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

**INVESTIGATOR INFORMATION AND SIGNATURE**

Signature [Redacted]	Date 1/5/2023
Name Printed Mark J. Hampton	Cert/Lic/Reg. # 263/216
Title <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer	

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SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Stillwater Pines Phase 2	Applicant Name: A. H. Grover, Inc	Project Location (municipality): Gray
---	--------------------------------------	--

Exploration Symbol # TP-25    Test Pit    Boring    Probe  
 \_\_\_\_\_ " Organic horizon thickness   Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Soil Details by S.E.    Groundwater    Restrictive Layer    Bedrock

Soil Classification	Slope	Limiting Factor	
<u>3</u> <u>C</u>	<u>2</u>	<u>18</u> "	
Profile   Condition	Percent	Depth	

S.S.   Soil Series/Phase Name:    Hydric    Non-hydric   Hydrologic   Soil Group

Dixfield MWD

Exploration Symbol # TP-26    Test Pit    Boring    Probe  
 \_\_\_\_\_ " Organic horizon thickness   Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Soil Details by S.E.    Groundwater    Restrictive Layer    Bedrock

Soil Classification	Slope	Limiting Factor	
<u>3</u> <u>C</u>	<u>2</u>	<u>16</u> "	
Profile   Condition	Percent	Depth	

S.S.   Soil Series/Phase Name:    Hydric    Non-hydric   Hydrologic   Soil Group

Dixfield MWD

Exploration Symbol # TP-27    Test Pit    Boring    Probe  
 \_\_\_\_\_ " Organic horizon thickness   Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Soil Details by S.E.    Groundwater    Restrictive Layer    Bedrock

Soil Classification	Slope	Limiting Factor	
<u>3</u> <u>C</u>	<u>2</u>	<u>18</u> "	
Profile   Condition	Percent	Depth	

S.S.   Soil Series/Phase Name:    Hydric    Non-hydric   Hydrologic   Soil Group

Dixfield MWD

Exploration Symbol # TP-28    Test Pit    Boring    Probe  
 \_\_\_\_\_ " Organic horizon thickness   Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Soil Details by S.E.    Groundwater    Restrictive Layer    Bedrock

Soil Classification	Slope	Limiting Factor	
<u>3</u> <u>C</u>	<u>2</u>	<u>18</u> "	
Profile   Condition	Percent	Depth	

S.S.   Soil Series/Phase Name:    Hydric    Non-hydric   Hydrologic   Soil Group

Dixfield MWD

INVESTIGATOR INFORMATION AND SIGNATURE

Signature	Date
	1/5/2023
Name Printed	Cert/Lic/Reg. #
Mark J. Hampton	263/216
Title	
<input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer	

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<b>SOIL PROFILE / CLASSIFICATION INFORMATION</b>		<b>DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES</b>
Project Name: <b>Stillwater Pines Phase 2</b>	Applicant Name: <b>A. H. Grover, Inc</b>	Project Location (municipality): <b>Gray</b>

Exploration Symbol # TP-29    Test Pit    Boring    Probe  
 \_\_\_\_\_ " Organic horizon thickness   Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E.   **3**   **C**   **2**   **20**    Groundwater    Restrictive Layer  
 Profile   Condition   Percent   Depth    Bedrock

Soil Series/Phase Name:    Hydric   Hydrologic  
**Dixfield MWD**    Non-hydric   Soil Group

Exploration Symbol # TP-30    Test Pit    Boring    Probe  
 \_\_\_\_\_ " Organic horizon thickness   Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E.   **3**   **C**   **2**   **18**    Groundwater    Restrictive Layer  
 Profile   Condition   Percent   Depth    Bedrock

Soil Series/Phase Name:    Hydric   Hydrologic  
**Dixfield MWD**    Non-hydric   Soil Group

Exploration Symbol # TP-31    Test Pit    Boring    Probe  
 \_\_\_\_\_ " Organic horizon thickness   Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E.   **3**   **C**   **2**   **18**    Groundwater    Restrictive Layer  
 Profile   Condition   Percent   Depth    Bedrock

Soil Series/Phase Name:    Hydric   Hydrologic  
**Dixfield MWD**    Non-hydric   Soil Group

Exploration Symbol # TP-32    Test Pit    Boring    Probe  
 \_\_\_\_\_ " Organic horizon thickness   Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E.   **3**   **C**   **2**   **22**    Groundwater    Restrictive Layer  
 Profile   Condition   Percent   Depth    Bedrock

Soil Series/Phase Name:    Hydric   Hydrologic  
**Dixfield MWD**    Non-hydric   Soil Group

<b>INVESTIGATOR INFORMATION AND SIGNATURE</b>	
Signature:	Date: <b>1/5/2023</b>
Name Printed: <b>Mark J. Hampton</b>	Cert/Lic/Reg. #: <b>263/216</b>
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer	

affix professional seal



<b>SOIL PROFILE / CLASSIFICATION INFORMATION</b>		<b>DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES</b>	
Project Name: Stillwater Pines Phase 2	Applicant Name: A. H. Grover, Inc	Project Location (municipality): Gray	

Exploration Symbol # TP-37     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Depth below mineral soil surface (inches)

S.E.	Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
▶▶	<u>3</u> / <u>C</u>	<u>2</u> / <u>Percent</u>	<u>20</u> / <u>Depth</u>	<input checked="" type="checkbox"/> Restrictive Layer
S.S.	Soil Series/Phase Name:		<input type="checkbox"/> Hydric	Hydrologic
▶▶	Dixfield MWD		<input checked="" type="checkbox"/> Non-hydric	Soil Group

Exploration Symbol # TP-38     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Depth below mineral soil surface (inches)

S.E.	Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
▶▶	<u>3</u> / <u>C</u>	<u>2</u> / <u>Percent</u>	<u>18</u> / <u>Depth</u>	<input checked="" type="checkbox"/> Restrictive Layer
S.S.	Soil Series/Phase Name:		<input type="checkbox"/> Hydric	Hydrologic
▶▶	Dixfield MWD		<input checked="" type="checkbox"/> Non-hydric	Soil Group

Exploration Symbol # TP-39     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Depth below mineral soil surface (inches)

