**LOCATION MAP:** USGS QUADRANGLE
SCALE: 1"=4000'
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## GENERAL NOTES:

1. BUILDING ENVELOPES SHALL NOT EXCEED 40% OF THE LOT AREA.
2. LOTS ARE TO BE LEASED AND DEVELOPED BY INDIVIDUAL LESSEE.
3. IMPERVIOUS AREA WITHIN A BUILDING ENVELOPE SHALL NOT EXCEED 30% OF THE LOT AREA.
4. TOTAL SUBDIVISION AREA: 48.1 ACRES.
5. DRIVEWAY CONSTRUCTION, INCLUDING CULVERTS SHALL BE THE RESPONSIBILITY OF THE LESSEE OF A LOT. CULVERTS SHALL BE MINIMUM 15" HDPE.
6. PRIOR TO ANY BLASTING ACTIVITIES BEING PERFORMED BY ANYONE WITHIN THE PROPERTY LIMITS OF THIS SUBDIVISION, INCLUDING THE AREAS WITHIN INDIVIDUAL LOTS, A BLASTING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP). THE BLASTING PLAN MUST MEET MDEP RULES CHAPTER 375.10(C)(4)(C) AND MAINE STATE STATUTE 38 MRS §490-Z(14)(H) AND ADHERED TO DURING BLASTING ACTIVITIES.

## SURVEY NOTES:

1. SOURCE DEEDS:
   IRVING PULP & PAPER, LIMITED TO ALLAGASH TIMBERLANDS LP IN A DEED DATED MARCH 1, 1999, AND RECORDED IN BOOK 1150, PAGE 188 OF THE NORTHERN AROOSTOOK COUNTY REGISTRY OF DEEDS, BEING LOT ONE HUNDRED EIGTHEENTH (T17 R5), B. (PAGE 272).
2. BEARINGS REFER TO GRID NORTH, MAINE EAST ZONE (1801) - REFERENCE FRAME: NAD 83 (2011) (EPOCH: 2010.0000) BASED ON STATIC GPS OBSERVATIONS PROCESSED BY OPUS. (http://www.ngs.noaa.gov/OPUS/)
3. THIS SURVEY IS LIMITED TO THE SUBJECT PROPERTY AS SHOWN. THIS SURVEY PLAN REFLECTS INFORMATION DISCOVERED BY HALEY WARD IN THE NORMAL COURSE OF WORK IN ACCORDANCE WITH THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, BUT DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE SUBJECT PROPERTY. EASEMENTS AND RIGHTS-OF-WAY OF RECORD ARE SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED. BUILDING ORDINANCES, ZONING ORDINANCES, SUBDIVISION ORDINANCES, PROBATE ISSUES, AND OTHER LEGAL ENCUMBRANCES MAY AFFECT THE SUBJECT PROPERTY. HALEY WARD RECOMMENDS THAT LEGAL ADVICE BE SOUGHT CONCERNING THESE AND OTHER TITLE ISSUES BEFORE PROPERTY IS CONVEYED OR IMPROVEMENTS ARE CONSIDERED RELATING TO THIS PROPERTY.

## LEGEND:

| DESCRIPTION | EXISTING | PROPOSED |
|---|---|---|
| PROPERTY LINE | | |
| EXCAVATED TEST PIT | 5006 | |
| HAND DUG TEST PIT | 5021 | |
| BENCHMARK | | |
| SURVEY STATION | | |
| UTILITY POLE | | |
| SIGN | | |
| EDGE OF GRAVEL | | |
| OVERHEAD UTILITY | OHU | |
| WETLAND | | |
| APPROXIMATE HWL | | |
| BROOK OR STREAM | | |
| PERMITTING SETBACK | | |
| BUILDING SETBACK | | |
| BUILDING ENVELOPE | | |
| GRAVEL SURFACE | | |
| WETLAND IMPACT | | |
| WETLAND | | |
| 25' STREAM BUFFER | | |
| STORMWATER BUFFER | | |
| TO BE SET 5/8" REBAR WITH SURVEYOR'S CAP (PLS #2409) | | |

## REQUIRED PERMITS:

1. MDEP SITE LAW PERMIT WITH LUPC SUPPLEMENT.
2. NRPA PERMIT BY RULE (PBR).
3. NRPA TIER 2 (31,546 SF OF WETLAND IMPACT PROPOSED).

MERIDIAN

## GRAPHIC SCALE

100 0 50 100 200 300

( IN FEET )
1 inch = 100 ft.

