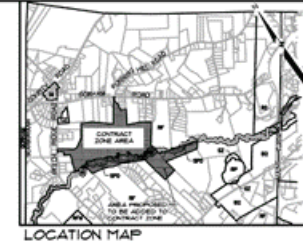
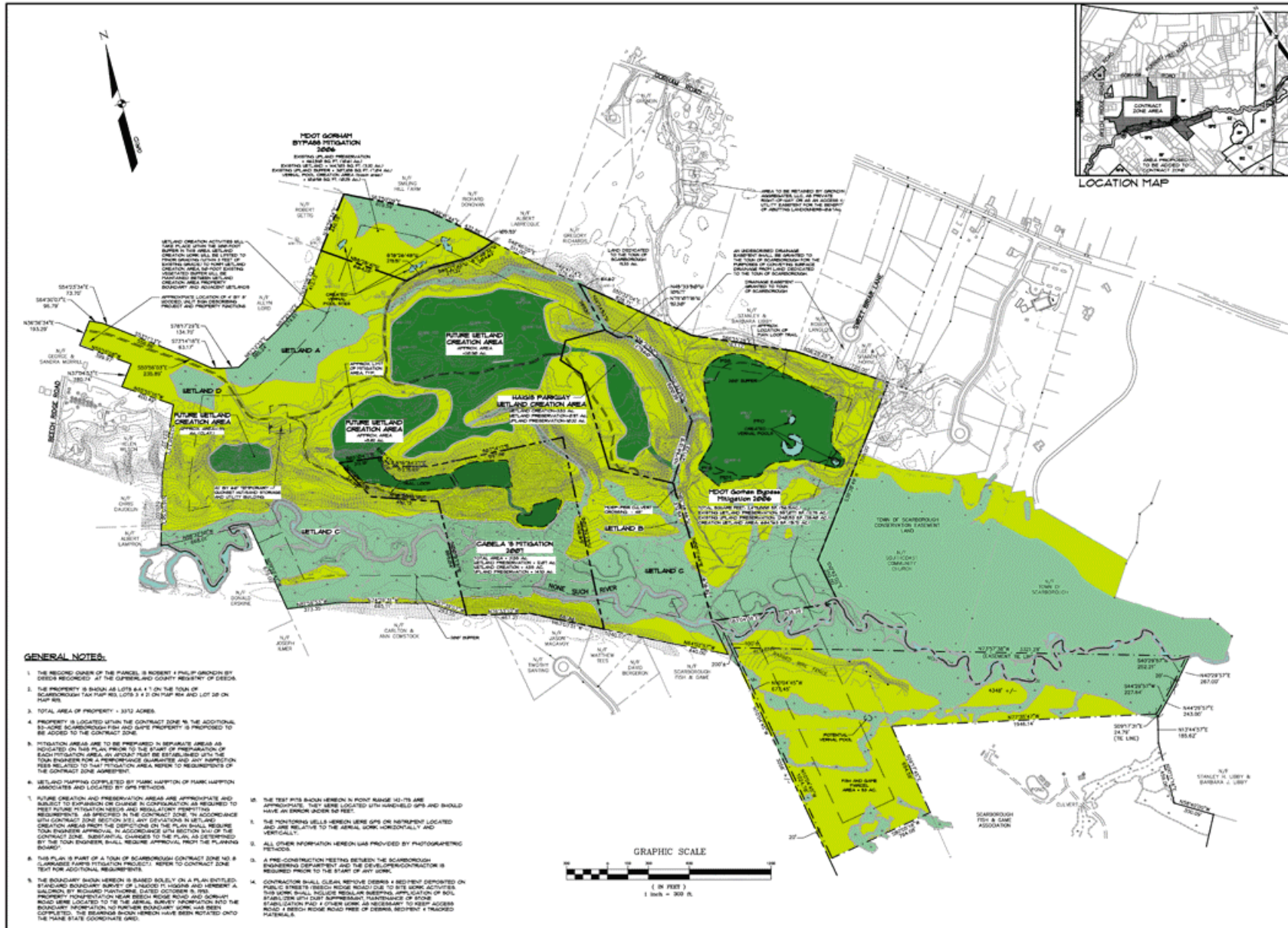


