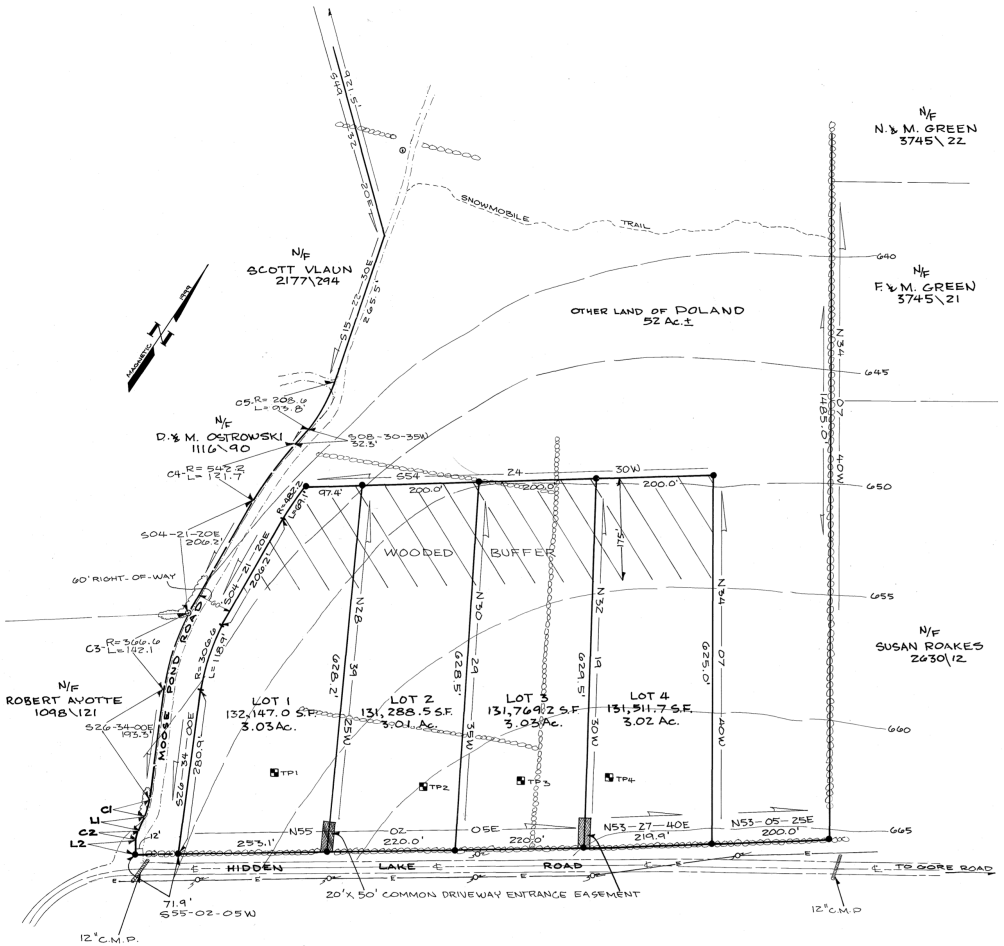
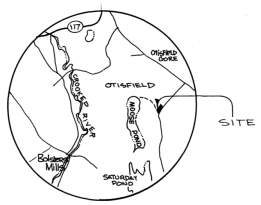


	BEARING	DISTANCE
L1	S34-22-05E	10.1'
L2	S55-02-05W	11.3'

	RADIUS	LENGTH
C1	R=149.0	L=39.8'
C2	R=73.4	L=29.6'

LOCUS



LEGEND

- IRON PIN FOUND
- IRON PIN SET 5/8" REBAR W/ PLASTIC CAP RLS 1229
- ROCK WALL
- TREE LINE
- EDGE DIRT ROAD - MOOSE POND ROAD
- EDGE OF TRAVELLED WAY - HIDDEN LAKE ROAD
- CENTER LINE HIDDEN LAKE ROAD
- 650 EXISTING CONTOUR
- CULVERT - C.M.P. CORRUGATED METAL PIPE
- UTILITY POLE - E OVERHEAD ELECTRIC
- TP1 TEST PIT