S.E.	Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
▶▶	<u>3</u> / <u>C</u>	<u>2</u> / <u>Percent</u>	<u>17</u> / <u>Depth</u>	<input checked="" type="checkbox"/> Restrictive Layer
S.S.	Soil Series/Phase Name:		<input type="checkbox"/> Hydric	Hydrologic
▶▶	Dixfield MWD		<input checked="" type="checkbox"/> Non-hydric	Soil Group

Exploration Symbol # TP-40     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Depth below mineral soil surface (inches)

S.E.	Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
▶▶	<u>3</u> / <u>C</u>	<u>2</u> / <u>Percent</u>	<u>18</u> / <u>Depth</u>	<input checked="" type="checkbox"/> Restrictive Layer
S.S.	Soil Series/Phase Name:		<input type="checkbox"/> Hydric	Hydrologic
▶▶	Dixfield MWD		<input checked="" type="checkbox"/> Non-hydric	Soil Group

<b>INVESTIGATOR INFORMATION AND SIGNATURE</b>			
Signature: <span style="background-color: black; color: black;">[REDACTED]</span>	Date: 1/5/2023		
Name Printed: Mark J. Hampton	Cert/Lic/Reg. #: 263/216		
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer		<i>affix professional seal</i>	

### SOIL PROFILE / CLASSIFICATION INFORMATION

### DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Stillwater Pines Phase 2	Applicant Name: A. H. Grover, Inc	Project Location (municipality): Gray
---	--------------------------------------	--

Exploration Symbol # TP-41     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Depth below mineral soil surface (inches)

S.E.	Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
▶▶	<u>3</u> <u>C</u>	<u>2</u>	<u>18</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	Profile    Condition	Percent	Depth	<input type="checkbox"/> Bedrock
S.S.	Soil Series/Phase Name: <u>Dixfield MWD</u>			
▶▶		<input type="checkbox"/> Hydric	Hydrologic	
		<input checked="" type="checkbox"/> Non-hydric	Soil Group	

Exploration Symbol # TP-42     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Red Brown	
20				
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Depth below mineral soil surface (inches)

S.E.	Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
▶▶	<u>3</u> <u>C</u>	<u>2</u>	<u>18</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	Profile    Condition	Percent	Depth	<input type="checkbox"/> Bedrock
S.S.	Soil Series/Phase Name: <u>Dixfield MWD</u>			
▶▶		<input type="checkbox"/> Hydric	Hydrologic	
		<input checked="" type="checkbox"/> Non-hydric	Soil Group	

Exploration Symbol # \_\_\_\_\_     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0				
10				
20				
30				
40				
50				
60				

Depth below mineral soil surface (inches)

S.E.	Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
▶▶	____    ____	____	____ "	<input type="checkbox"/> Restrictive Layer
	Profile    Condition	Percent	Depth	<input type="checkbox"/> Bedrock
S.S.	Soil Series/Phase Name: _____			
▶▶		<input type="checkbox"/> Hydric	Hydrologic	
		<input type="checkbox"/> Non-hydric	Soil Group	

Exploration Symbol # \_\_\_\_\_     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0				
10				
20				
30				
40				
50				
60				

Depth below mineral soil surface (inches)