This plat has been approved with conditions by the Maine Land Use Planning Commission in accordance with 12 M.R.S.A. Section 685-B(6) and Section 685-B(1-A)(B) of the Commission's laws. Approved lots within this subdivision may be sold or leased only in accordance with terms and conditions of Site Law Certification (SLC) _____ as recorded in the _____ County Registry of Deeds in Book _____ on Page _____ and as authorized by the Maine Department of Environmental Protection under Department Order _____. Except for structures allowed without a permit in compliance with Maine Land Use Planning Commission standards, no structure or other such construction may be undertaken on any lot without first obtaining an approved building permit from the Maine Land Use Planning Commission.

By: _____ Date: _____
Director, Maine Land Use Planning Commission

This plat has been recorded in the _____ County Registry of Deeds in Book _____ on Page or File _____.

Date: _____ Time: _____

Attested by: _____
Registrar

| Curve Table | | | |
|---|---|---|---|
| Curve # | Length | Radius | Delta |
| C1 | 94.31 | 60.00 | 90.0578 |
| C2 | 134.47 | 470.00 | 16.3921 |
| C3 | 159.62 | 330.00 | 27.7130 |
| C4 | 85.95 | 270.00 | 18.2399 |
| C5 | 53.32 | 270.00 | 11.3149 |
| C6 | 103.41 | 530.00 | 11.1794 |
| C7 | 87.18 | 530.00 | 9.4245 |
| C8 | 137.43 | 470.00 | 16.7534 |
| C9 | 156.11 | 530.00 | 16.8760 |
| C10 | 138.67 | 470.00 | 16.9044 |
| C11 | 66.88 | 470.00 | 8.1529 |
| C13 | 126.06 | 230.00 | 31.4019 |
| C14 | 107.22 | 230.00 | 26.7090 |
| C15 | 115.47 | 230.00 | 28.7653 |
| C16 | 33.34 | 230.00 | 8.3046 |
| C17 | 26.13 | 30.00 | 49.8960 |
| C18 | 54.76 | 63.00 | 49.7977 |

| Curve Table | | | |
|---|---|---|---|
| Curve # | Length | Radius | Delta |
| C19 | 133.48 | 63.00 | 121.3988 |
| C20 | 119.21 | 63.00 | 108.4148 |
| C21 | 26.07 | 30.00 | 49.7836 |
| C22 | 284.70 | 170.00 | 95.9521 |
| C23 | 72.82 | 530.00 | 7.8727 |
| C24 | 151.70 | 530.00 | 16.3997 |
| C25 | 154.97 | 530.00 | 16.7534 |
| C26 | 138.43 | 470.00 | 16.8760 |
| C27 | 7.26 | 530.00 | 0.7850 |
| C28 | 67.23 | 470.00 | 8.1961 |
| C29 | 50.38 | 330.00 | 8.7471 |
| C30 | 101.78 | 470.00 | 12.4078 |
| C31 | 130.59 | 270.00 | 27.7130 |
| C32 | 119.84 | 330.00 | 20.8077 |
| C33 | 151.63 | 530.00 | 16.3921 |
| C35 | 3.10 | 230.00 | 0.7713 |

## PARCEL INFORMATION

| | |
|---|---|
| TAX ID | 038990158-2 |
| MAP AND LOT: | MAP AR-01 / LOT 108 |
| ZONE OR DISTRICT: | D-FRL-RS |
| SITE USE: | RESIDENTIAL SUBDIVISION |
| FLOOD ZONE: | C (MINIMAL FLOOD HAZARD) |
| **RECORD OWNER:** | **ALLAGASH TIMBERLANDS, LP** |
| | 300 UNION STREET, P.O. BOX 5777 |
| | SAINT JOHN, NB E2L 4M3 |

## SITE DEVELOPMENT DATA

| | SF | AC |
|---|---|---|
| EXISTING IMPERVIOUS: | 0 | 0.00 |
| NEW IMPERVIOUS: | 49,035 | 1.1 |
| TOTAL IMPERVIOUS: | 49,035 | 1.1 |
| TOTAL DEVELOPED: | 152,845 | 3.5 |

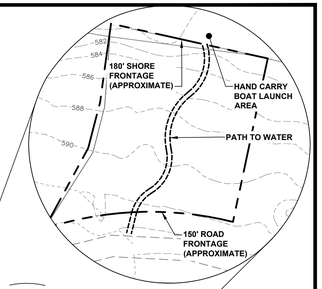
## DESIGN STANDARDS

| | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT SIZE: | 40,000 SF | 43,560 AC |
| MAXIMUM LOT COVERAGE: | 30% | <30% |
| MIN. LOT FRONTAGE: | 100 FT | >100 FT |
| MIN. FRONT YARD SETBACK: | 30 FT | 30 FT |
| MIN. SIDE YARD SETBACK: | 15 FT | 15 FT |
| MIN. REAR YARD SETBACK: | 15 FT | >15 FT |

