

FISH RIVER CHAIN OF LAKES CONCEPT PLAN

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3. Key Map
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5. Existing LUPC Subdistricts *Long Lake / Mud Lake*
6. Existing LUPC Subdistricts *Mud Lake / Cross Lake*
7. Existing LUPC Subdistricts *Cross Lake / Square Lake*
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9. Existing LUPC Subdistricts *Square Lake (Mid)*
10. Existing LUPC Subdistricts *Square Lake (South)*
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12. Development Patterns *1953*
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43. Back Lots *Cross Lake: North End B*
44. Back Lots *Cross Lake: North End C*
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46. Back Lots *Cross Lake: South of Thoroughfare*
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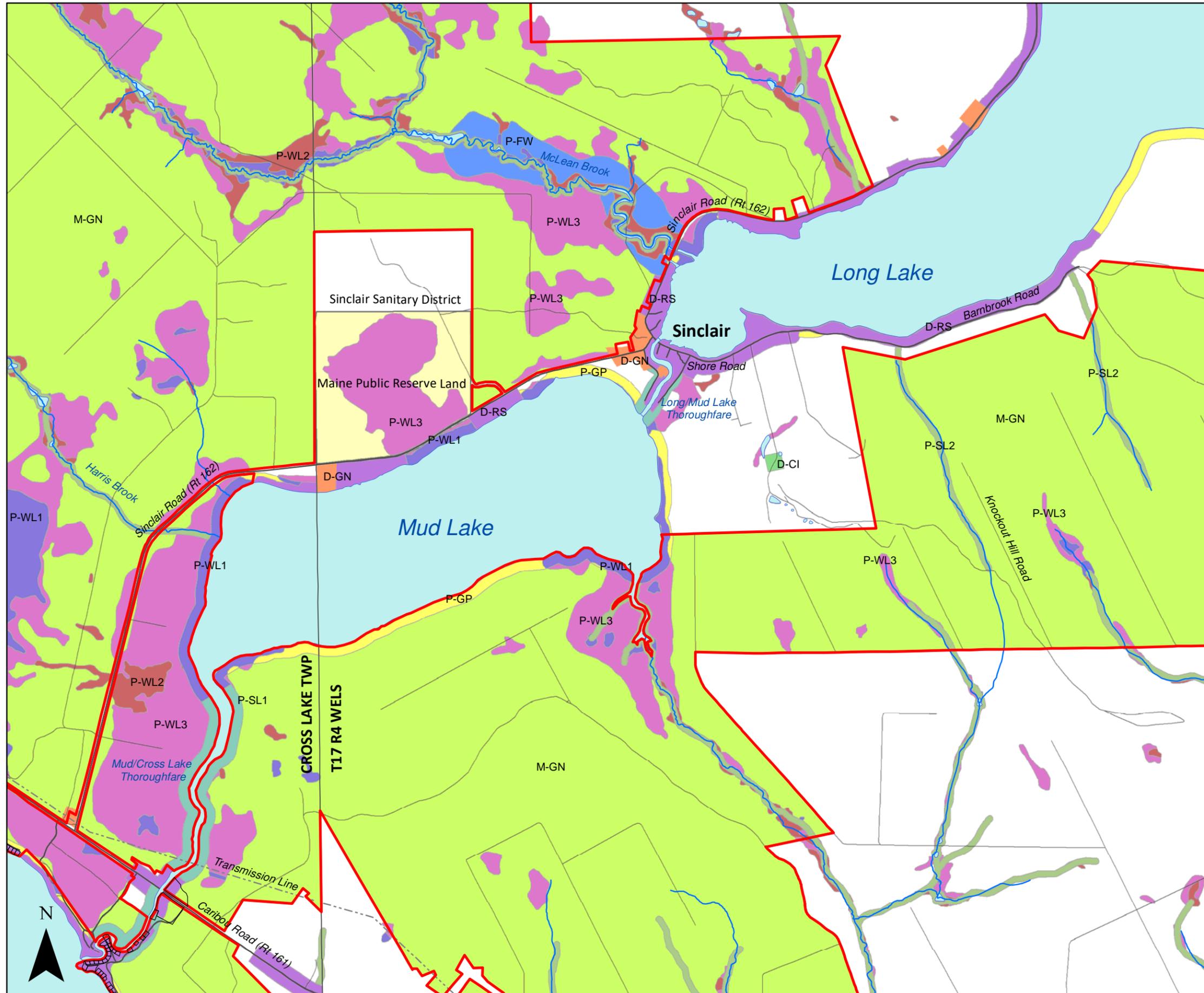
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EXISTING LUPC SUBDISTRICTS

Detail Area B

Fish River Chain of Lakes Concept Plan



Legend

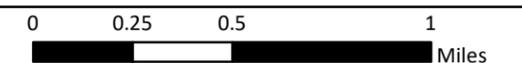
- Major Roads
 - Secondary Roads
 - - - Transmission Line
 - Streams
 - Concept Plan Area
 - Existing Camp Lots
 - Maine Public Reserve Land
- Land Use Subdistricts**
- D-CI: Commercial/Industrial
 - D-GN: General Development
 - D-RS: Residential Development
 - P-FW: Fish/Wildlife Protection
 - P-GP: Great Pond Protection
 - P-SL1: Shoreland Protection
 - P-SL2: Shoreland Protection
 - P-WL1: Wetland Protection
 - P-WL2: Wetland Protection
 - P-WL3: Wetland Protection
 - M-GN: General Management

Source

Land Use Planning Commission & Maine Office of GIS

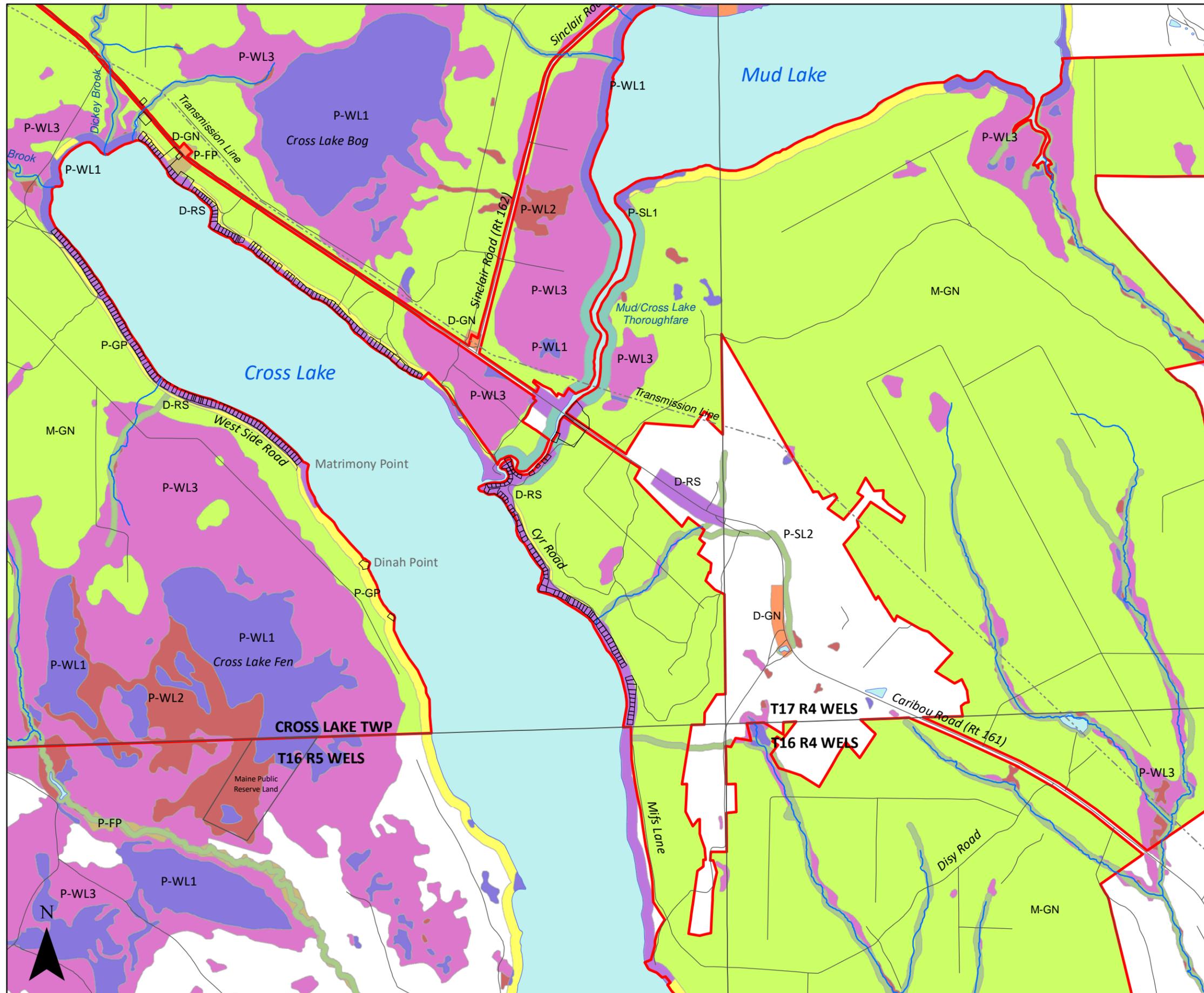


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MAP 5



EXISTING LUPC SUBDISTRICTS

Detail Area C

Fish River Chain of Lakes Concept Plan

Legend

- Major Roads
- Secondary Roads
- Transmission Line
- Streams
- Concept Plan Area
- Existing Camp Lots

Land Use Subdistricts

- D-CI: Commercial/Industrial
- D-GN: General Development
- D-RS: Residential Development
- P-FP: Flood Prone Protection
- P-GP: Great Pond Protection
- P-SL1: Shoreland Protection
- P-SL2: Shoreland Protection
- P-WL1: Wetland Protection
- P-WL2: Wetland Protection
- P-WL3: Wetland Protection
- M-GN: General Management