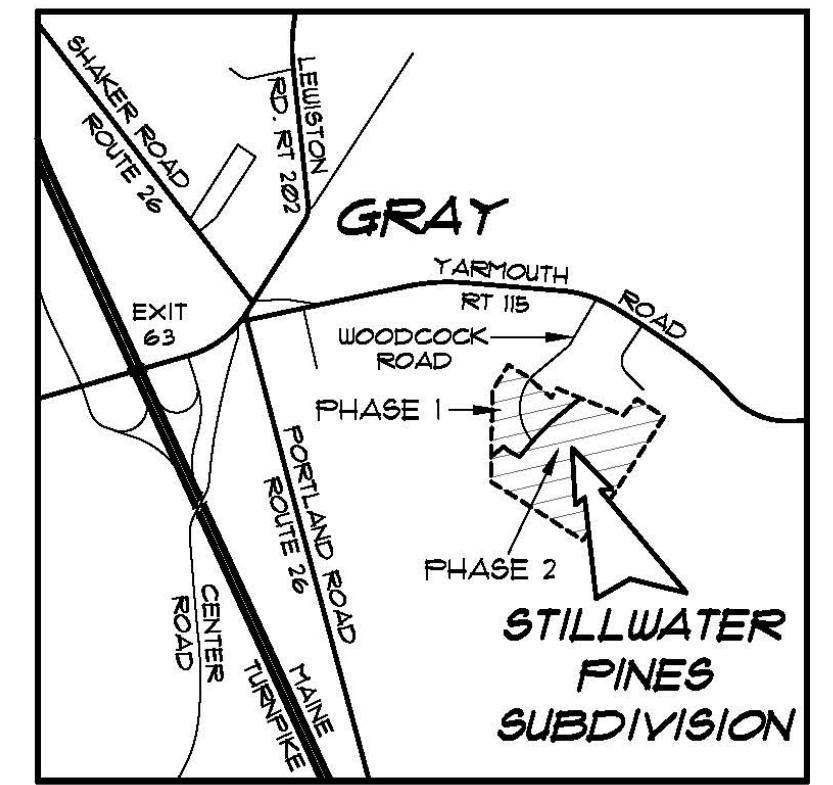
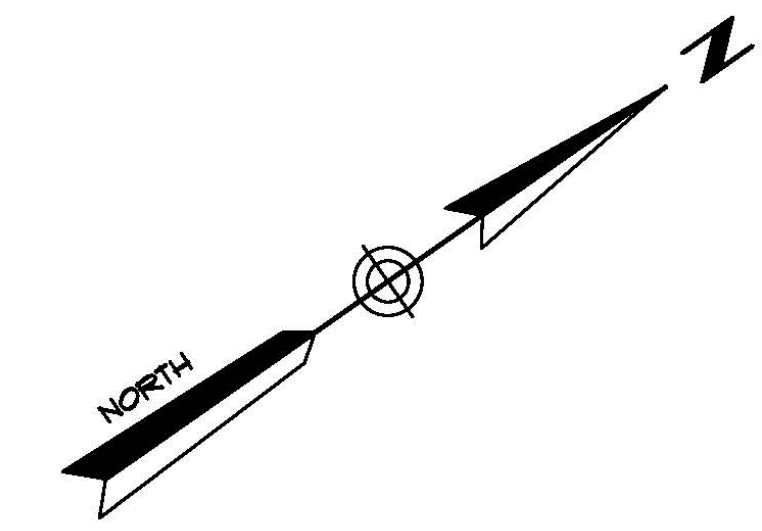
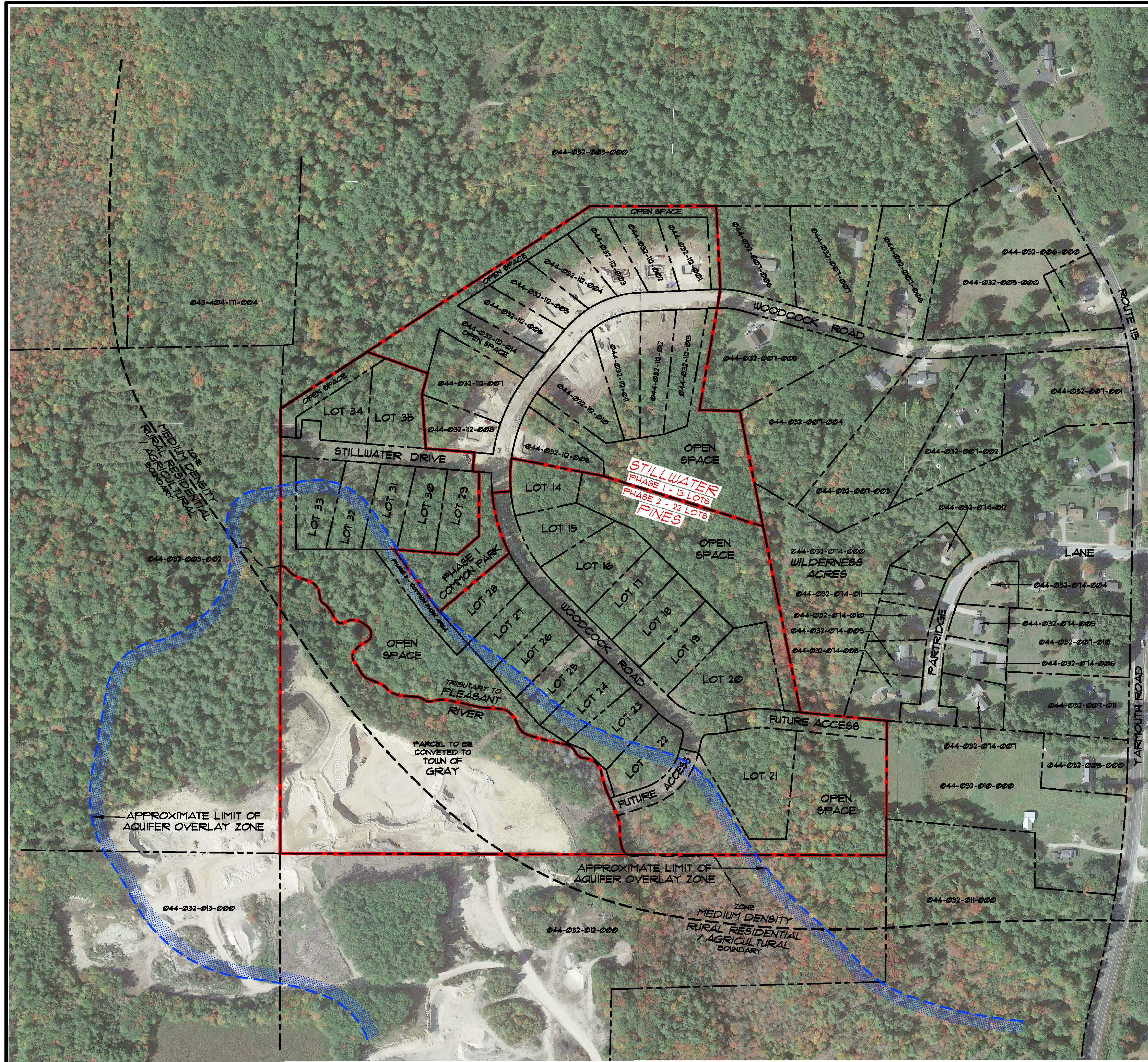
S.E.	Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
▶▶	____    ____	____	____ "	<input type="checkbox"/> Restrictive Layer
	Profile    Condition	Percent	Depth	<input type="checkbox"/> Bedrock
S.S.	Soil Series/Phase Name: _____			
▶▶		<input type="checkbox"/> Hydric	Hydrologic	
		<input type="checkbox"/> Non-hydric	Soil Group	

### INFORMATION AND SIGNATURE

Name Printed: <u>Mark J. Hampton</u>	Date: <u>1/5/2023</u>
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer	Cert/Lic/Reg. # <u>263/216</u>

*affix professional seal*

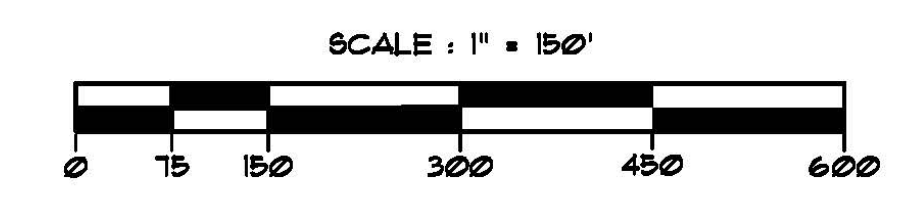




LOCATION MAP

**NOTES**

- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 2) THIS PLAN WAS PREPARED TO SERVE AS A VISUAL AID FOR DISCUSSIONS ON THE SITE'S DEVELOPMENT POTENTIAL. EXISTING CONDITIONS ARE BASED UPON THE FOLLOWING:
  - A) PLAN ENTITLED "FINAL PLAN - STILLWATER PINES SUBDIVISION", DATED JULY 2021, RECORDED AT SAID REGISTRY IN PLAN BOOK 221, PAGE 432.
  - B) TOWN OF GRAY TAX MAPS AND G.I.S. MAPPING
  - C) AERIAL IMAGES (OCTOBER 2021) OBTAINED FROM GOOGLE EARTH.
- 3) OWNER OF RECORD - A.H. GROVER, INC.  
DEED REFERENCE - BOOK 39,951, PAGE 265  
TAX MAP 44, LOT 32-12 (PHASE 2)
- 4) PARCEL AREA = 36.21 ACRES (PHASE 2)
- 5) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 230048 0015A, EFFECTIVE DATE JANUARY 6, 1982.