Grondin Aggregates: Larrabee Farms Wetland Mitigation Project

2008 Project Update

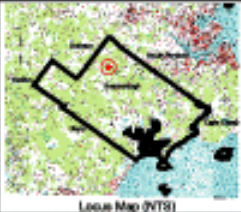
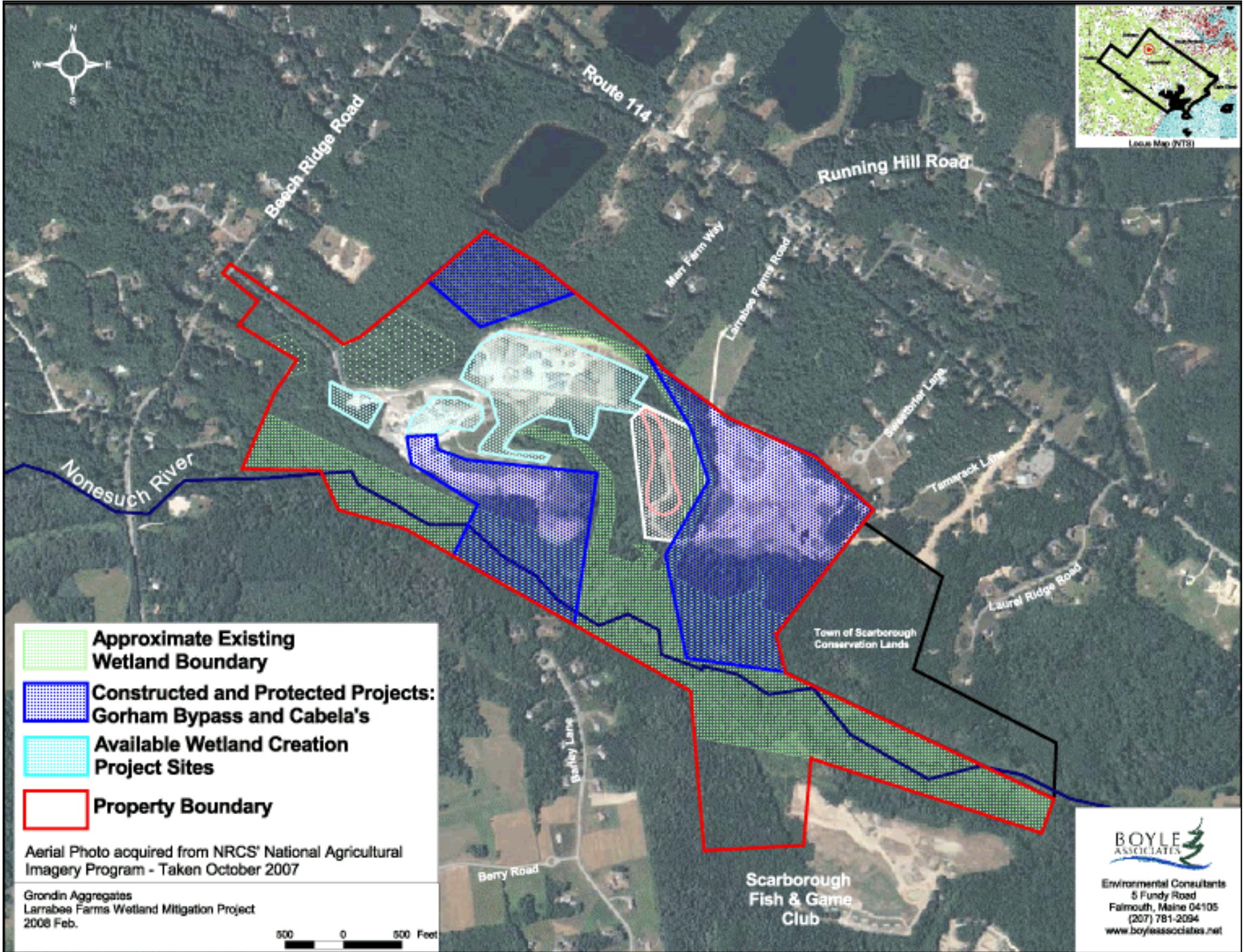


DATE		SCALE	
12/21/07		1"=300'	
SHEET 2 OF 4			

PROJECT NO.	FIELD BOOK	REVISION	DATE	BY	STATUS
076848					

Sebago Technics 1000 Main Street Scarborough, Maine 04074 TEL: 603.886.8877 FAX: 603.886.8877	PREPARED BY: RICHARD HAYHORN CHECKED BY: RICHARD HAYHORN DATE: 12/21/07
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OVERALL SITE PLAN OF LARRABEE FARMS WETLAND MITIGATION PROJECT 1000 Main Street Scarborough, Maine 04074 GRONDIEN AGGREGATES, LLC 17 SHALLOT ROAD GORHAM, MAINE 04038 076848-THRODS-01-07-08



- Approximate Existing Wetland Boundary**
- Constructed and Protected Projects: Gorham Bypass and Cabela's**
- Available Wetland Creation Project Sites**
- Property Boundary**

Aerial Photo acquired from NRCS' National Agricultural Imagery Program - Taken October 2007

Grondin Aggregates
Larrabee Farms Wetland Mitigation Project
2008 Feb.

