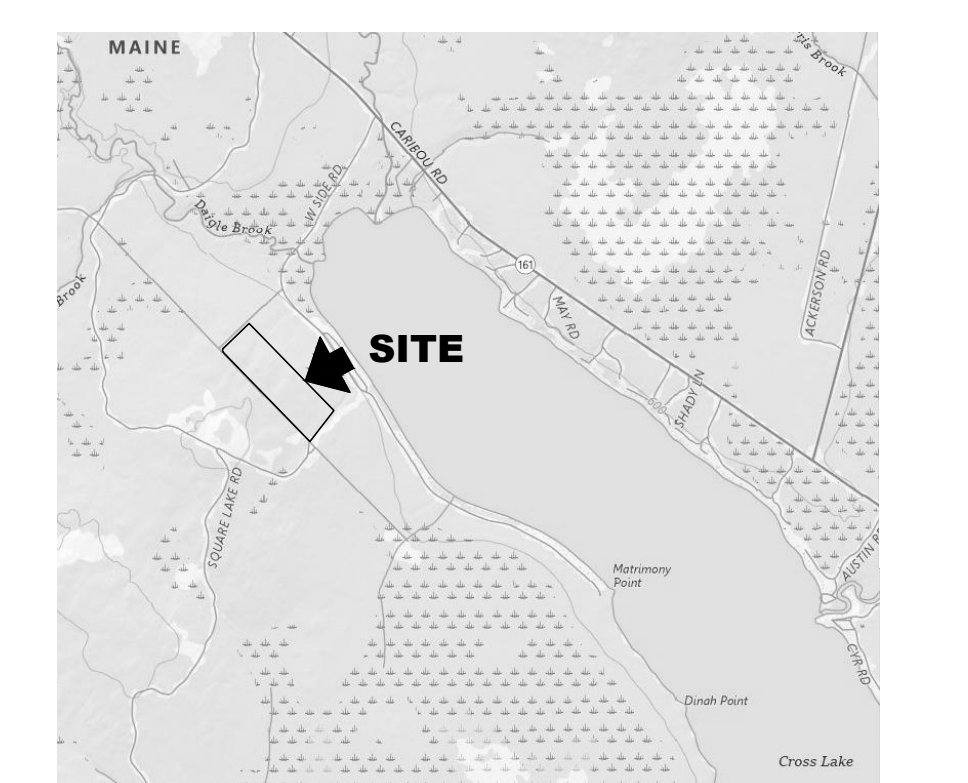
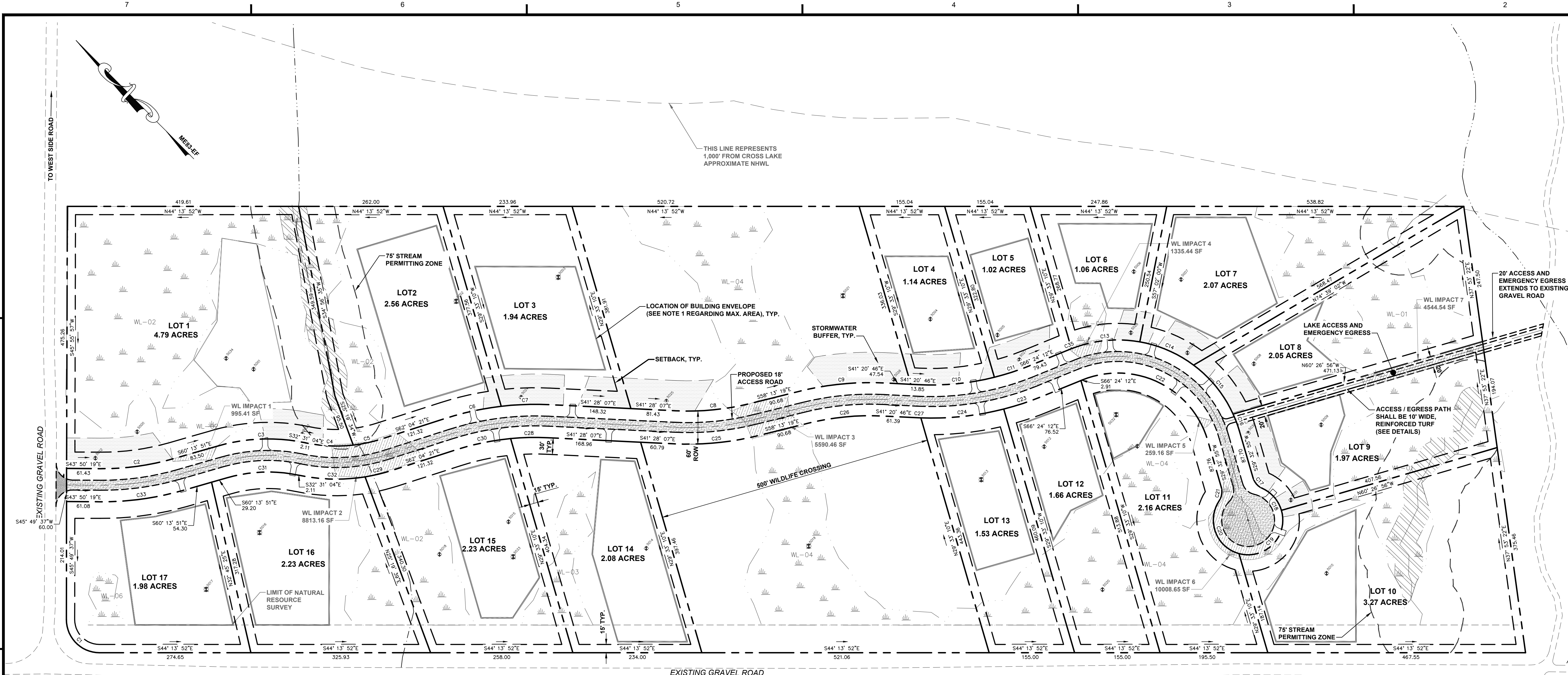