## ROADWAY DESIGN STANDARDS

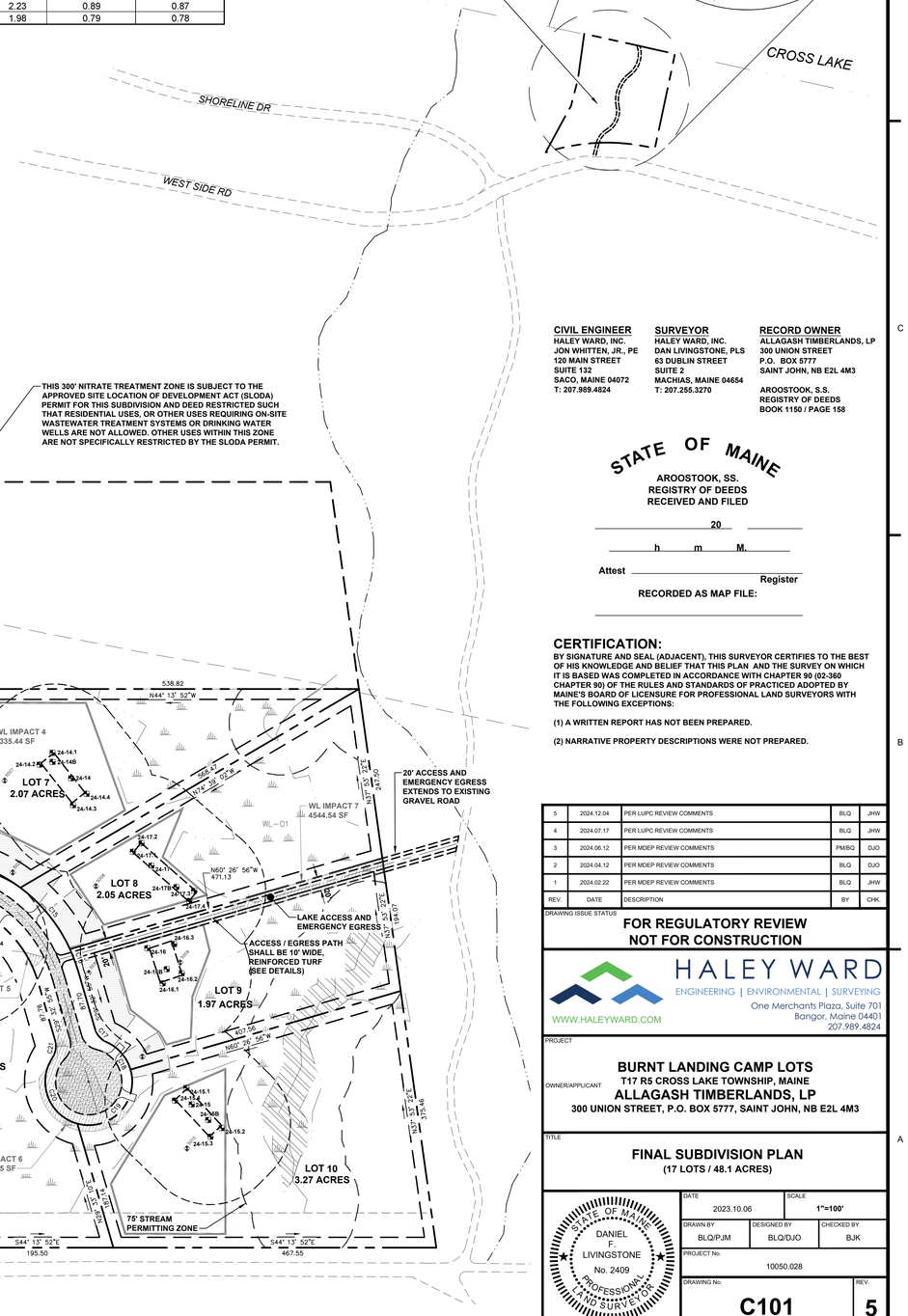
| | REQUIRED | PROVIDED |
|---|---|---|
| LENGTH | N/A | 2,425 LF |
| TRAVEL SURFACE WIDTH | 18 FT | 18 FT |
| OUTER CUL DE SAC RADIUS | 48' | 48' |
| WEARING SURFACE | 3 IN | 6 IN |
| BASE | 18 IN | 18 IN |
| AVERAGE GRADE | N/A | 2.70% |
| MAX GRADE | 10% | 6% |
| ROADWAY CROSS SLOPE | 3% | 3% |
| NUMBER OF CULVERTS | N/A | 6 |
| RIGHT OF WAY WIDTH | 50 FT | 66 FT |