500 0 500 Feet

Scarborough
Fish & Game
Club

BOYLE ASSOCIATES
Environmental Consultants
5 Fundy Road
Falmouth, Maine 04105
(207) 781-2094
www.boyleassociates.net

Larrabee Farms Parcel Description

Property Description:

- 320 +/- acres
- 95 +/- acres of existing wetland
- over 1-mile of the Nonesuch River and floodplain.

Historical Landuse:

- farming
- mineral extraction
- forestry
- recreation/open space

- *Shooting range, washing machine/abandoned car dump, bonfire pit, party spot....*

Project History

- Property purchased in 2000
- Original plans: sand/gravel extraction and residential development
- Potential as wetland creation/mitigation site
 - wetland mitigation = replacing wetland functions and values lost due to impacts to wetlands
 - wetland creation, enhancement, restoration, preservation, or a combination
 - developers need to find mitigation : purchase the land, design the site, monitor for 10 years, and provide yearly reports to regulators
 - Other options for mitigation = banks, in-lieu fee, multi-user commercial mitigation projects (e.g. Larrabee Farms)
- Grondin assembled project team and began gathering data in 2001
 - Wetland Scientists/Biologists: Boyle Associates
 - Geohydrologists/Geotechnical Engineers: R.W. Gillespie & Associates
 - Engineering and CAD Designers: Sebago Technics
 - Traffic Engineering: Gorrill-Palmer Consulting Engineers
 - Plant materials provided by Pierson Nurseries; Landscaping by Sabra Landscape Design

Project History (continued)

- Met onsite with State and Federal Regulators in 2001
 - U.S. Army Corps of Engineers
 - Maine DEP
 - Maine Department of Inland Fisheries and Wildlife
 - U.S. Fish and Wildlife Service
- Met with Town and began process for Contract Zoning in 2001/2002
 - *RF District permittable uses include wetland creation pursuant to a contract zone*
- Contract Zone #8 – received approval August 16, 2006
 - Limited sand extraction was ongoing during the Contract Zoning permit process

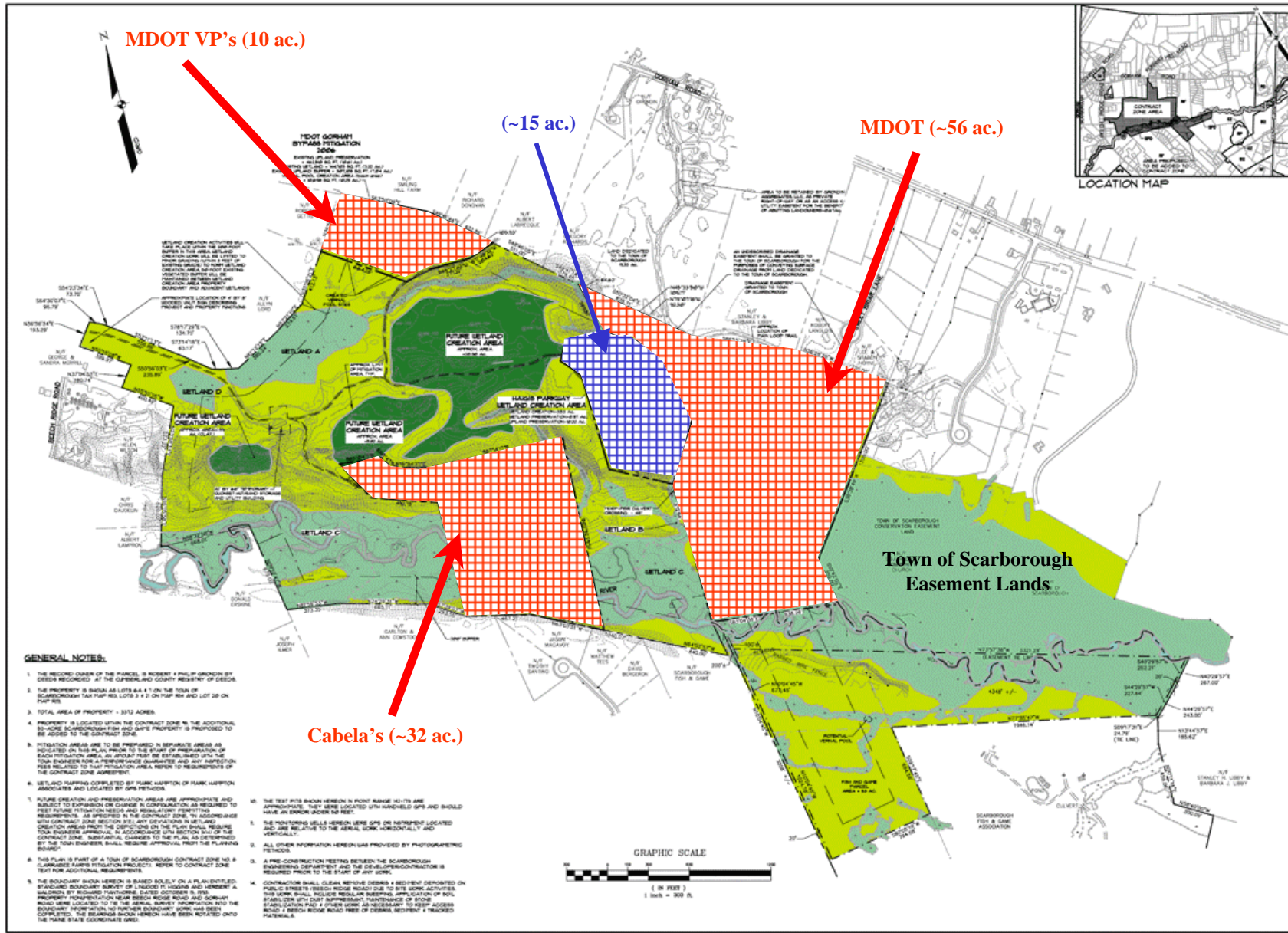
PROJECT UPDATES:

Completed Projects

- 2006-2007: MaineDOT's Gorham Bypass Project (10 acres +/- of wetland impact)
 - includes wetland creation, vernal pool habitat creation, and preservation of existing uplands and wetlands
- 2006-2007: Cabela's (4 acres +/- of wetland impact)
 - includes wetland creation and preservation of existing upland and wetlands

Larrabee Farms Wetland Mitigation Project 2008 Site Plan

- Areas currently constructed under Conservation Easement protection
- Area currently under review at DEP and ACE for use as mitigation



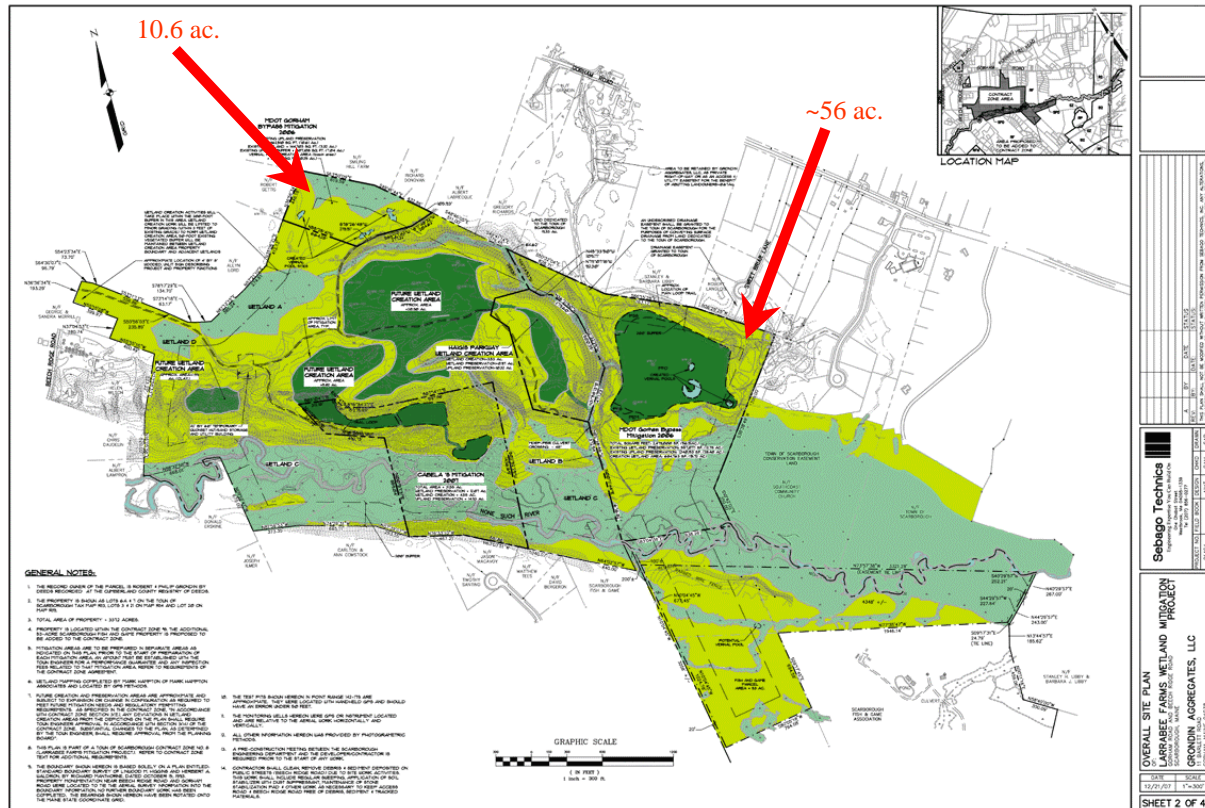
- GENERAL NOTES:**
1. THE RECORD OWNER OF THE PARCEL IS ROBERT F PAUL JR BRONSON BY DEED RECORDED AT THE SUPERIOR COUNTY REGISTRY OF DEEDS.
 2. THE PROPERTY IS SHOWN AS LOTS 6 & 7 ON THE TOWN OF SCARBOROUGH TAX MAP RE: LOTS 3 & 4 ON MAP 98A AND LOT 28 ON MAP 98B.
 3. TOTAL AREA OF PROPERTY = 317.2 ACRES.
 4. PROPERTY IS LOCATED WITHIN THE CONTRACT ZONE IN THE ADDITIONAL 20-ACRE SCARBOROUGH FISH AND GAME PROPERTY IS PROPOSED TO BE ADDED BY THE CONTRACT ZONE AGREEMENT.
 5. MITIGATION AREAS ARE TO BE PREPARED IN SEPARATE AREAS AS INDICATED ON THIS PLAN PRIOR TO THE START OF PREPARATION OF EACH MITIGATION AREA AN APPROXIMATE BE ESTABLISHED WITH THE TOWN ENGINEER FOR A PERFORMANCE GUARANTEE AND ANY IMPROVEMENTS RELATED TO THAT MITIGATION AREA REFER TO REQUIREMENTS OF THE CONTRACT ZONE AGREEMENT.
 6. WETLAND HAPPING COMPLETED BY FRANK HARRISON ASSOCIATES AND LOGGED BY GPS METHOD.
 7. FUTURE CREATION AND PRESERVATION AREAS ARE APPROPRIATE AND SUBJECT TO EXPANSION OR CONTRACTION IN CONJUNCTION AS REQUIRED TO MEET WETLAND MITIGATION NEEDS AND REGULATORY PERMITTING REQUIREMENTS AS SPECIFIED IN THE CONTRACT ZONE. IN ACCORDANCE WITH CONTRACT ZONE SECTION 3.11.1 ANY DEVIATIONS IN WETLAND CREATION AREAS FROM THE CONTRACT ZONE BE ESTABLISHED WITH THE TOWN ENGINEER APPROVAL. AS ACCORDANCE WITH SECTION 3.11.1 OF THE CONTRACT ZONE. SUBSTANTIAL CHANGES TO THE PLAN AS DETERMINED BY THE TOWN ENGINEER SHALL REQUIRE APPROVAL FROM THE PLANNING BOARD.