Source
Land Use Planning Commission & Maine Office of GIS



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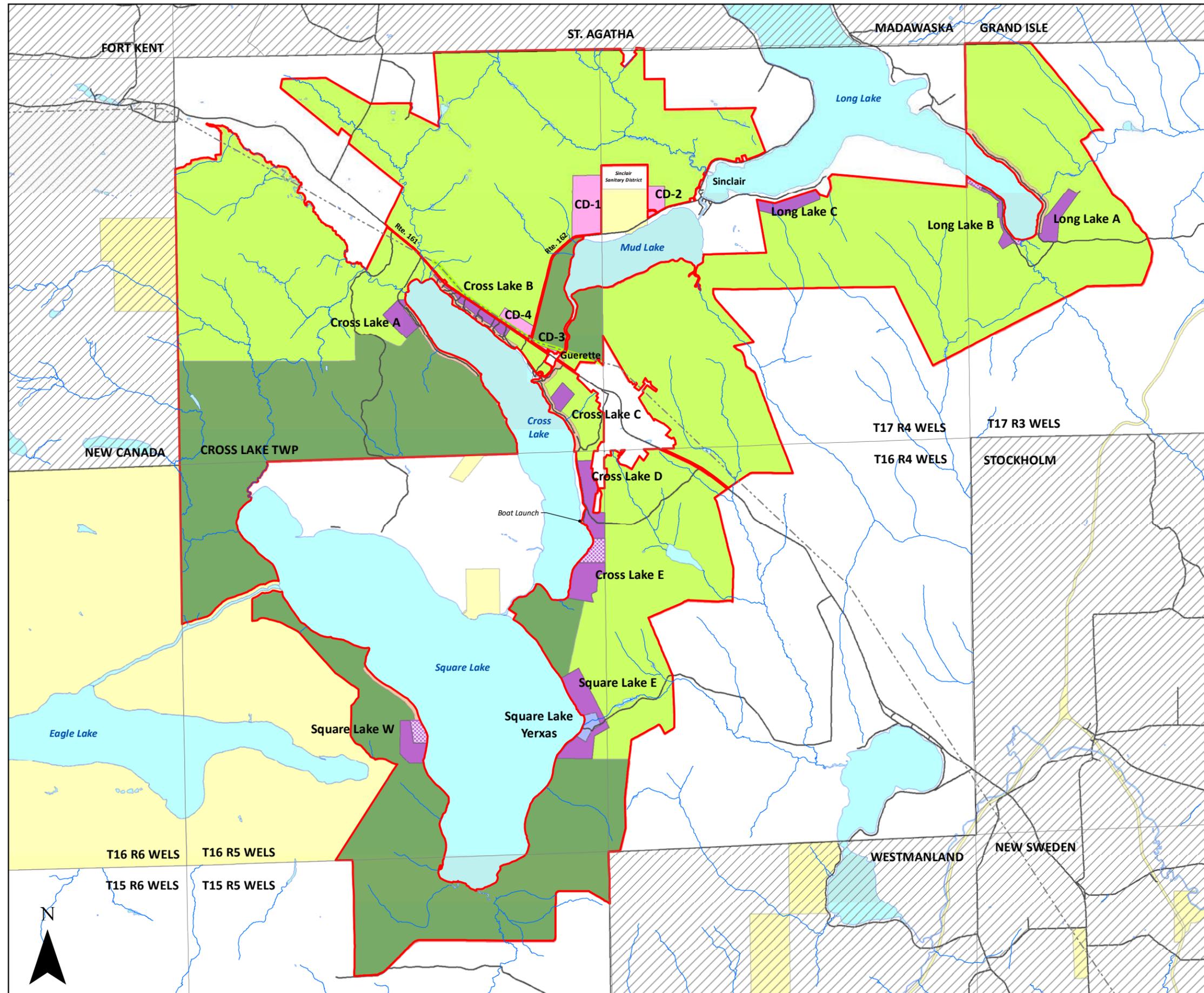
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MAP 6

CONCEPT PLAN SUMMARY

Fish River Chain of Lakes Concept Plan



Legend

- Major Roads
- - - Transmission Line
- Streams
- ▨ Organized Towns
- Water Bodies
- Proposed Recreational Lodging Area
- Proposed Comm/Econ Development Areas
- Proposed Residential Development Areas
- Proposed Open Space
- Existing/Expanded D-FRL-RS
- Maine Public Reserve Land
- Conservation Easement Area
- ▭ Concept Plan Area

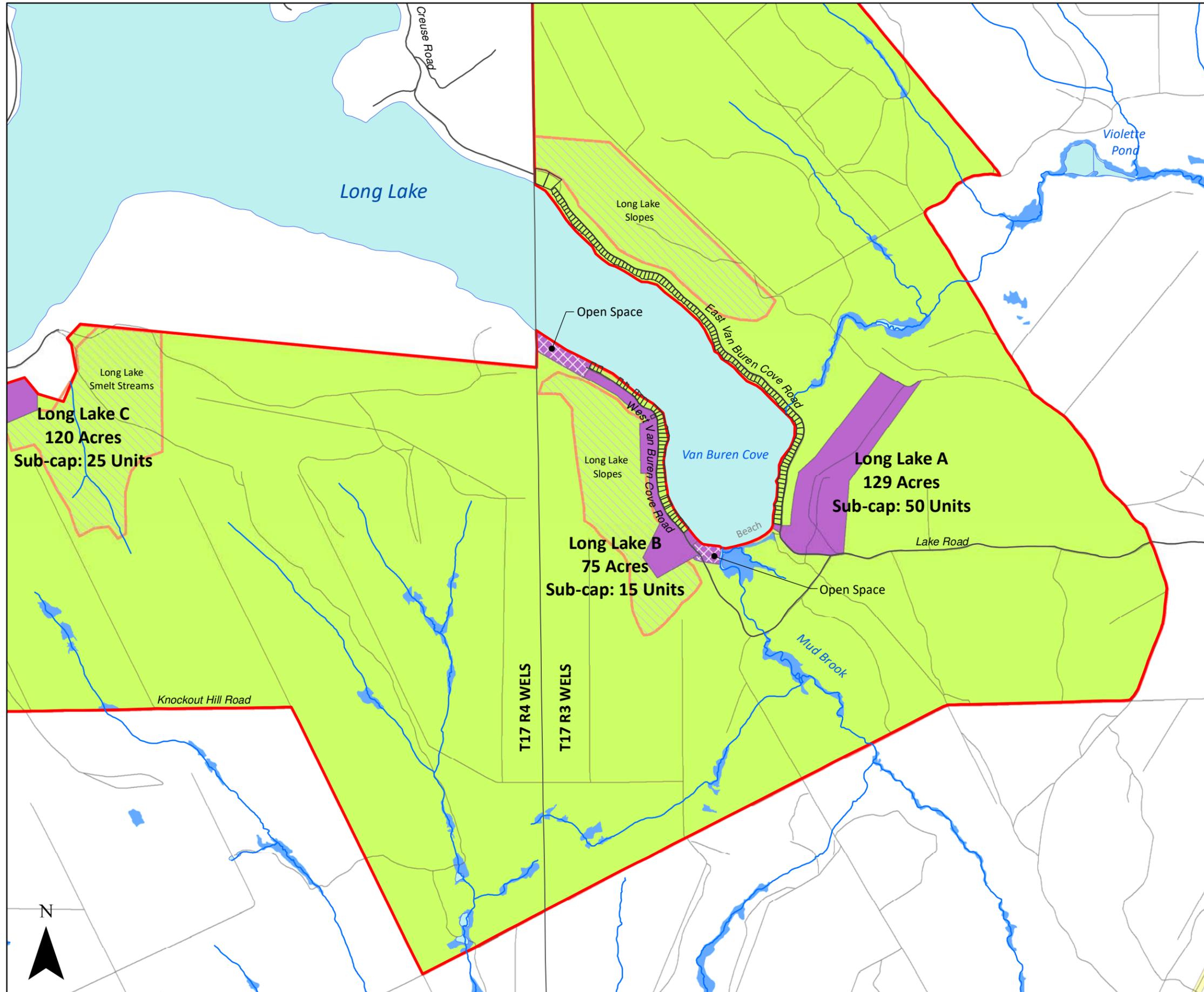
Note

1. The Concept Plan includes other elements (such as water access sites, outpost facilities and public elements) that are described in the Petition. See Map 33 Remote Campsites and Remote Rental Cabins and Map 34 Publicly Accessible Water Access Sites for the location of these elements.



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MAP 21



DEVELOPMENT AREAS

Detail Area A

Fish River Chain of Lakes Concept Plan

Legend

- Major Roads
- Secondary Roads
- Streams
- Wetlands
- Existing Camp Lots
- Proposed Residential Development Areas
- ▨ Proposed Open Space
- ▧ Irving Unique Areas
- Concept Plan Area

- Notes**
1. The total number of new Development Units within the proposed residential development areas (including Square Lake Yexas) is capped at a maximum of 330 units.
 2. Maximum number of new Development units for Long Lake: 75 units.
 3. See Maps 14-17 for existing zoning and Maps 27-31 for proposed land use zones.