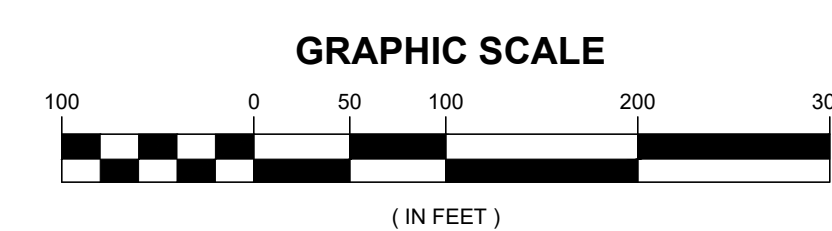
FILE LOCATION: P:\METRO\IRVINGPULP\0203-CROSS LAKE\_CAMP\_SUBDIVISION\0203-CAD\FEEDBACK\10050-0203-C-SP-DWG\_2024.06.05\_12:56 PM



LOCATION MAP: USGS QUADRANGLE MAPTECH® USGS TOPOGRAPHIC SERIES™ SCALE: 1"=4000'

LEGEND table with columns for DESCRIPTION, EXISTING, and PROPOSED. Includes symbols for property lines, excavated test pits, hand dug test pits, benchmarks, survey stations, utility poles, signs, edge of gravel, overhead utility, wetland, approximate HWL, brook or stream, permitting setback, building setback, building envelope, gravel surface, wetland impact, wetland, 25' stream buffer, and stormwater buffer.

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).



Curve Table with columns for Curve #, Length, Radius, and Delta. Lists curves C1 through C18.

Table with columns for LOT #, LOT SIZE (ACRES), ALLOWED BUILDING ENVELOPE (40% OF LOT SIZE) (ACRES), and ACTUAL BUILDING ENVELOPE (ACRES). Lists lots 1 through 17.

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: ALLGASH TIMBERLANDS, LP, 300 UNION STREET, P.O. BOX 5777, SAINT JOHN, NB E2L 4M3

SITE DEVELOPMENT DATA table with columns for SF and AC. Rows for EXISTING IMPERVIOUS, NEW IMPERVIOUS, TOTAL IMPERVIOUS, and TOTAL DEVELOPED.

DESIGN STANDARDS table with columns for REQUIRED and PROVIDED. Rows for MIN. LOT SIZE, MAXIMUM LOT COVERAGE, MIN. LOT FRONTAGE, MIN. FRONT YARD SETBACK, MIN. SIDE YARD SETBACK, and MIN. REAR YARD SETBACK.

ROADWAY DESIGN STANDARDS table with columns for REQUIRED and PROVIDED. Rows for LENGTH, TRAVEL SURFACE WIDTH, OUTER CUL DE SAC RADIUS, WEARING SURFACE, BASE, AVERAGE GRADE, MAX GRADE, ROADWAY CROSS SLOPE, NUMBER OF CULVERTS, and RIGHT OF WAY WIDTH.

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" HOPE.

SURVEY NOTES: 1. SOURCE DEEDS: IRVING PULP & PAPER, LIMITED TO ALLGASH 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 EIGHTEENTH (T17 R5), B. (PAGE 272). 2. BEARINGS REFER TO GRID NORTH, MAINE EAST ZONE (1681) - 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.

CIVIL ENGINEER HALEY WARD, INC. ATTN: JON WHITTEN, JR., PE 120 MAIN STREET SUITE 1132 SACO, MAINE 04072 T: 207.989.4824

STATE OF MAINE AROOSTOOK, SS. REGISTRY OF DEEDS RECEIVED AND FILED

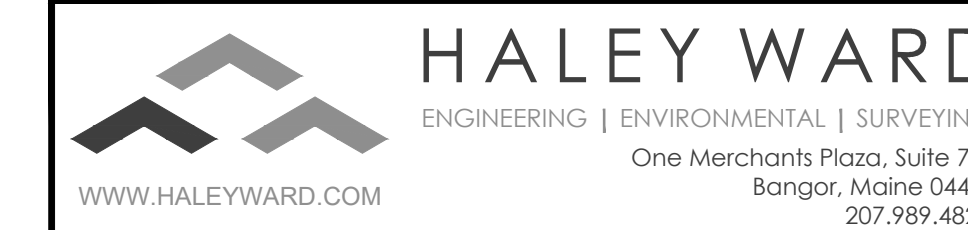
Attest [Signature] Register RECORDED AS MAP FILE:

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.

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 (02-260 CHAPTER 90) OF THE RULES AND STANDARDS OF PRACTICE 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.

Table with columns for REV. DATE, DESCRIPTION, BY, CHK. Lists review dates and descriptions.

FOR REGULATORY REVIEW NOT FOR CONSTRUCTION



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

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

Table with columns for DATE, SCALE, DRAWN BY, DESIGNED BY, CHECKED BY, PROJECT NO., DRAWING NO., and REV. Lists project details and drawing number C101.