 8. THIS PLAN IS PART OF A TOWN OF SCARBOROUGH CONTRACT ZONE NO. 8 CLAMBERG FARMS MITIGATION PROJECT. REFER TO CONTRACT ZONE TEXT FOR ADDITIONAL REQUIREMENTS.
 9. THE BOUNDARY SURVEY HEREON IS BASED SOLELY ON A PLAN BOUNDARY SURVEY OF RECORD BY LINDSEY HIGGINS AND HERBERT A. BRADSHAW BY RECORD BOOK 24530 DATED OCTOBER 1, 1993. PROPERTY FOUNDATION NEAR BISHOP RIDGE ROAD AND SCARBOROUGH ROAD GENERAL LOCATED TO THE AERIAL SURVEY INFORMATION AND THE BOUNDARY INFORMATION TO FURNISH BOUNDARY WORK HAS BEEN COMPLETED. THE BOUNDARY SURVEY HEREON HAS BEEN REDUCED TO THE MASS STATE COORDINATE GRID.
 10. THE TEST PITS SHOWN HEREON IN POINT RANGE 10-15 ARE APPROXIMATE. THEY WERE LOCATED WITH HANDHELD GPS AND SHOULD HAVE AN ERROR UNDER 50 FEET.
 11. THE MONITORING WELLS HEREON WERE GPS ON INSTRUMENT LOCATED AND ARE RELATIVE TO THE AERIAL SURVEY HORIZONTALLY AND VERTICALLY.
 12. ALL OTHER INFORMATION HEREON WAS PROVIDED BY PHOTOGRAPHIC METHODS.
 13. A PRE-CONSTRUCTION MEETING BETWEEN THE SCARBOROUGH ENGINEERING DEPARTMENT AND THE DEVELOPER/CONTRACTOR IS REQUIRED PRIOR TO THE START OF ANY WORK.
 14. CONTRACTOR SHALL CLEAR REMOVE DEBRIS & BED ROCK DEPOSITED ON PUBLIC STREET. BISHOP RIDGE ROAD DUE TO SITE WORK ACTIVITIES. CONTRACTOR SHALL REMOVE DEBRIS AND BED ROCK DEPOSITED ON PUBLIC STREET. CONTRACTOR SHALL REMOVE DEBRIS AND BED ROCK DEPOSITED ON PUBLIC STREET. CONTRACTOR SHALL REMOVE DEBRIS AND BED ROCK DEPOSITED ON PUBLIC STREET. CONTRACTOR SHALL REMOVE DEBRIS AND BED ROCK DEPOSITED ON PUBLIC STREET.