| LOT # | LOT SIZE (ACRES) | ALLOWED BUILDING ENVELOPE (40% OF LOT SIZE) (ACRES) | ACTUAL BUILDING ENVELOPE (ACRES) |
|---|---|---|---|
| 1 | 4.79 | 1.92 | 0.69 |
| 2 | 2.56 | 1.02 | 1.02 |
| 3 | 1.94 | 0.78 | 0.78 |
| 4 | 1.14 | 0.46 | 0.44 |
| 5 | 1.02 | 0.41 | 0.40 |
| 6 | 1.06 | 0.42 | 0.42 |
| 7 | 2.07 | 0.83 | 0.79 |
| 8 | 2.05 | 0.82 | 0.35 |
| 9 | 1.97 | 0.79 | 0.34 |
| 10 | 3.27 | 1.31 | 0.67 |
| 11 | 2.16 | 0.86 | 0.21 |
| 12 | 1.66 | 0.66 | 0.46 |
| 13 | 1.53 | 0.61 | 0.60 |
| 14 | 2.08 | 0.83 | 0.82 |
| 15 | 2.23 | 0.89 | 0.74 |
| 16 | 2.23 | 0.89 | 0.87 |
| 17 | 1.98 | 0.79 | 0.78 |




FUTURE LOCATION OF WATER ACCESS LOT TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 10.26(A)(4)-FRL, 10.26(B)(2)(d)-FRL AND 10.26(C)(1)(d)-FRL AND WITH THE FISH RIVER CHAIN OF LAKES CONCEPT PLAN, SECTION J, FIGURE 1, WATER ACCESS SITES: HAND CARRY.

NOTE: LOT SIZE IS APPROXIMATELY 0.7 ACRES, PARCEL BOUNDARIES SHOWN ARE APPROXIMATE.




**CIVIL ENGINEER**
HALEY WARD, INC.
JON WHITTEN, JR., PE
120 MAIN STREET
SUITE 132
SACO, MAINE 04072
T: 207.989.4824

**SURVEYOR**
HALEY WARD, INC.
DAN LIVINGSTONE, PLS
63 DUBLIN STREET
SUITE 2
MACHIAS, MAINE 04654
T: 207.255.3270

**RECORD OWNER**
ALLAGASH TIMBERLANDS, LP
300 UNION STREET
P.O. BOX 5777
SAINT JOHN, NB E2L 4M3

AROOSTOOK, S.S.
REGISTRY OF DEEDS
BOOK 1150 / PAGE 158

STATE OF MAINE
AROOSTOOK, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
_____ 20 _____
_____ h _____ m _____ M.
Attest _____ Register
RECORDED AS MAP FILE:
_____

## CERTIFICATION:

BY SIGNATURE AND SEAL (ADJACENT), THIS SURVEYOR CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 90 (02-360 CHAPTER 90) OF THE RULES AND STANDARDS OF PRACTICED ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:

(1) A WRITTEN REPORT HAS NOT BEEN PREPARED.

(2) NARRATIVE PROPERTY DESCRIPTIONS WERE NOT PREPARED.

| REV. | DATE | DESCRIPTION | BY | CHK. |
|---|---|---|---|---|
| 5 | 2024.12.04 | PER LUPC REVIEW COMMENTS | BLQ | JHW |
| 4 | 2024.07.17 | PER LUPC REVIEW COMMENTS | BLQ | JHW |
| 3 | 2024.06.12 | PER MDEP REVIEW COMMENTS | PM/BLQ | DJO |
| 2 | 2024.04.12 | PER MDEP REVIEW COMMENTS | BLQ | DJO |
| 1 | 2024.02.22 | PER MDEP REVIEW COMMENTS | BLQ | JHW |

DRAWING ISSUE STATUS
**FOR REGULATORY REVIEW**
**NOT FOR CONSTRUCTION**

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
One Merchants Plaza, Suite 701
Bangor, Maine 04401
207.989.4824

PROJECT
OWNER/APPLICANT
**BURNT LANDING CAMP LOTS**
T17 R5 CROSS LAKE TOWNSHIP, MAINE
**ALLAGASH TIMBERLANDS, LP**
300 UNION STREET, P.O. BOX 5777, SAINT JOHN, NB E2L 4M3

TITLE
**FINAL SUBDIVISION PLAN**
(17 LOTS / 48.1 ACRES)

STATE OF MAINE
DANIEL F. LIVINGSTONE
No. 2409
PROFESSIONAL LAND SURVEYOR

| DATE | SCALE |
|---|---|
| 2023.10.06 | 1"=100' |

| DRAWN BY | DESIGNED BY | CHECKED BY |
|---|---|---|
| BLQ/PJM | BLQ/DJO | BJK |

PROJECT No. 10050.028
DRAWING No. **C101**
REV. **5**

FILE LOCATION: P:\ME\10050\IRVING\028-CROSS_LAKE_CAMP_SUBDIVISION\LAN\02-CAD_FILES\CIVIL\10050.028-C-SP.DWG, 2024.12.05, 2:19 PM