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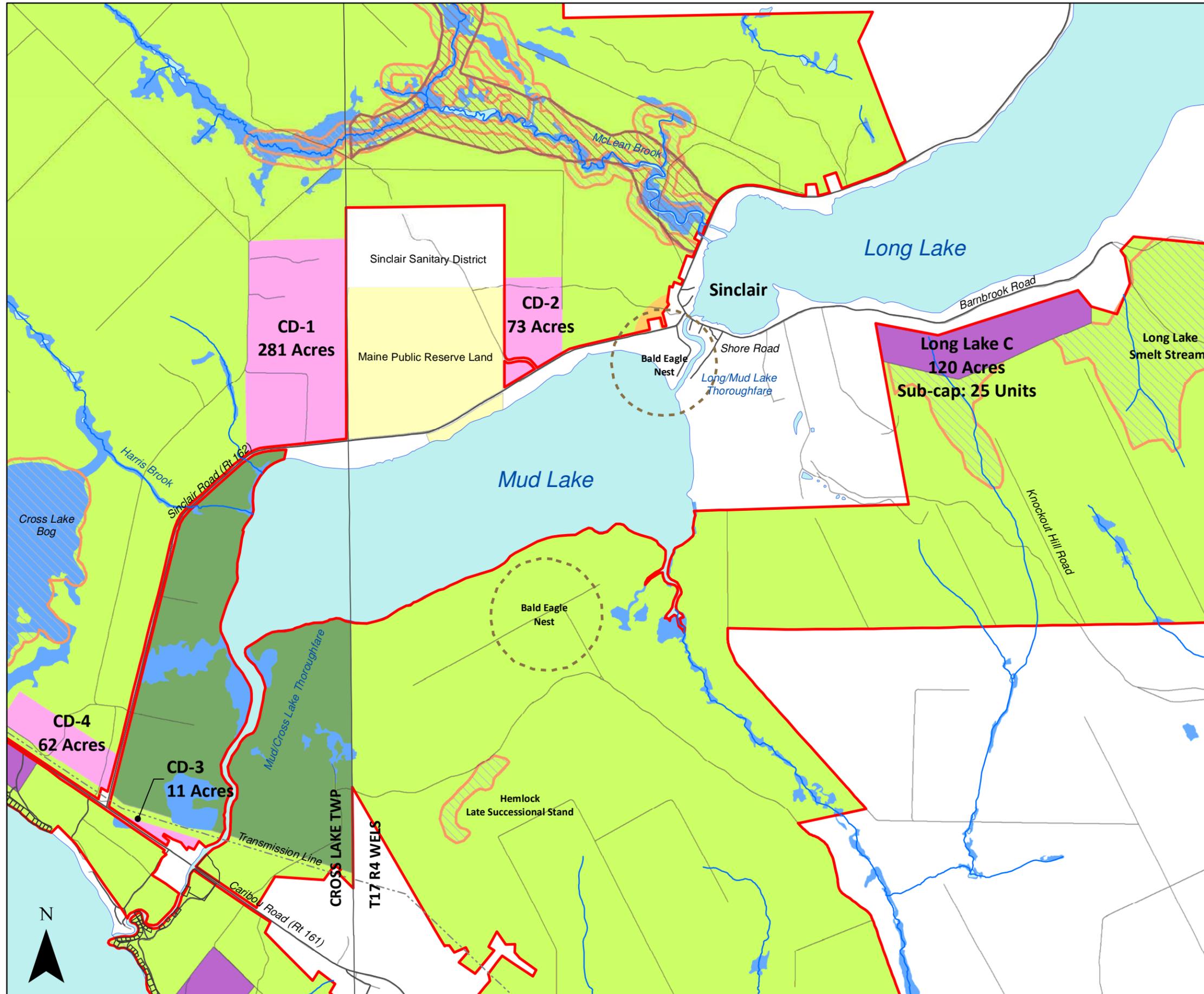
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April 2018 **MAP 22**

DEVELOPMENT AREAS

Detail Area B

Fish River Chain of Lakes Concept Plan



Legend

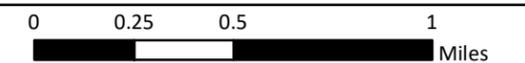
- Major Roads
- Secondary Roads
- - - Transmission Line
- Streams
- Wetlands
- Existing Camp Lots
- ▨ Deer Wintering Areas
- ▧ Irving Unique Areas
- Proposed Comm/Econ Development Areas
- Proposed Residential Development Areas
- Maine Public Reserve Land
- Conservation Easement Area
- Concept Plan Area
- Nesting Site

Notes

1. The total number of new Development Units within the proposed residential development areas (including Square Lake Yexas) is capped at a maximum of 330 units.
2. Maximum number of new Development units for Long Lake: 75 units.
3. See Maps 14-17 for existing zoning and Maps 27-31 for proposed land use zones.
4. See Concept Plan narrative for density limits for CD-1, 2, 3 (a,b,c), and 4.