<p>Sebago Technics Engineering & Surveying 1000 Main Street, Suite 100 Scarborough, Maine 04075 Tel: 603.883.0887 Fax: 603.883.0888</p>	
<p>OVERALL SITE PLAN OF LARRABEE FARMS WETLAND MITIGATION PROJECT SCARBOROUGH, MAINE GRONDIIN AGGREGATES, LLC 100 HAVETT ROAD GORHAM, MAINE 04038</p>	<p>DATE: 11/21/08 SCALE: 1"=300'</p>
<p>SHEET 2 OF 4</p>	

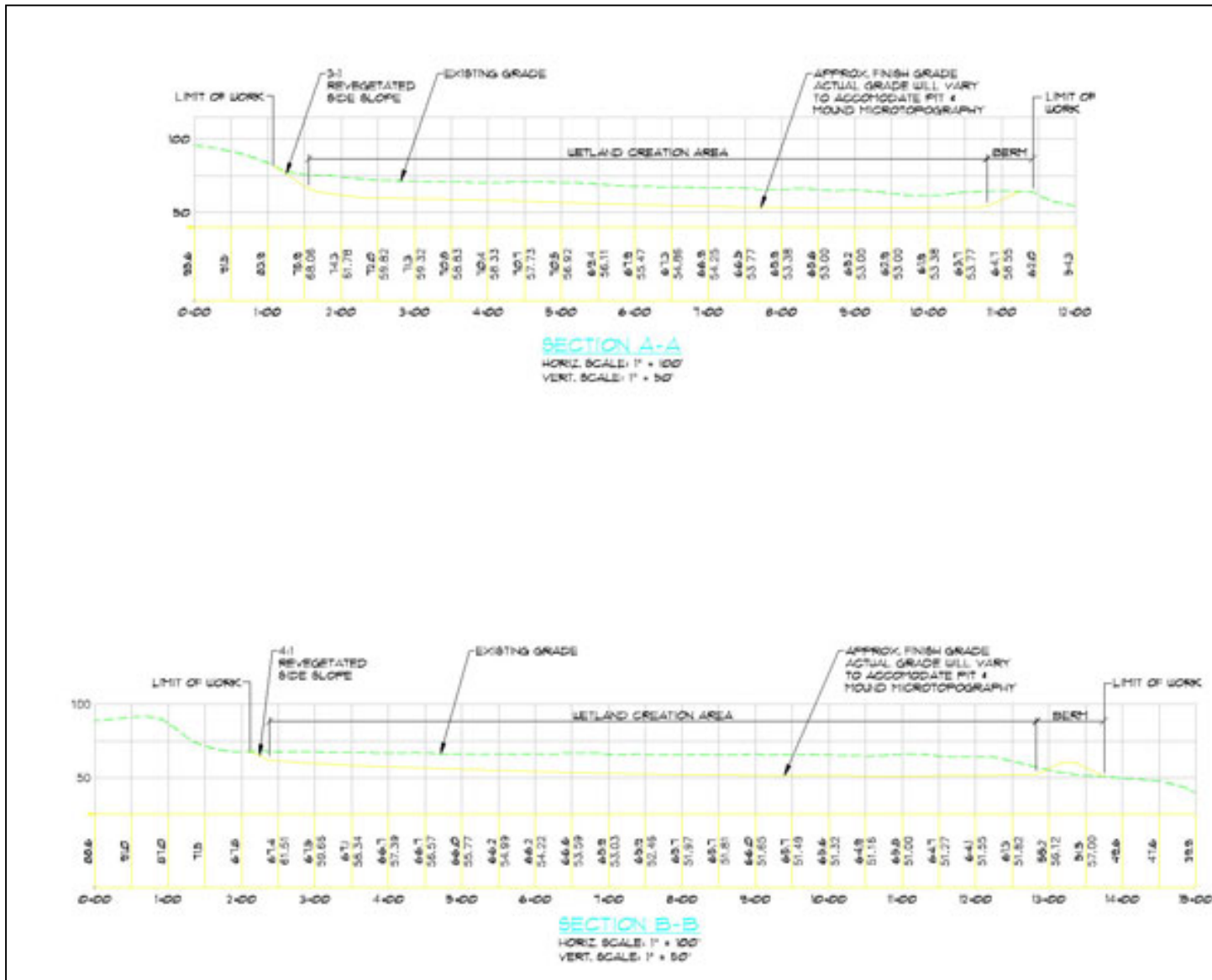
MaineDOT Gorham Bypass Project Wetland Mitigation Project