REV:	BY:	DATE:	CHANGES:

**SJR ENGINEERING, INC.**  
16 THURSTON DRIVE  
MONMOUTH, MAINE 04259  
(207) 242-6248 tel & fax  
steves@sjeeng.com

**AERIAL OVERVIEW**  
**STILLWATER PINES, PHASE 2**  
WOODCOCK DRIVE, GRAY, MAINE  
PREPARED FOR  
**A.H. GROVER, INC.**  
82 DOUGHTY ROAD - NORTH YARMOUTH, ME 04093

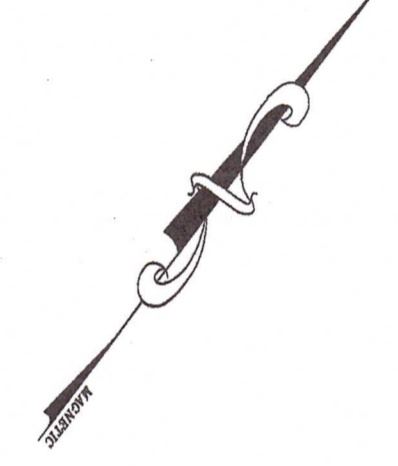
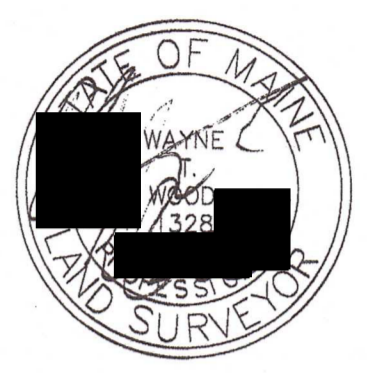
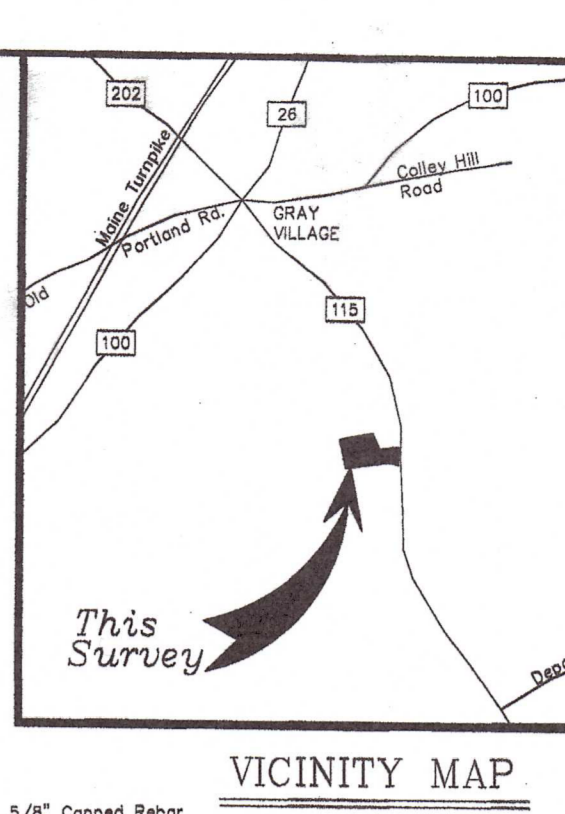
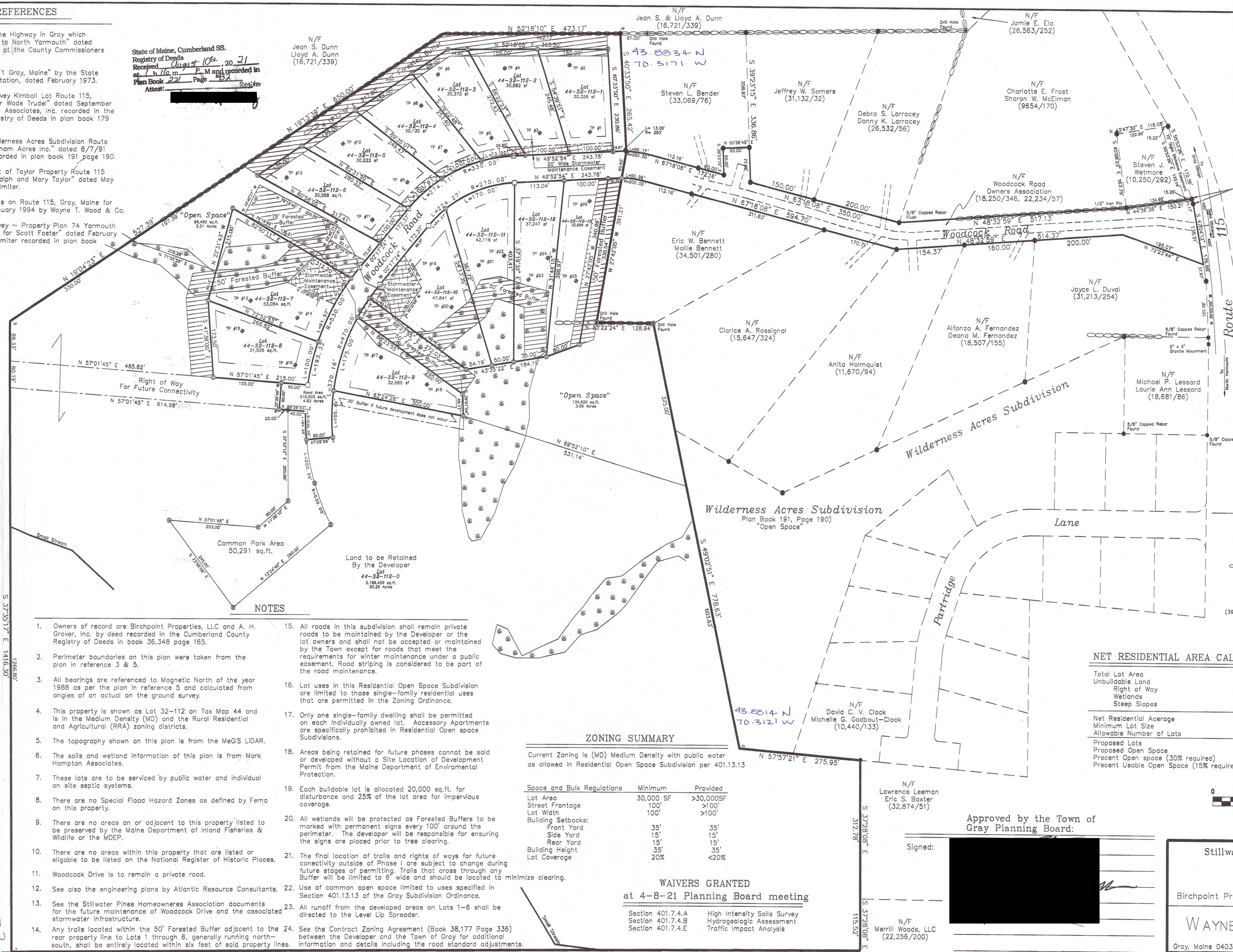
DATE	PROJECT
MAR 2023	2023-04
DRAWN BY	SCALE
SJR	1" = 150'

