

TO BAXTER STATE PARK  
KATAHDIN WOODS & WATERS  
NATIONAL MONUMENT

MILLINOCKETT LAKE

NEW ENGLAND OUTDOOR CENTER  
RIVER DRIVERS LODGE

HAND-CARRY  
BOAT LAUNCH

ADVENTURE LODGE  
SUBAREA  
D-GN  
89 ACRES

RESORT  
VILLAGE SUBAREA  
D-GN  
68 ACRES

ARTISAN  
VILLAGE SUBAREA  
D-GN  
116 ACRES

HAMMOND RIDGE PROJECT AREA  
1,409 ACRES

HAMMOND  
RIDGE  
1079

OPERATIONS  
SUBAREA  
D-GN  
4 ACRES

SECONDARY  
ACCESS

PROPERTY BOUNDARY

BLACK CAT  
PEAK

FRANKLIN COUNTY  
PENNSYLVANIA

UTILITY CORRIDOR (ITS 65)

MILLINOCKETT ROAD

GOLDEN ROAD

PRIMARY  
ACCESS

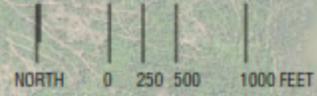
TO MILLINOCKETT/  
I-95/BANGOR

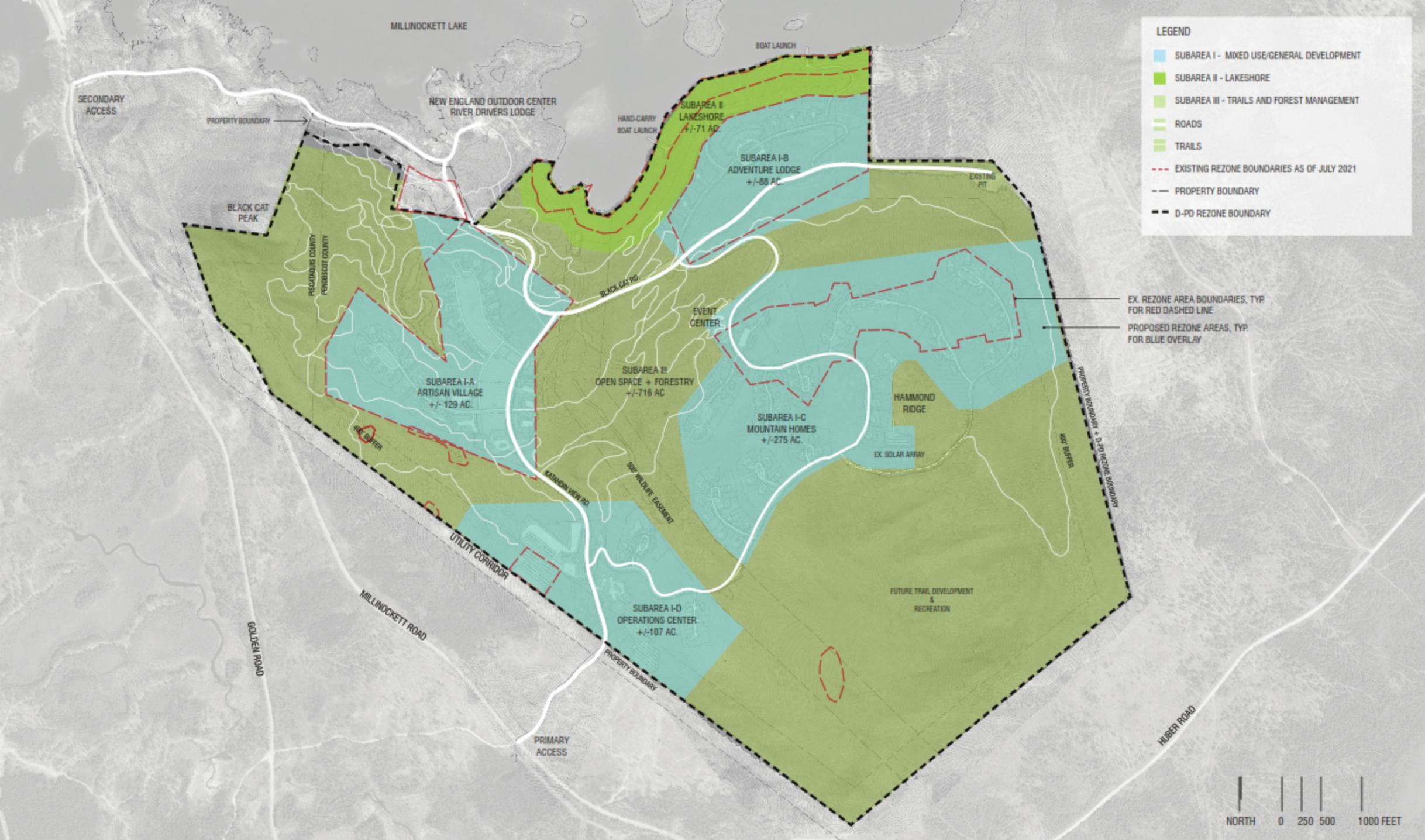
WILD KINGDOM TR.