Total preservation (in two parts) for MaineDOT project is 67.5 acres:

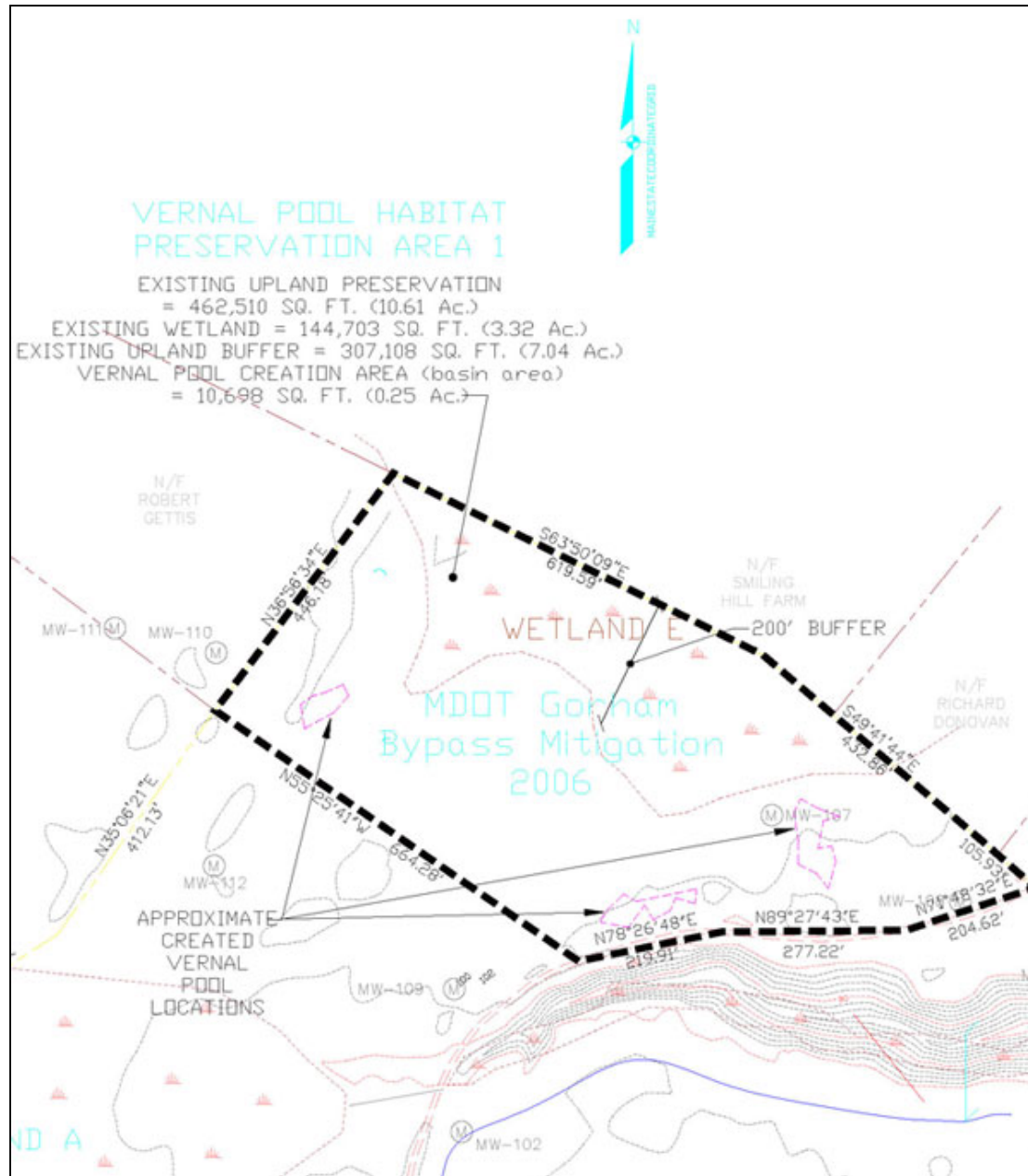
- 15.7 acres of wetland creation (PSS, PEM and PFO);
- 10.6 acres of vernal pool habitat creation and preservation (3 distinct pools);
- 12.8 acres of existing wetland preservation; and
- 28.4 acres of existing upland preservation.