**SHEET 1**

**PLAN REFERENCES**

- "Plan of a Portion of the Highway in Gray which leads from Gray corner to North Yarmouth" dated September 1, 1931 filed at the County Commissioners Office.
- "State Aid Highway No. 1 Gray, Maine" by the State Department of Transportation, dated February 1973.
- "Standard Boundary Survey Kimball Lot Route 115, Gray, Maine prepared for Wade Trudel" dated September 1987 by Courbron Gotta Associates, Inc. recorded in the Cumberland County Registry of Deeds in plan book 179 page 21.
- "Subdivision Plan of Wilderness Acres Subdivision Route 115 Gray, Maine for Gorham Acres Inc." dated 8/7/91 by Sebago Technics recorded in plan book 191 page 190.
- "Plan of Leeman & Part of Taylor Property Route 115 Gray, Maine made for Ralph and Mary Taylor" dated May 28, 1991 by John D. Palmer.
- "Sketch of Proposed Lots on Route 115, Gray, Maine for Wade Trudel" dated January 1994 by Wayne T. Wood & Co.
- "Standard Boundary Survey ~ Property Plan 74 Yarmouth Road, Gray, Maine made for Scott Foster" dated February 16, 1998 by John D. Palmer recorded in plan book 198 page 73.

State of Maine, Cumberland SS.  
Registry of Deeds  
Received August 10th, 2021  
at 11:16 a.m. P.M. registered in  
Plan Book 221 Page 122  
Attest: \_\_\_\_\_



- LEGEND**
- Iron Pipe or Pin Found
  - Granite Monument Found
  - 5/8" Capped rebar to be set
  - Stone Wall
  - ⊙ Drill Hole Found
  - N/F Now or Formerly of (3923/228) CCRD book and page reference

43.8806 N  
70.3211 W

N/F  
Jean S. Dunn  
Lloyd A. Dunn  
(16,721/339)

43.8769 N  
70.3143 W

**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.
- Perimeter boundaries on this plan were taken from the plan in reference 3 & 5.
- 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.
- The topography shown on this plan is from the MeGIS LIDAR.
- The soils and wetland information of this plan is from Mark Hampton Associates.
- These lots are to be serviced by public water and individual on site septic systems.
- There are no Special Flood Hazard Zones as defined by FEMA on this property.
- There are no areas on or adjacent to this property listed to be preserved by the Maine Department of Inland Fisheries & Wildlife or the MDEP.
- There are no areas within this property that are listed or eligible to be listed on the National Register of Historic Places.
- Woodcock Drive is to remain a private road.
- See also the engineering plans by Atlantic Resource Consultants.
- See the Stillwater Pines Homeowners Association documents for the future maintenance of Woodcock Drive and the associated stormwater infrastructure.
- Any trails located within the 50' Forested Buffer adjacent to the rear property line to Lots 1 through 8, generally running north-south, shall be entirely located within six feet of said property lines.
- All roads in this subdivision shall remain private roads to be maintained by the Developer or the lot owners and shall not be accepted or maintained by the Town except for roads that meet the requirements for winter maintenance under a public easement. Road striping is considered to be part of the road maintenance.
- Lot uses in this Residential Open Space Subdivision are limited to those single-family residential uses that are permitted in the Zoning Ordinance.
- Only one single-family dwelling shall be permitted on each individually owned lot. Accessory Apartments are specifically prohibited in Residential Open Space Subdivisions.
- Areas being retained for future phases cannot be sold or developed without a Site Location of Development Permit from the Maine Department of Environmental Protection.
- Each buildable lot is allocated 20,000 sq.ft. for disturbance and 25% of the lot area for impervious coverage.
- All wetlands will be protected as Forested Buffers to 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 rights of ways for future connectivity outside of Phase I are subject to change during future stages of permitting. Trails that cross through any Buffer will be limited to 6' wide and should be located to minimize clearing.
- Use of common open space limited to uses specified in Section 401.13.13 of the Gray Subdivision Ordinance.
- All runoff from the developed areas on Lots 1-6 shall be directed to the Level Lip Spreader.
- See the Contract Zoning Agreement (Book 38,177 Page 336) between the Developer and the Town of Gray for additional information and details including the road standard adjustments.