TAX MAP: R-5 **LOT:** 4 (portion)

ZONING: No Zoning

MINIMUM LOT SIZE: 2 acres

MINIMUM ROAD FRONTAGE: 200 ft

BUILDING SETBACKS: Road 50 feet from centerline of roadway
Side 10 feet from side boundary line
Rear 10 feet from rear boundary line

FLOOD MAP: Outside Special Flood Hazard Area on National Flood Insurance Program Community #230203 Panel Number 0010B dated May 19, 1981

TEST PIT DATA: George A. Sawyer, Site Evaluator #176

NOTE: Driveways onto Hidden Lake Road must utilize the Common Driveway access to be installed by the developer within the designated easement areas of Lot 1/2 and 3/4. No other driveways may be created from Hidden Lake Road onto the individual lots. ~~except that one driveway may be created from Lot 1 onto Hidden Lake Road.~~ All lots will be conveyed subject to a Driveway Maintenance Agreement. G.S. 3/16/99

PHOSPHORUS CONTROL STANDARDS

1. Maximum Driveway length from Hidden Lake Road: 250 feet.
2. Maximum Cleared Area per Building Lot: 12,500 square feet.
3. Limited Disturbance Buffers:
   - A. There shall be no cleared openings. An evenly distributed stand of trees and other vegetation shall be maintained.
   - B. Activity within the buffer shall be conducted to minimize disturbance of existing forest floor, leaf litter and vegetation less than four feet in height. Where the existing ground cover is disturbed and results in exposed mineral soil, that area shall be immediately stabilized to avoid soil erosion.
   - C. Removal of vegetation less than four feet in height is limited to that necessary to create a winding footpath no wider than six feet. This path shall not be a straight line to the great pond or tributary. The path must remain stabilized.
   - D. Pruning of live tree branches that do not exceed 12 feet in height above the ground level is permitted provided that at least the top two-thirds of the tree canopy is maintained.
   - E. Where the removal of storm-damaged, diseased, unsafe, or dead trees results in a cleared opening, those openings shall be replanted with native trees at least three feet in height unless existing new tree growth is present.
   - F. Buffers shall not be used for all terrain vehicle or vehicular traffic.

Note:

1) OWNER OF RECORD: LLOYD L. POLAND
350 NUMBER SIX ROAD
OXFORD, MAINE

2) REFERENCE IS MADE TO DEED FROM WILBERT NICKERSON AND MAUREEN NICKERSON TO LLOYD L. POLAND RECORDED IN OXFORD COUNTY REGISTRY OF DEEDS BOOK 2656 PAGE 013

3) CONTOURS INTERPOLATED FROM U.S.G.S. "NORWAY" 7½ MINUTE TOPOGRAPHIC QUAD.

APPROVED
TOWN OF OTISFIELD
PLANNING BOARD

Stanley H. Britt

Jeannette Williams

DATE 3-16-99

RECEIVED
RECORDED REGISTRY OF DEEDS
April 28, 1999 8:55 AM
OXFORD COUNTY
#3196

"I HEREBY STATE THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND ABILITY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS CATEGORY I, CONDITION II."

George Sawyer
PRESIDENT
SAWYER ENGINEERING & SURVEYING INC.

STATE OF MAINE
GEORGE A SAWYER 1229
REGISTERED LAND SURVEYOR

SCALE
0 100 200 400

REVISED 2-15-99 REVISED 3\10\99

PLAN
SUMMIT TERRACE MINOR SUBDIVISION
OTISFIELD, MAINE

DEVELOPED BY
L. & L. LAND DEVELOPMENT Inc.
350 NUMBER SIX ROAD OXFORD, MAINE

SAWYER ENGINEERING & SURVEYING INC.
2 ELM STREET
BRIDGTON, MAINE

SURVEY BY	DATE	DRAWN BY	SCALE	PLAN NO.
J. McLAMB	1-15-99	N E W	1"=100'	199-6