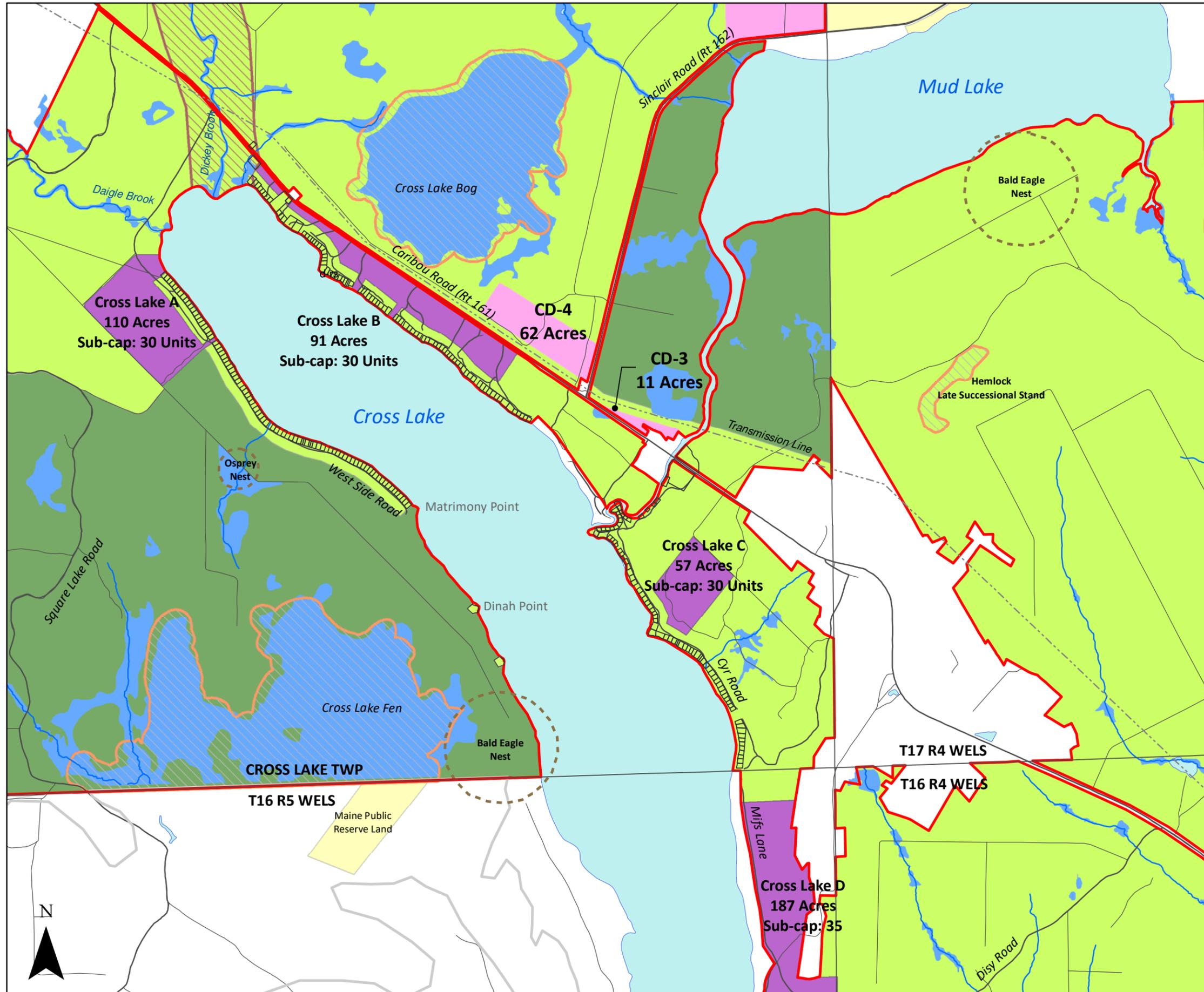


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MAP 23



DEVELOPMENT AREAS

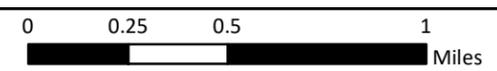
Detail Area C

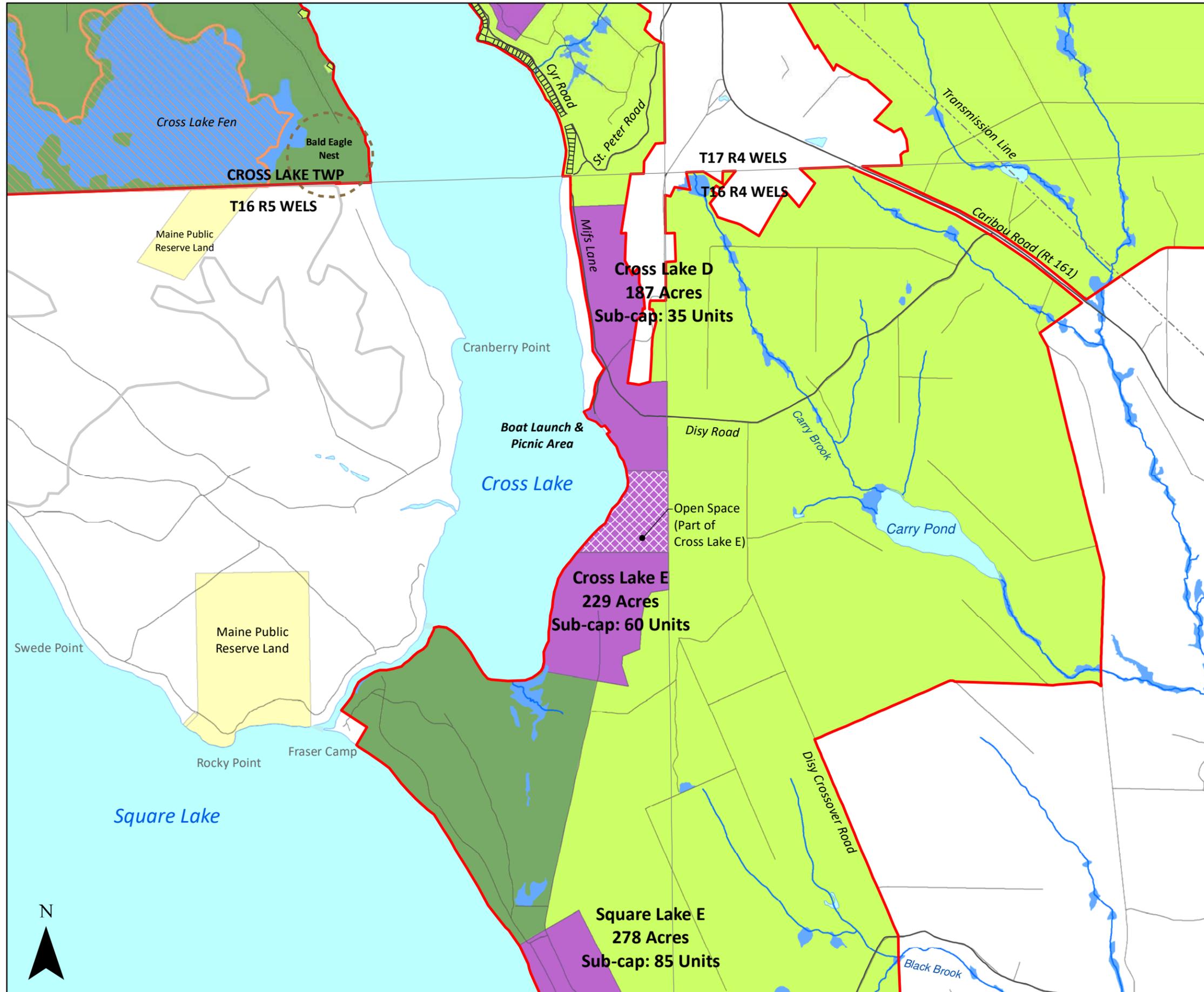
Fish River Chain of Lakes Concept Plan

Legend

- Major Roads
- Secondary Roads
- - - Transmission Line
- Streams
- Wetlands
- Existing Camp Lots
- Deer Wintering Areas
- Irving Unique Areas
- Nesting Site
- Proposed Comm/Econ Development Areas
- Proposed Residential Development Areas
- Maine Public Reserve Land
- Conservation Easement Area
- Concept Plan Area

- Notes**
1. The total number of new Development Units within the proposed residential development areas (including Square Lake Yexas) is capped at a maximum of 330 units.
 2. Maximum number of new Development units for Cross Lake: 125 Units.
 3. See Maps 14-17 for existing zoning and Maps 27-31 for proposed land use zones.
 4. See Concept Plan narrative for density limits for CD-1, 2, 3 (a,b,c), and 4.





DEVELOPMENT AREAS

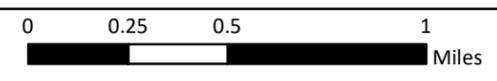
Detail Area D

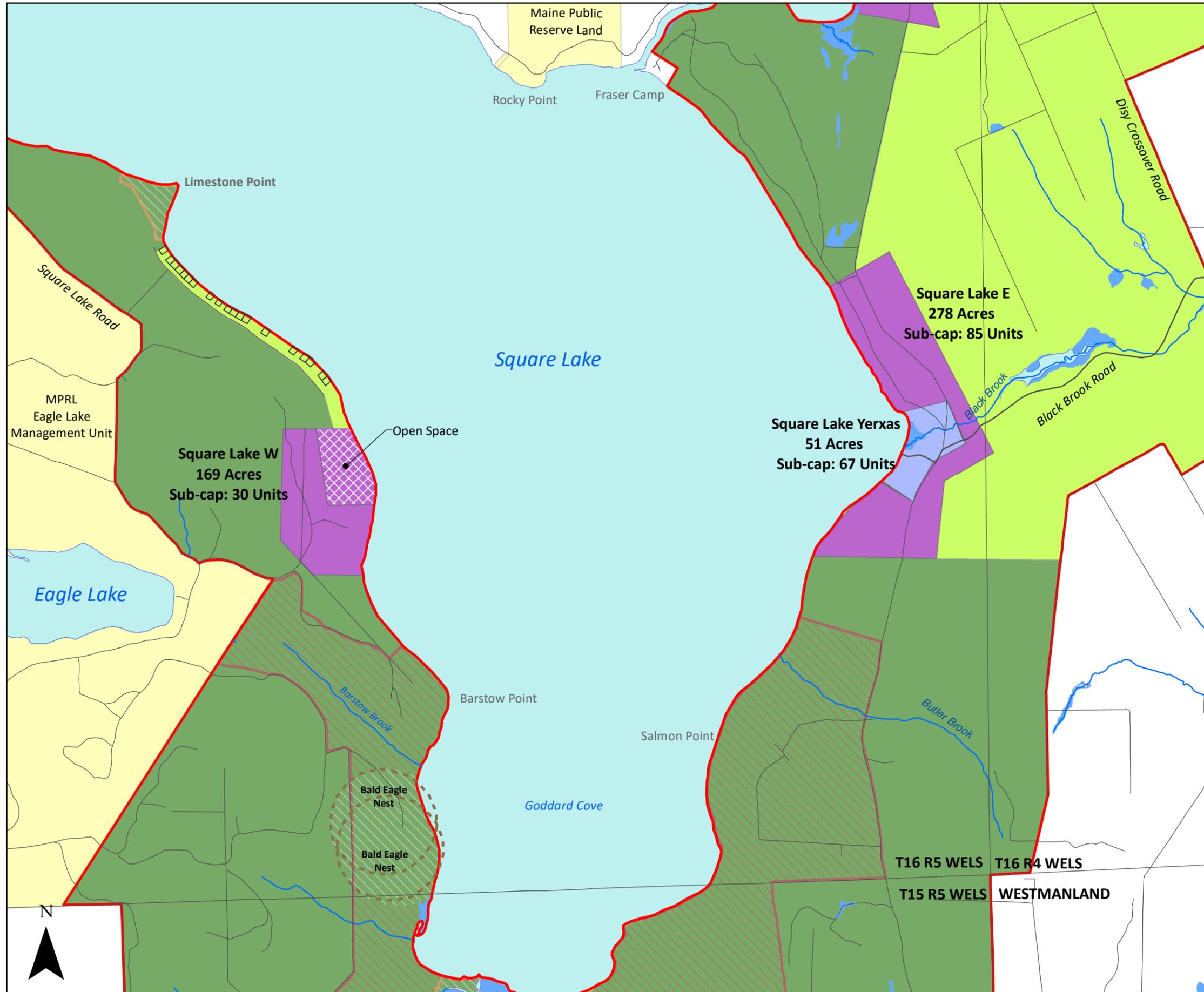
Fish River Chain of Lakes Concept Plan

Legend

- Major Roads
- Secondary Roads
- Transmission Line
- Streams
- Wetlands
- Existing Camp Lots
- Irving Unique Areas
- Nesting Site
- Proposed Residential Development Areas
- Proposed Open Space
- Maine Public Reserve Land
- Conservation Easement Area
- Concept Plan Area

- Notes**
- The total number of new Development Units within the proposed residential development areas (including Square Lake Yexas) is capped at a maximum of 330 units.
 - Maximum number of new Development units for Cross Lake: 125 Units.
 - See Maps 14-17 for existing zoning and Maps 27-31 for proposed land use zones.





DEVELOPMENT AREAS

Detail Area E

Fish River Chain of Lakes Concept Plan

Legend

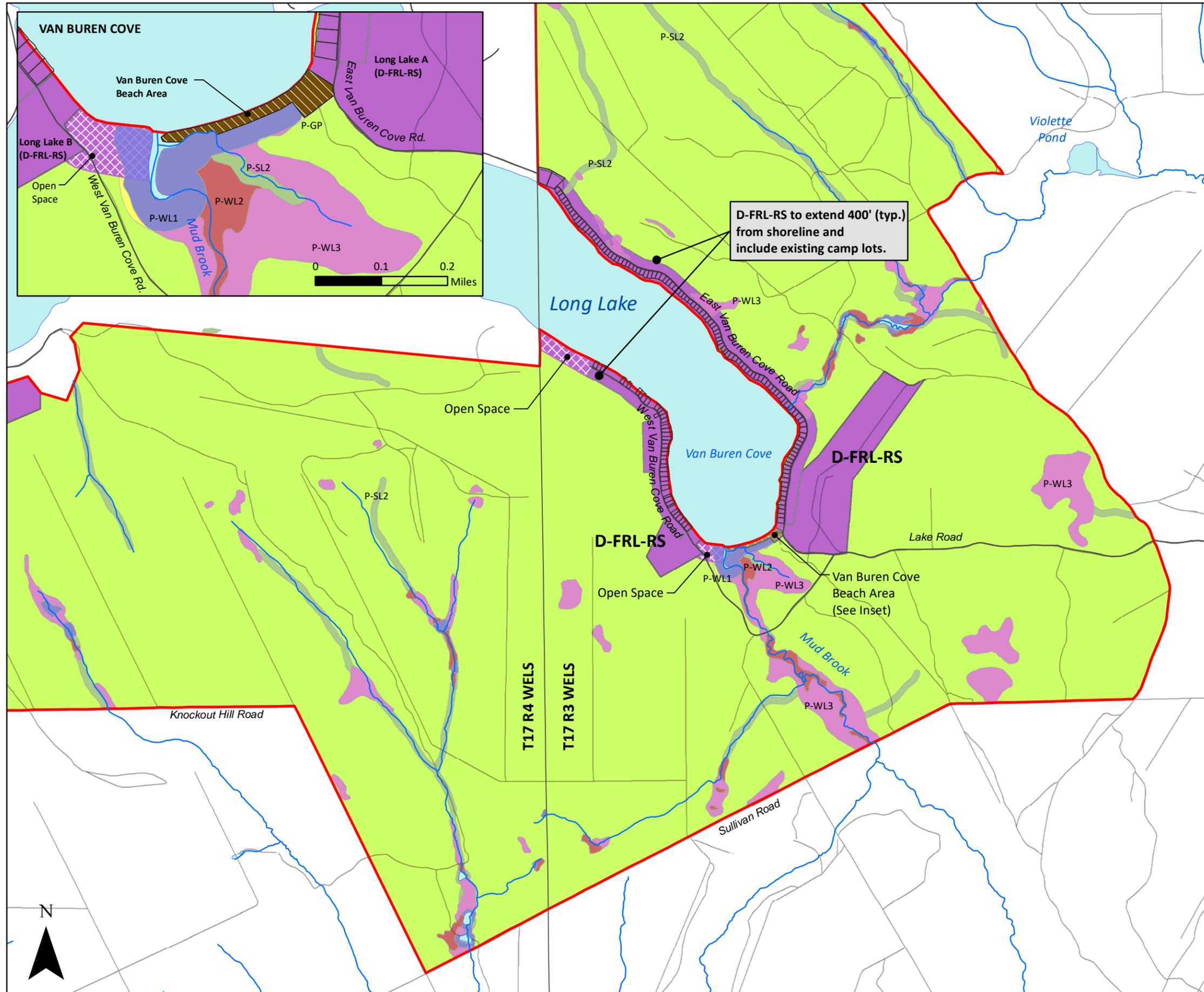
- Major Roads
- Secondary Roads
- Streams
- Wetlands
- Existing Camp Lots
- ▨ Irving Unique Areas
- ▨ Deer Wintering Areas
- Proposed Square Lake Yexas Area
- Proposed Residential Development Areas
- ▨ Proposed Open Space
- Maine Public Reserve Land
- Conservation Easement Area
- Concept Plan Area
- Nesting Site