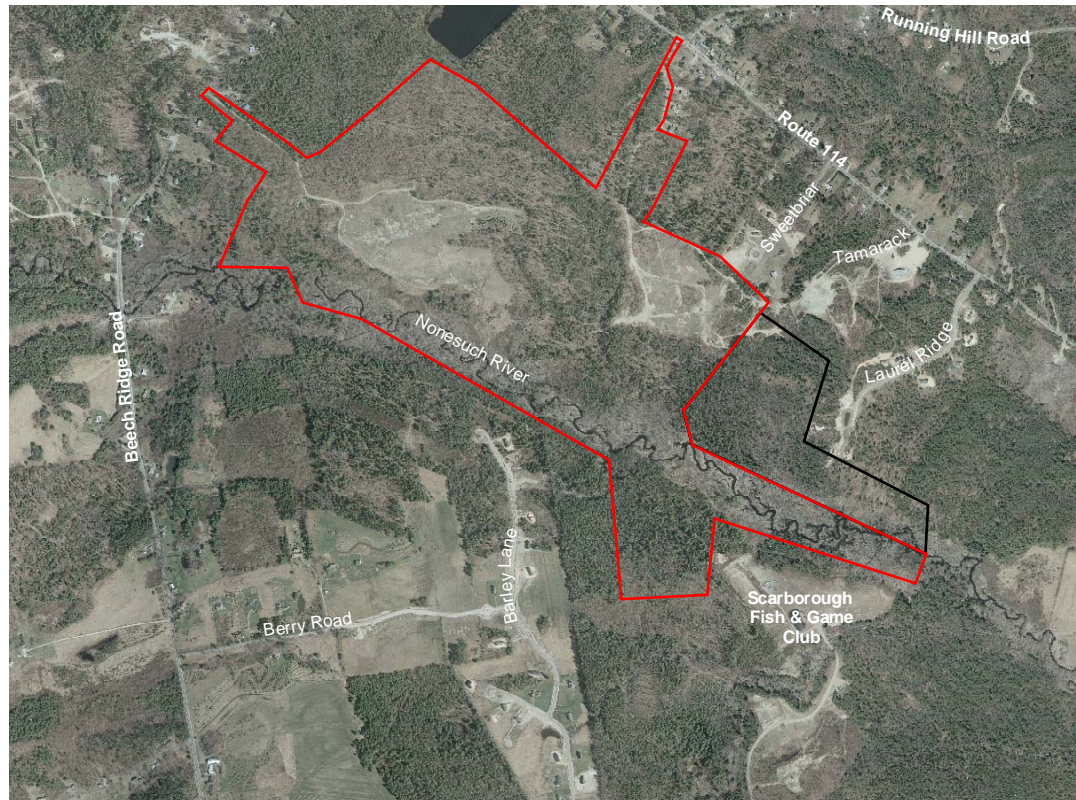
MaineDOT Gorham Bypass Project Wetland Mitigation Project:



MaineDOT Gorham Bypass Project Wetland Mitigation Project:



For more information or to schedule a site visit please call Ken Grondin at 207.854.1147 or Richard Jordan at 207.781.2094.



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