**ZONING SUMMARY**

Current Zoning is (MD) Medium Density with public water as allowed in Residential Open Space Subdivision per 401.13.13

Space and Bulk Regulations	Minimum	Provided
Lot Area	30,000 SF	>30,000SF
Street Frontage	100'	>100'
Lot Width	100'	>100'
Building Setbacks:		
Front Yard	35'	35'
Side Yard	15'	15'
Rear Yard	15'	15'
Building Height	35'	35'
Lot Coverage	20%	<20%

**WAIVERS GRANTED**  
at 4-8-21 Planning Board meeting

- Section 401.7.4.A High Intensity Soils Survey
- Section 401.7.4.B Hydrogeologic Assessment
- Section 401.7.4.E Traffic Impact Analysis

**NET RESIDENTIAL AREA CALCULATIONS**

Total Lot Area	18.7 acres
Unbuildable Land	
Right of Way	4.14 acres
Wetlands	1.54 acres
Steep Slopes	2.60 acres
Net Residential Acreage	14.54 acres
Minimum Lot Size	0.82 acres
Allowable Number of Lots	16 lots
Proposed Lots	13 lot
Proposed Open Space	5.8 acres
Percent Open space (30% required)	31%
Percent Usable Open Space (15% required)	23%



Approved by the Town of Gray Planning Board:

Signed: \_\_\_\_\_

N/F  
Merrill Woods, LLC  
(22,256/200)

Date: 7-8-21

**Final Plan**

Stillwater Pines Subdivision  
On  
Woodcock Drive  
Gray, Maine  
For  
Birchpoint Properties, LLC & A.H. Grover, Inc.  
170 Shaker Road ~ Gray, Maine 04039

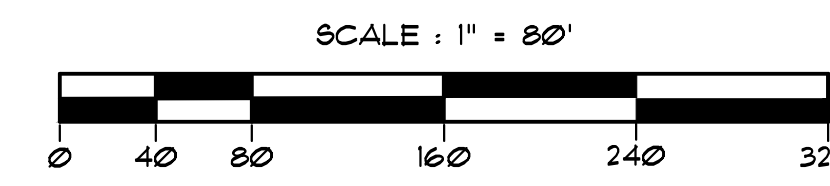
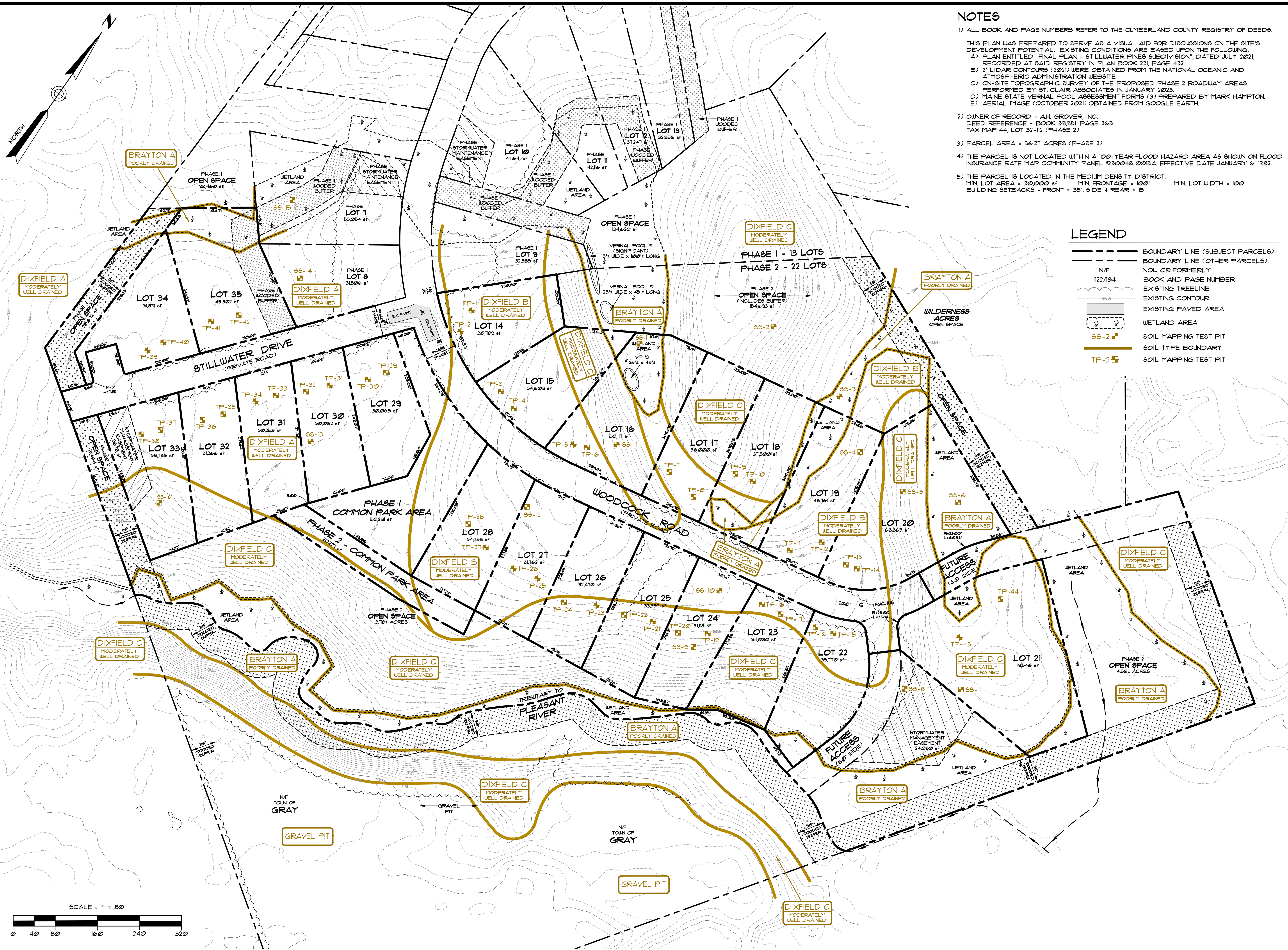
**WAYNE WOOD & CO.**  
Gray, Maine 04039  
Drwn. By: WTW/RLW  
Scale: 1" = 100'  
Drwg. No. 1 of 1  
Bk.No. \_\_\_\_\_  
(207)657-3322  
Date: July 2021  
Job No. 220002