- Notes**
1. The total number of new Development units within the proposed residential development areas (including Square Lake Yexas) is capped at a maximum of 330 units.
 2. Maximum number of new Development units for Square Lake: 130 Units.
 3. See Maps 14-17 for existing zoning and Maps 27-31 for proposed land use zones.


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0 0.25 0.5 1 Miles

April 2018 **MAP 26**



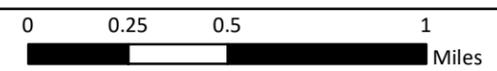
PROPOSED LAND USE ZONES

Detail Plan A

Fish River Chain of Lakes Concept Plan

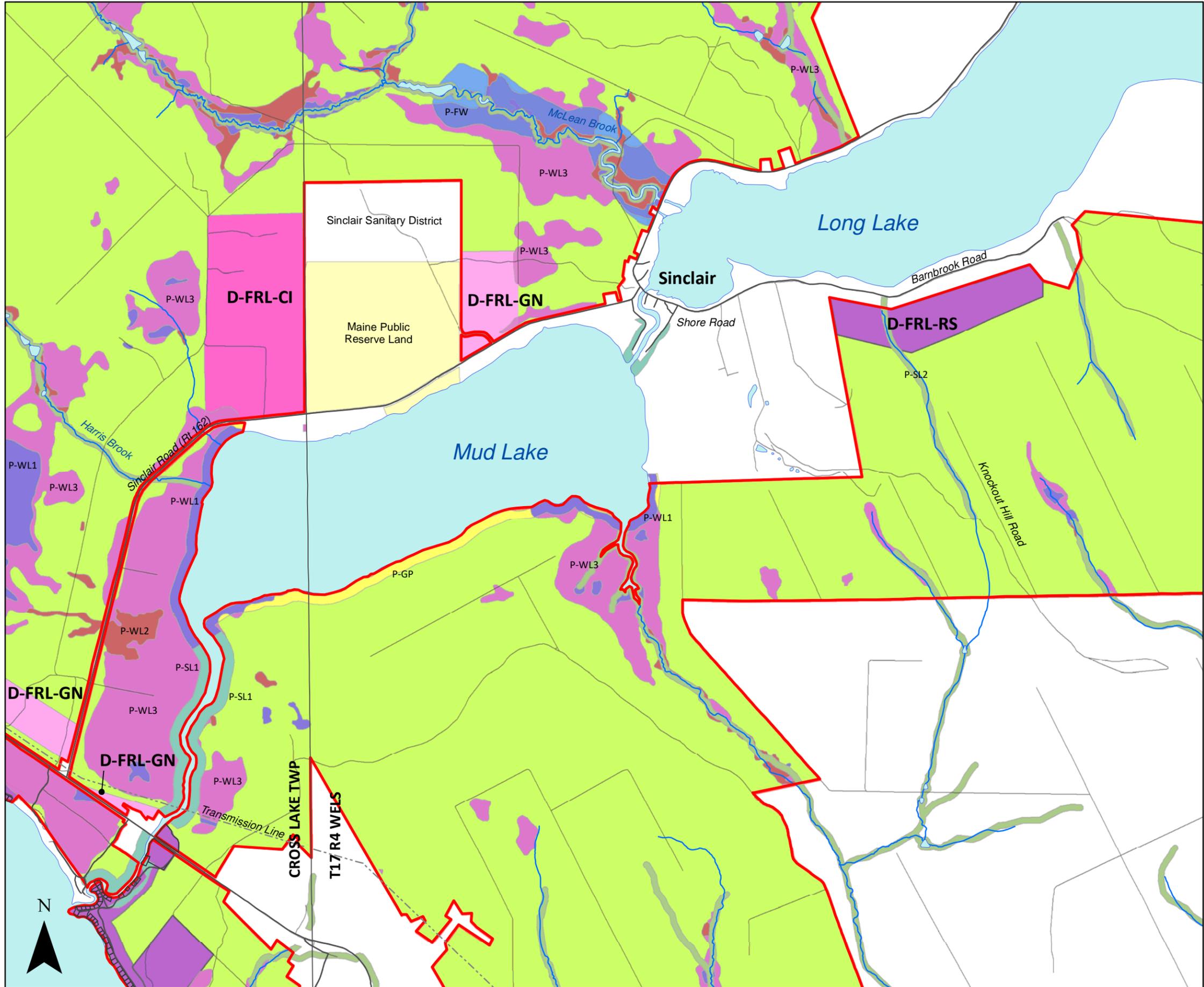
- #### Legend
- Major Roads
 - Secondary Roads
 - Existing Camp Lots
 - Concept Plan Area
 - Proposed D-FRL-RS
 - ▨ Proposed Residential Open Space
 - ▩ Van Buren Cove Beach
 - P-GP: Great Pond Protection
 - P-SL2: Shoreland Protection
 - P-WL1: Wetland Protection
 - P-WL2: Wetland Protection
 - P-WL3: Wetland Protection
 - Proposed M-FRL-GN

- #### Notes
1. Plan area will be rezoned to P-RP (Resource Plan Protection)
 2. Proposed D-FRL-RS includes lands currently zoned D-RS



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MAP 27



PROPOSED LAND USE ZONES

Detail Plan B

Fish River Chain of Lakes Concept Plan

Legend

- Major Roads
- Secondary Roads
- - - - Transmission Line
- Existing Camp Lots
- Concept Plan Area
- Proposed M-FRL-GN
- Proposed D-FRL-CI
- Proposed D-FRL-GN
- Proposed D-FRL-RS
- Maine Public Reserve Land
- P-FW: Fish/Wildlife Protection
- P-GP: Great Pond Protection
- P-SL1: Shoreland Protection
- P-SL2: Shoreland Protection
- P-WL1: Wetland Protection
- P-WL2: Wetland Protection
- P-WL3: Wetland Protection

Notes

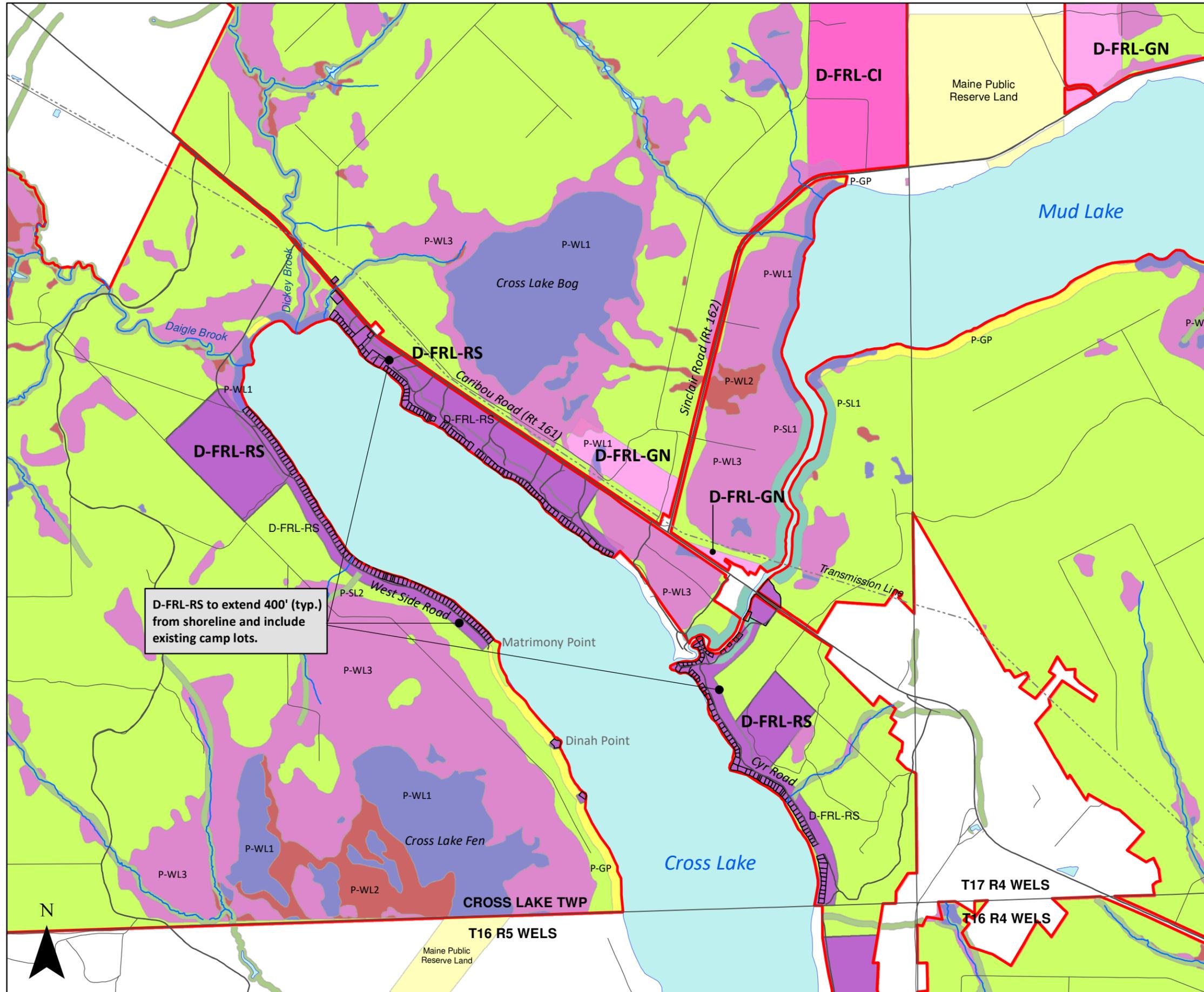
1. Plan area will be rezoned to P-RP (Resource Plan Protection)
2. Proposed D-FRL-RS includes lands currently zoned D-RS

