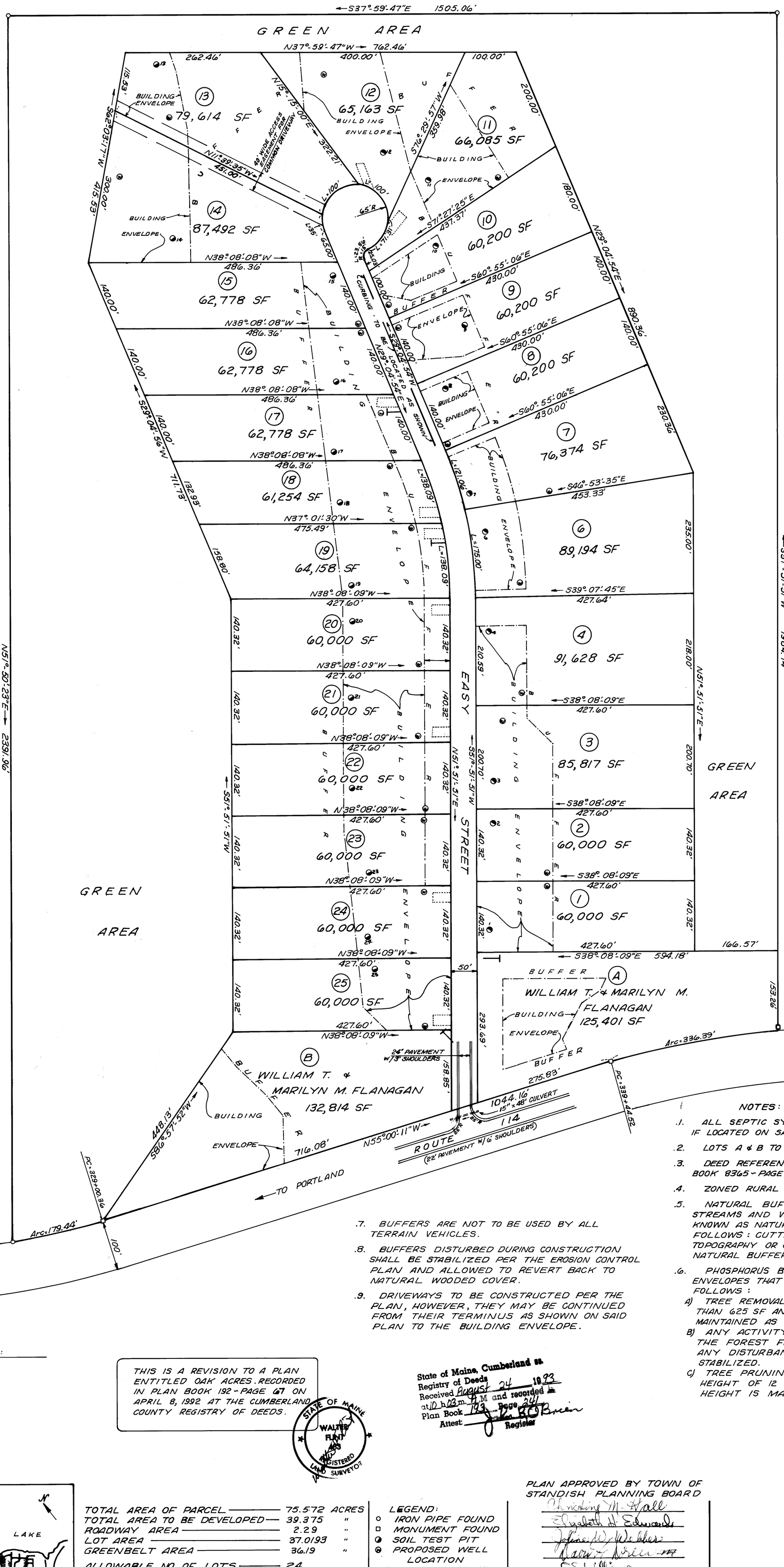
EASI FILE CORP. IRVINE, CA EFH 22

193	241

DIAMOND OCCIDENTAL FORESTS, INC.



NOTES:

.1. ALL SEPTIC SYSTEMS TO BE INSTALLED WITH LOAM LINERS IF LOCATED ON SAND AND GRAVEL SOILS.

.2. LOTS A & B TO HAVE ACCESS FROM ROUTE 114 ONLY.