**NOTES**

- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.  
THIS PLAN WAS PREPARED TO SERVE AS A VISUAL AID FOR DISCUSSIONS ON THE SITE'S DEVELOPMENT POTENTIAL. EXISTING CONDITIONS ARE BASED UPON THE FOLLOWING:  
A) PLAN ENTITLED "FINAL PLAN - STILLWATER PINES SUBDIVISION", DATED JULY 2021, RECORDED AT SAID REGISTRY IN PLAN BOOK 221, PAGE 432.  
B) 2' LIDAR CONTOURS (2021) WERE OBTAINED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION WEBSITE.  
C) ON-SITE TOPOGRAPHIC SURVEY OF THE PROPOSED PHASE 2 ROADWAY AREAS PERFORMED BY ST. CLAIR ASSOCIATES IN JANUARY 2023.  
D) MAINE STATE VERNAL POOL ASSESSMENT FORMS (3) PREPARED BY MARK HAMPTON.  
E) AERIAL IMAGE (OCTOBER 2021) OBTAINED FROM GOOGLE EARTH.
- 2) OWNER OF RECORD - A.H. GROVER, INC.  
DEED REFERENCE - BOOK 39,951, PAGE 265  
TAX MAP 44, LOT 32-12 (PHASE 2)
- 3) PARCEL AREA = 36.21 ACRES (PHASE 2)
- 4) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL #23004B 0015A, EFFECTIVE DATE JANUARY 6, 1982.
- 5) THE PARCEL IS LOCATED IN THE MEDIUM DENSITY DISTRICT.  
MIN. LOT AREA = 30,000 sf  
MIN. FRONTAGE = 100'  
BUILDING SETBACKS - FRONT = 35', SIDE + REAR = 15'

**LEGEND**

- BOUNDARY LINE (SUBJECT PARCELS)
- BOUNDARY LINE (OTHER PARCELS)
- NOW OR FORMERLY
- BOOK AND PAGE NUMBER
- EXISTING TREELINE
- EXISTING CONTOUR
- EXISTING PAVED AREA
- WETLAND AREA
- SOIL MAPPING TEST PIT
- SOIL TYPE BOUNDARY
- SOIL MAPPING TEST PIT



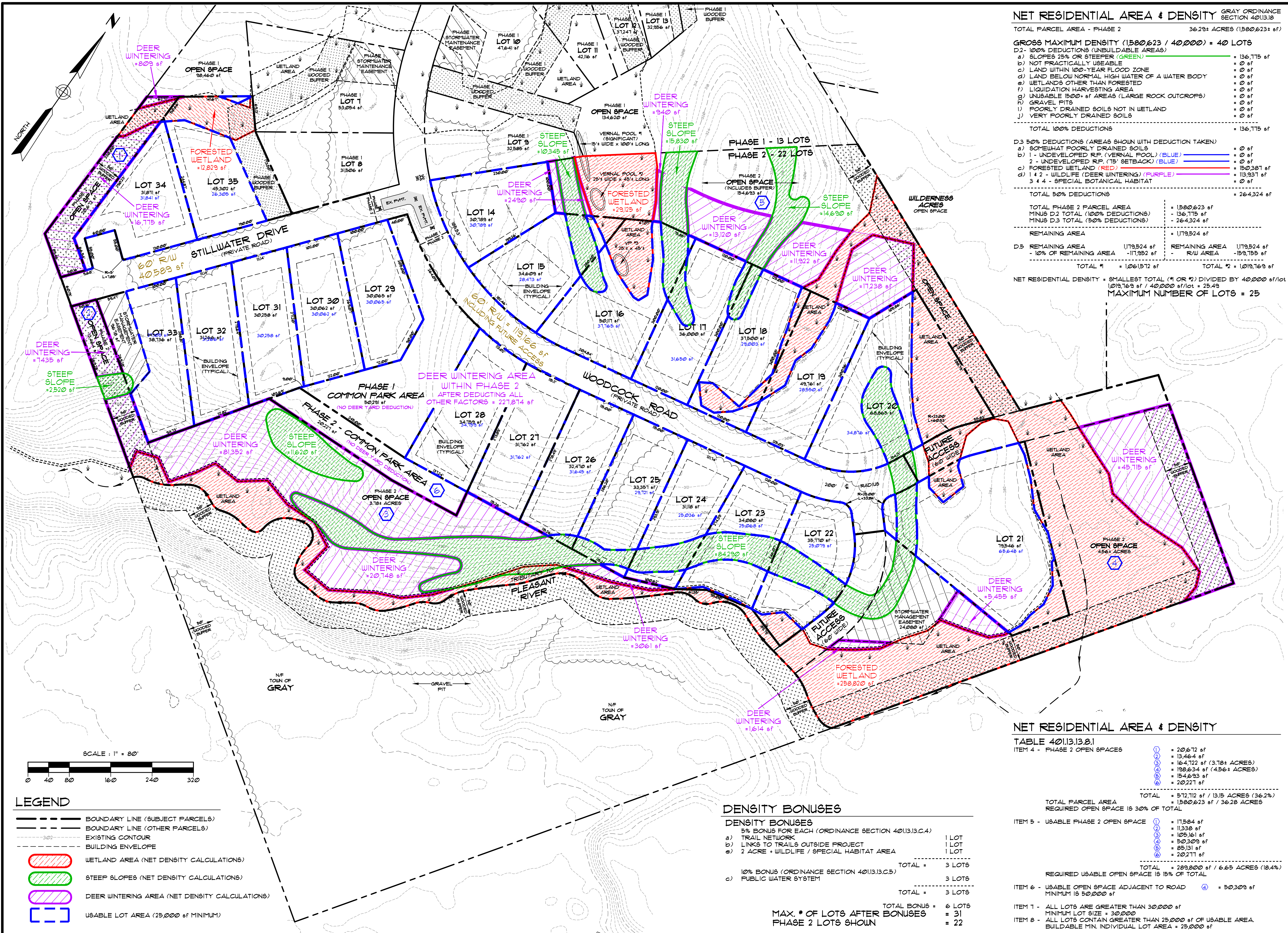
DATE:	3-28-2023	PROJECT:	PHASE BUFFER ALONG PLEASANT RIVER TRIBUTARY
REV. BY:	DATE:	SCALE:	CHANGES:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SJR ENGINEERING, INC.			