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0 0.25 0.5 1
Miles

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MAP 28



D-FRL-RS to extend 400' (typ.) from shoreline and include existing camp lots.

PROPOSED LAND USE ZONES

Detail Plan C
Fish River Chain of Lakes Concept Plan

Legend

- Major Roads
- Secondary Roads
- - - Transmission Line
- Existing Camp Lots
- ▭ Concept Plan Area
- ▭ Proposed M-FRL-GN
- ▭ Proposed D-FRL-CI
- ▭ Proposed D-FRL-GN
- ▭ Proposed D-FRL-RS
- ▭ Maine Public Reserve Land
- ▭ P-GP: Great Pond Protection
- ▭ P-SL1: Shoreland Protection
- ▭ P-SL2: Shoreland Protection
- ▭ P-WL1: Wetland Protection
- ▭ P-WL2: Wetland Protection
- ▭ P-WL3: Wetland Protection

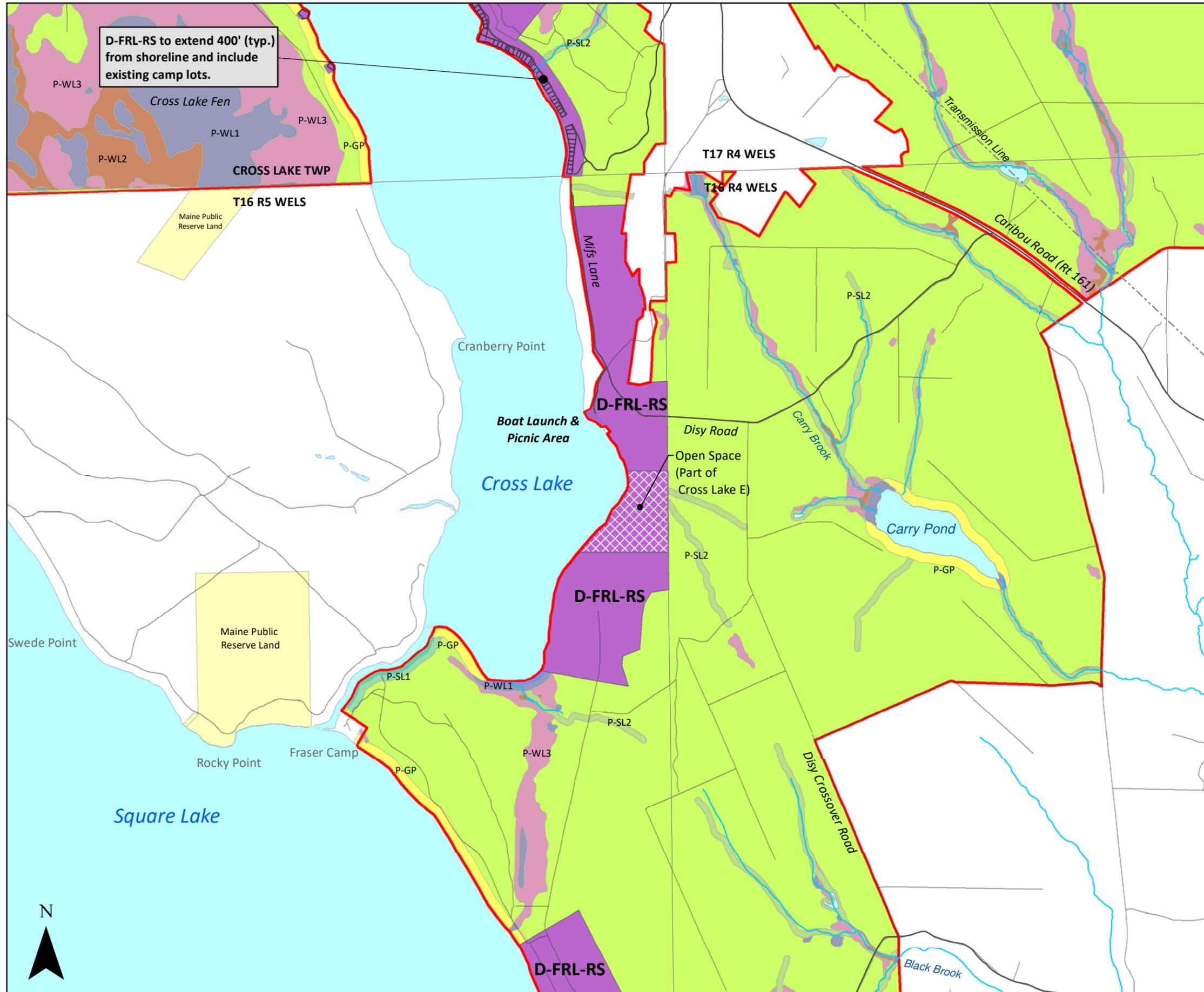
Notes

1. Plan area will be rezoned to P-RP (Resource Plan Protection)
2. Proposed D-FRL-RS includes lands currently zoned D-RS

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0 0.25 0.5 1 Miles

April 2018 **MAP 29**



D-FRL-RS to extend 400' (typ.) from shoreline and include existing camp lots.

PROPOSED LAND USE ZONES

Detail Plan D
Fish River Chain of Lakes Concept Plan

Legend

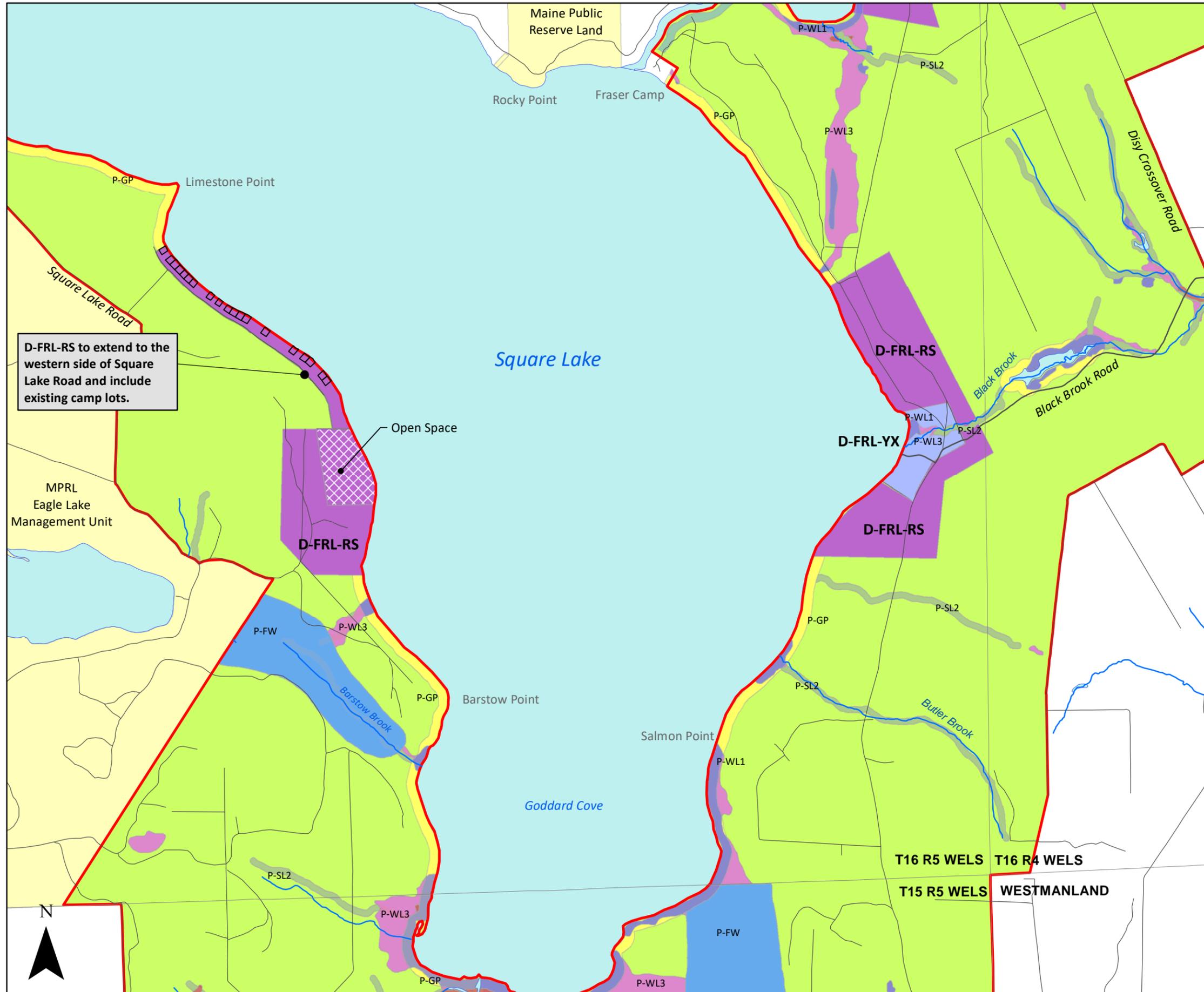
- Major Roads
- Roads
- - - - Transmission Line
- Existing Camp Lots
- Concept Plan Area
- Proposed M-FRL-GN
- Proposed D-FRL-RS
- Proposed Open Space
- Maine Public Reserve Land
- P-GP: Great Pond Protection
- P-SL1: Shoreland Protection
- P-SL2: Shoreland Protection
- P-WL1: Wetland Protection
- P-WL2: Wetland Protection
- P-WL3: Wetland Protection

Notes

1. Plan area will be rezoned to P-RP (Resource Plan Protection)
2. Proposed D-FRL-RS includes lands currently zoned D-RS

April 2018	MAP 30
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D-FRL-RS to extend to the western side of Square Lake Road and include existing camp lots.