.3. DEED REFERENCES: CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 8365 - PAGE 218, BOOK 8659 - PAGE 20 & BOOK 8659 - PAGE 22.

.4. ZONED RURAL RESIDENTIAL.

.5. NATURAL BUFFERS: THE AREAS WITHIN 100' OF PERENNIAL STREAMS AND WITHIN 25 FEET OF INTERMITTED STREAMS ARE KNOWN AS NATURAL BUFFERS AND SHALL BE TREATED AS FOLLOWS: CUTTING OF TREES OR DISTURBING OF NATURAL TOPOGRAPHY OR GROUND COVER IS PROHIBITED WITHIN THE NATURAL BUFFERS EXCEPT THAT DEAD WOOD MAY BE REMOVED.

.6. PHOSPHORUS BUFFERS: ALL OTHER AREAS BEYOND BUILDING ENVELOPES THAT ARE NOT NATURAL BUFFERS SHALL BE AS FOLLOWS:

A) TREE REMOVAL LIMITED TO NO CLEARED OPENS GREATER THAN 625 SF AND AN EVEN DISTRIBUTION OF TREES SHALL BE MAINTAINED AS DEFINED BY D.E.P.

B) ANY ACTIVITY WITHIN THE BUFFER SHALL NOT DISTURB THE FOREST FLOOR OR VEGETATION LESS 4 FEET IN HEIGHT. ANY DISTURBANCE TO MINERAL SOIL SHALL BE IMMEDIATELY STABILIZED.

C) TREE PRUNING OF LIVE BRANCHES IS PERMITTED TO A HEIGHT OF 12 FEET PROVIDED A CANOPY OF 2/3 THE TREE HEIGHT IS MAINTAINED.

.7. BUFFERS ARE NOT TO BE USED BY ALL TERRAIN VEHICLES.

.8. BUFFERS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED PER THE EROSION CONTROL PLAN AND ALLOWED TO REVERT BACK TO NATURAL WOODED COVER.

.9. DRIVEWAYS TO BE CONSTRUCTED PER THE PLAN, HOWEVER, THEY MAY BE CONTINUED FROM THEIR TERMINUS AS SHOWN ON SAID PLAN TO THE BUILDING ENVELOPE.

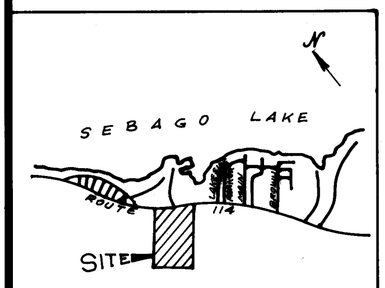
REVISED:

JULY 1989
MAY 20, 1991
FEB. 24, 1992
JULY 27, 1992

THIS IS A REVISION TO A PLAN ENTITLED OAK ACRES. RECORDED IN PLAN BOOK 192 - PAGE 67 ON APRIL 8, 1992 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

STATE OF MAINE — WALTER FLINT — 483 — REGISTERED LAND SURVEYOR

State of Maine, Cumberland ss.
Registry of Deeds
Received August 24 1993
at 10 h 03 m. A.M and recorded in
Plan Book 193 Page 241
Attest: Register



LOCATION MAP

TOTAL AREA OF PARCEL	75.572 ACRES
TOTAL AREA TO BE DEVELOPED	39.375 "
ROADWAY AREA	2.29 "
LOT AREA	37.0193 "
GREENBELT AREA	36.19 "
ALLOWABLE NO. OF LOTS	24

SEAL

LEGEND:
- ○ IRON PIPE FOUND
- □ MONUMENT FOUND
- ◕ SOIL TEST PIT
- Ⓦ PROPOSED WELL LOCATION
- ⊣ DITCH TURNOUT

PLAN APPROVED BY TOWN OF STANDISH PLANNING BOARD

Christine M. Hall
Elizabeth H. Edwards
Johnnie W. Webber
Dawn F. Brien
G.S. Wilson
Allan W. Haynes
DATE 8/2/93

0 50 100 200 300
1" = 100'

OAK ACRES

ROUTE 114
STANDISH, MAINE

RECORD OWNER: WALTER FLINT
OAK HILL ROAD
SEBAGO LAKE, MAINE 04075

SURVEY BY:
WALTER FLINT
P.L.S. #483