HUBER ROAD

**LEGEND**

- D-GEN GENERAL DEVELOPMENT
- P-GP GENERAL PRESERVATION
- WETLAND
- STREAM
- 75' WETLAND/STREAM BUFFER
- EXISTING ROAD (HEAVIEST DUTY)
- EXISTING ROAD (MODERATE DUTY)
- EXISTING ROAD (LIGHT DUTY)
- EX. TRAIL/ROAD CORRIDOR (LIGHTEST DUTY)
- TRAIL (SKI/SNOWSHOE)
- TRAIL (MOUNTAIN BIKE/HIKE)
- EX. SNOWMOBILE TRAIL



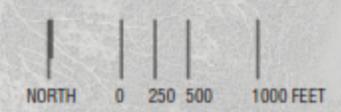


**LEGEND**

- SUBAREA I - MIXED USE/GENERAL DEVELOPMENT
- SUBAREA II - LAKESHORE
- SUBAREA III - TRAILS AND FOREST MANAGEMENT
- ROADS
- TRAILS
- - - EXISTING REZONE BOUNDARIES AS OF JULY 2021
- PROPOSED REZONE AREAS, TYP FOR BLUE OVERLAY
- PROPERTY BOUNDARY
- D-PD REZONE BOUNDARY

EX. REZONE AREA BOUNDARIES, TYP FOR RED DASHED LINE

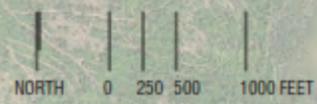
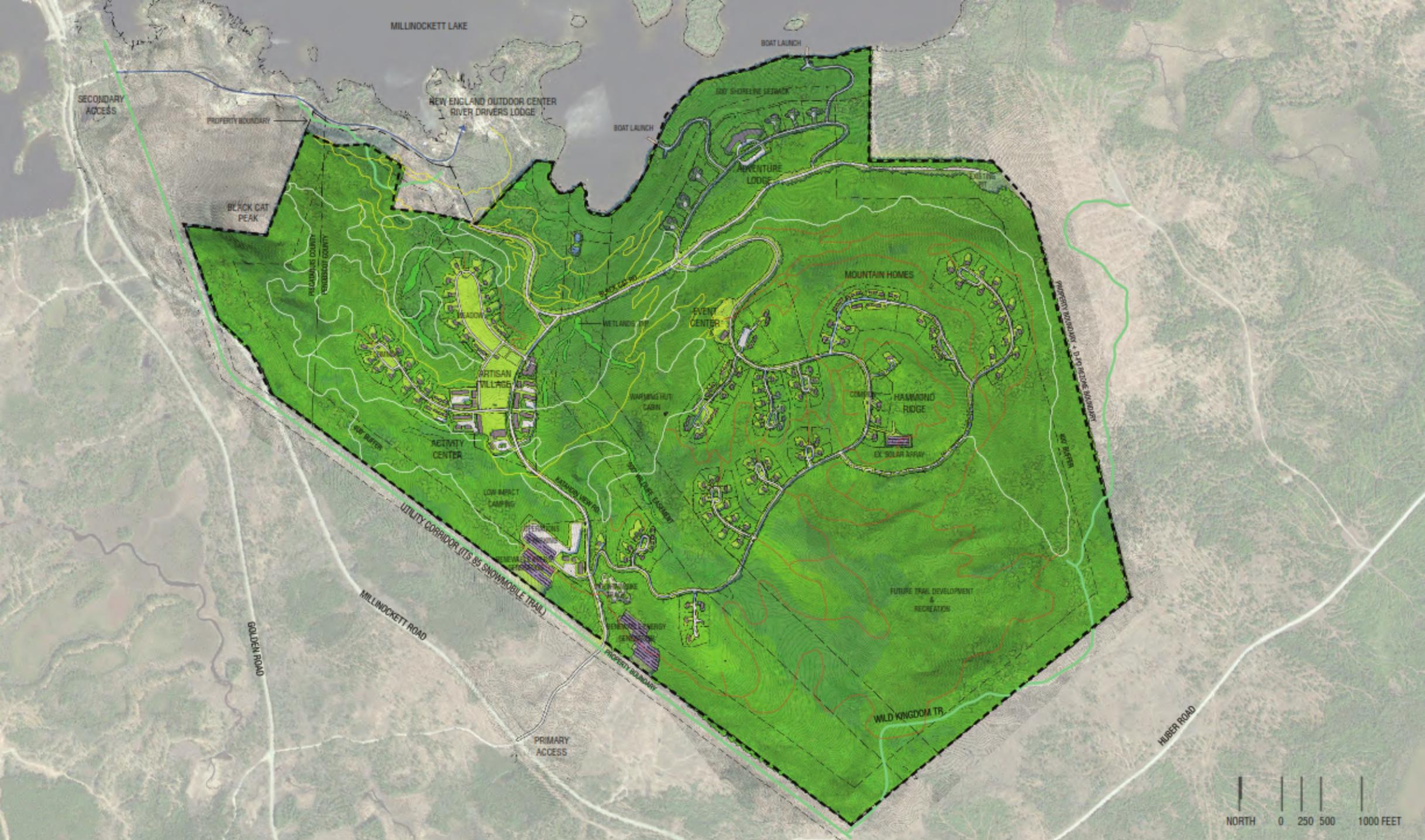
PROPOSED REZONE AREAS, TYP FOR BLUE OVERLAY





**LEGEND**

- A | COMMERCIAL MIXED USE ANCHOR
- B | VILLAGE MIXED USE
- C | MIXED RESIDENTIAL
- D | LIGHT RESIDENTIAL
- E | SHORELAND RECREATION
- F | COMMUNITY RECREATION HUB
- G | INFRASTRUCTURE & OPERATIONS



**HAMMOND RIDGE | PRELIMINARY CONCEPT**  
AUGUST 2021