PROPOSED LAND USE ZONES

Detail Plan E

Fish River Chain of Lakes Concept Plan

Legend

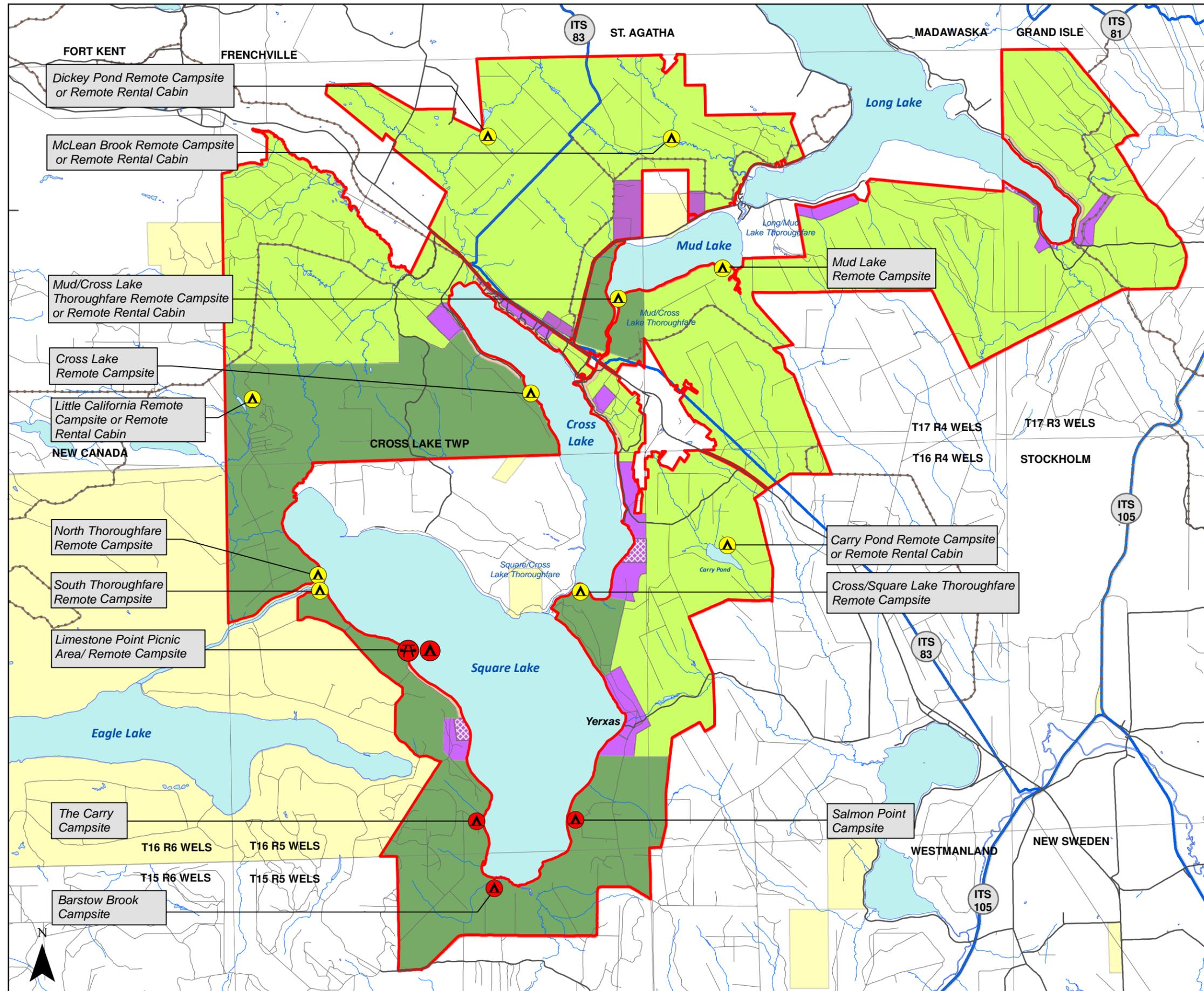
- Major Roads
- Roads
- Existing Camp Lots
- Concept Plan Area
- Proposed M-FRL-GN
- Proposed D-FRL-RS
- Proposed Open Space
- Proposed D-FRL-YX (Yexas)
- Maine Public Reserve Land
- P-FW: Fish/Wildlife Protection
- P-GP: Great Pond Protection
- P-SL2: Shoreland Protection
- P-WL1: Wetland Protection
- P-WL3: Wetland Protection

- ### Notes
1. Plan area will be rezoned to P-RP (Resource Plan Protection)
 2. Proposed D-FRL-RS includes lands currently zoned D-RS

April 2018	MAP 31
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Remote Campsites and Remote Rental Cabins

Fish River Chain of Lakes Concept Plan

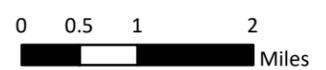


Legend

- Ex. Campsite
- Potential Remote Campsite or Remote Rental Cabin
- Major Roads
- Secondary Roads
- Streams
- ITS Snowmobile Trails
- Local Snowmobile Routes/ATV Trails
- Permanent Conservation Easement
- Proposed Development Areas
- Proposed Open Space
- Existing/Expanded D-FRL-RS
- Maine Public Reserve Land
- Concept Plan Area
- Ex. Picnic Area

Notes

- See Concept Plan narrative for specific details.
- Locations for all potential Remote Campsites and Remote Rental Cabins are approximate.

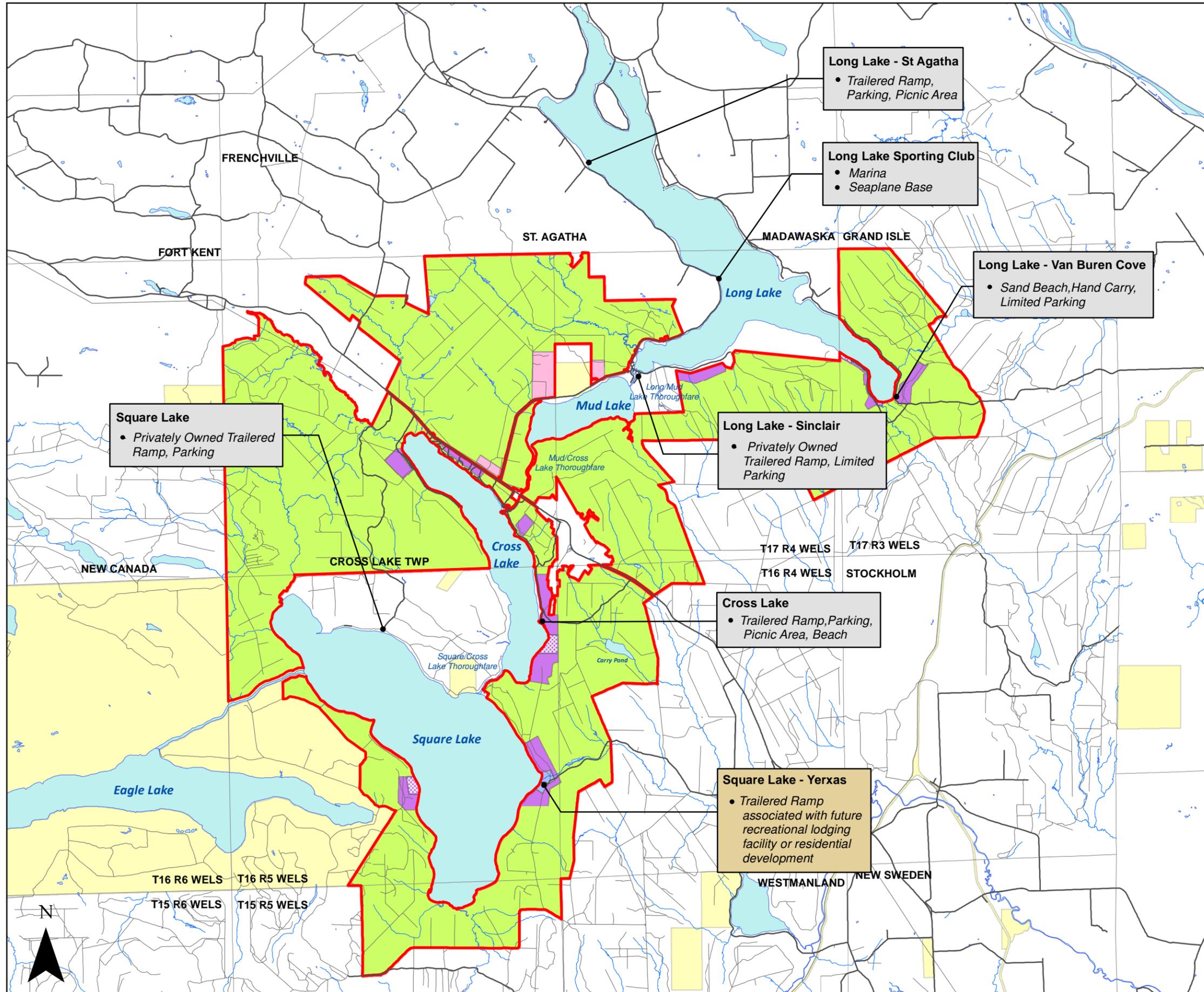


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MAP 33

Publicly Accessible Water Access Sites

Fish River Chain of Lakes Concept Plan



Legend

- Major Roads
- Streams
- Secondary Roads
- Water Bodies
- Proposed Square Lake Yexas Area
- Proposed Community Economic Development
- Proposed Residential Areas
- Proposed Residential Open Space
- Maine Public Reserve Land
- Concept Plan Area
- Existing Water Access Sites
- Potential Water Access Site