**SJR ENGINEERING, INC.**  
16 THURSTON DRIVE  
MONTICOUTH, MAINE 04259  
(207) 242-6248 tel & fax  
steves@sjeeng.com

**SOILS MAP**  
STILLWATER PINES, PHASE 2  
WOODCOCK DRIVE, GRAY, MAINE  
PREPARED FOR  
**A.H. GROVER, INC.**  
82 DOUGHTY ROAD - NORTH YARMOUTH, ME 04097

DATE:	PROJECT:
MAR 2023	2023-04
DRAWN BY:	SCALE:
SJR	1" = 80'

**SHEET 1**



### NET RESIDENTIAL AREA & DENSITY GRAY ORDINANCE SECTION 401.13.8

TOTAL PARCEL AREA - PHASE 2 36.28+ ACRES (1580,623+ sf)

GROSS MAXIMUM DENSITY (1580,623 / 40,000) = 40 LOTS

D2 - 100% DEDUCTIONS (UNBUILDABLE AREAS)

a) SLOPES 25% OR STEEPER (GREEN)	= 136,115 sf
b) NOT PRACTICALLY USABLE	= 0 sf
c) LAND WITHIN 100-YEAR FLOOD ZONE	= 0 sf
d) LAND BELOW NORMAL HIGH WATER OF A WATER BODY	= 0 sf
e) WETLANDS OTHER THAN FORESTED	= 0 sf
f) LIQUIDATION HARVESTING AREA	= 0 sf
g) UNUSABLE 1500+ sf AREAS (LARGE ROCK OUTCROPS)	= 0 sf
h) GRAVEL PITS	= 0 sf
i) POORLY DRAINED SOILS NOT IN WETLAND	= 0 sf
j) VERY POORLY DRAINED SOILS	= 0 sf
<b>TOTAL 100% DEDUCTIONS</b>	<b>= 136,115 sf</b>

D3 50% DEDUCTIONS (AREAS SHOWN WITH DEDUCTION TAKEN)

a) SOMEWHAT POORLY DRAINED SOILS	= 0 sf
b) 1 - UNDEVELOPED R.P. (VERNAL POOL) (BLUE)	= 0 sf
2 - UNDEVELOPED R.P. (15' SETBACK) (BLUE)	= 0 sf
c) FORESTED WETLAND (RED)	= 150,381 sf
d) 1 & 2 - WILDLIFE (DEER WINTERING) (PURPLE)	= 113,331 sf
3 & 4 - SPECIAL BOTANICAL HABITAT	= 0 sf
<b>TOTAL 50% DEDUCTIONS</b>	<b>= 264,324 sf</b>

TOTAL PHASE 2 PARCEL AREA = 1580,623 sf  
 MINUS D2 TOTAL (100% DEDUCTIONS) = 136,115 sf  
 MINUS D3 TOTAL (50% DEDUCTIONS) = 264,324 sf

REMAINING AREA = 1,179,524 sf

D.B. REMAINING AREA 1,179,524 sf  
 - 10% OF REMAINING AREA - 117,952 sf  
 REMAINING AREA - RAW AREA - 1,061,572 sf

TOTAL #1 = 1,061,572 sf TOTAL #2 = 1,019,169 sf

NET RESIDENTIAL DENSITY = SMALLEST TOTAL (#1 OR #2) DIVIDED BY 40,000 sf/lot  
 1,019,169 sf / 40,000 sf/lot = 25.48  
**MAXIMUM NUMBER OF LOTS = 25**

### LEGEND

- BOUNDARY LINE (SUBJECT PARCELS)
- BOUNDARY LINE (OTHER PARCELS)
- EXISTING CONTOUR
- BUILDING ENVELOPE
- WETLAND AREA (NET DENSITY CALCULATIONS)
- STEEP SLOPES (NET DENSITY CALCULATIONS)
- DEER WINTERING AREA (NET DENSITY CALCULATIONS)
- USABLE LOT AREA (25,000 sf MINIMUM)

### DENSITY BONUSES

5% BONUS FOR EACH (ORDINANCE SECTION 401.13.C.4)

a) TRAIL NETWORK	1 LOT
b) LINKS TO TRAILS OUTSIDE PROJECT	1 LOT
c) 2 ACRE + WILDLIFE / SPECIAL HABITAT AREA	1 LOT
<b>TOTAL =</b>	<b>3 LOTS</b>

10% BONUS (ORDINANCE SECTION 401.13.C.5)

a) PUBLIC WATER SYSTEM	3 LOTS
<b>TOTAL =</b>	<b>3 LOTS</b>

**TOTAL BONUS = 6 LOTS**  
**MAX. # OF LOTS AFTER BONUSES PHASE 2 LOTS SHOWN = 22**

### NET RESIDENTIAL AREA & DENSITY

TABLE 401.13.8.1

ITEM 4 - PHASE 2 OPEN SPACES

①	= 20,612 sf
②	= 13,464 sf
③	= 164,722 sf (3.78+ ACRES)
④	= 109,634 sf (4.56+ ACRES)
⑤	= 154,693 sf
⑥	= 20,221 sf
<b>TOTAL</b>	<b>= 512,712 sf / 13.15 ACRES (36.2%)</b>

TOTAL PARCEL AREA 1,580,623 sf / 36.28 ACRES  
 REQUIRED OPEN SPACE IS 30% OF TOTAL

ITEM 5 - USABLE PHASE 2 OPEN SPACE

⑦	= 17,584 sf
⑧	= 11,338 sf
⑨	= 105,161 sf
⑩	= 50,309 sf
⑪	= 85,131 sf
⑫	= 20,271 sf
<b>TOTAL</b>	<b>= 289,803 sf / 6.65 ACRES (18.4%)</b>

REQUIRED USABLE OPEN SPACE IS 15% OF TOTAL

ITEM 6 - USABLE OPEN SPACE ADJACENT TO ROAD MINIMUM IS 50,000 sf = 50,309 sf

ITEM 7 - ALL LOTS ARE GREATER THAN 30,000 sf  
 MINIMUM LOT SIZE = 30,000

ITEM 8 - ALL LOTS CONTAIN GREATER THAN 25,000 sf OF USABLE AREA  
 BULDBLE MIN. INDIVIDUAL LOT AREA = 25,000 sf

SJR ENGINEERING, INC.  
 16 THURSTON DRIVE  
 MONTMOUTH, MAINE 04259  
 (207) 242-6248 tel & fax  
 steves@sjreng.com

**SJR ENGINEERING**

**NET RESIDENTIAL DENSITY PLAN**  
 (WITH BUILDING ENVELOPES & USABLE LOT SPACE)  
**STILLWATER PINES, PHASE 2**  
 WOODCOCK DRIVE, GRAY, MAINE  
 PREPARED FOR  
**A.H. GROVER, INC.**  
 82 DOUGHTY ROAD - NORTH YARMOUTH, ME 04093

DATE	PROJECT
MAR 2023	2023-04
DRAWN BY	SCALE
SJR	1" = 80'

**SHEET 2**