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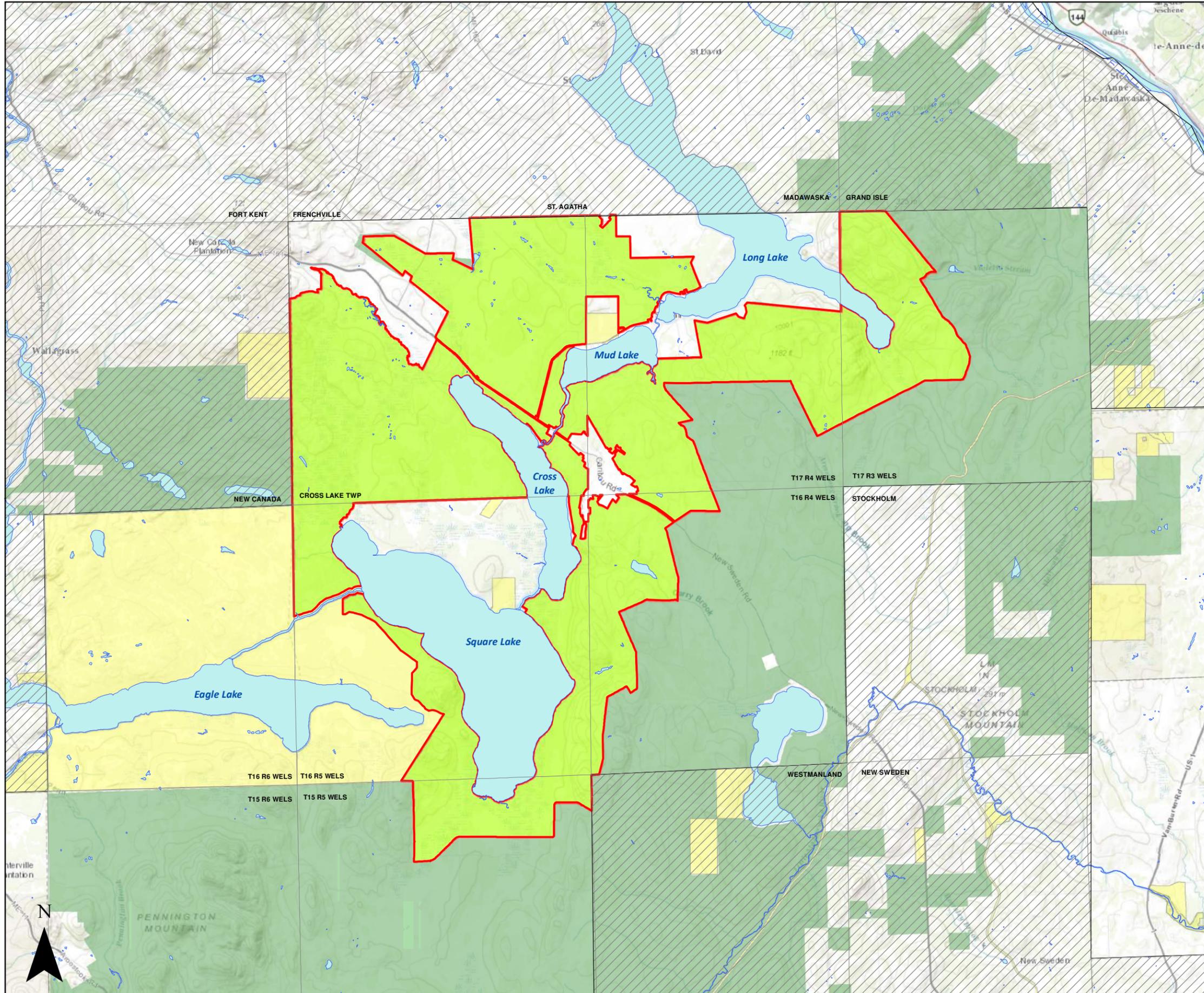
0 0.75 1.5 3 Miles

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MAP 34

IRVING OWNERSHIP

Fish River Chain of Lakes Concept Plan



Legend

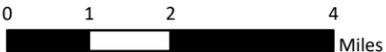
-  Organized Towns
-  Water Bodies
-  State Conservation Lands
-  Concept Plan Area
-  Irving Ownership

Source

Irving Woodlands, LLC

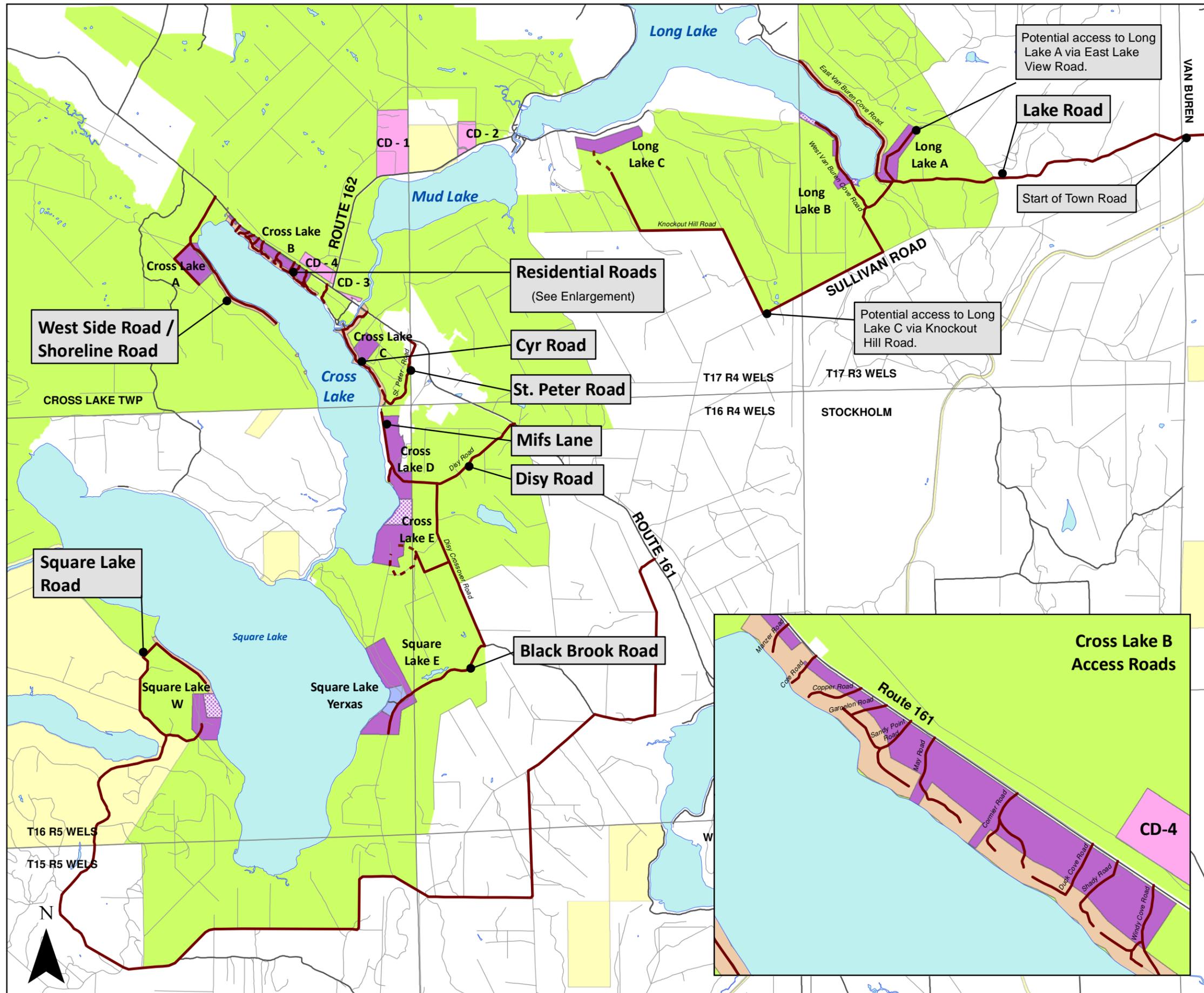


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0 1 2 4 Miles

April 2018	MAP 35
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ACCESS TO DEVELOPMENT AREAS

Fish River Chain of Lakes Concept Plan

- ### Legend
- Potential Access to Development Areas
 - Existing Woods Road
 - Proposed D-FRL-RF (Yexas)
 - Proposed Comm/Econ Development Areas
 - Proposed Residential Development Areas
 - Proposed Residential Open Space
 - Existing/Expanded D-FRL-RS
 - Maine Public Reserve Land
 - Concept Plan Area

- ### Notes
1. Access to CD-1, 2, 3, and 4 to be off off State Roads or other existing roads.
 2. Petitioners can not grant access over the Maine Public Reserve Land.
 3. Development of Square Lake West may require a dedicated parking area for possible boat access for Square Lake West residents in Square Lake East.

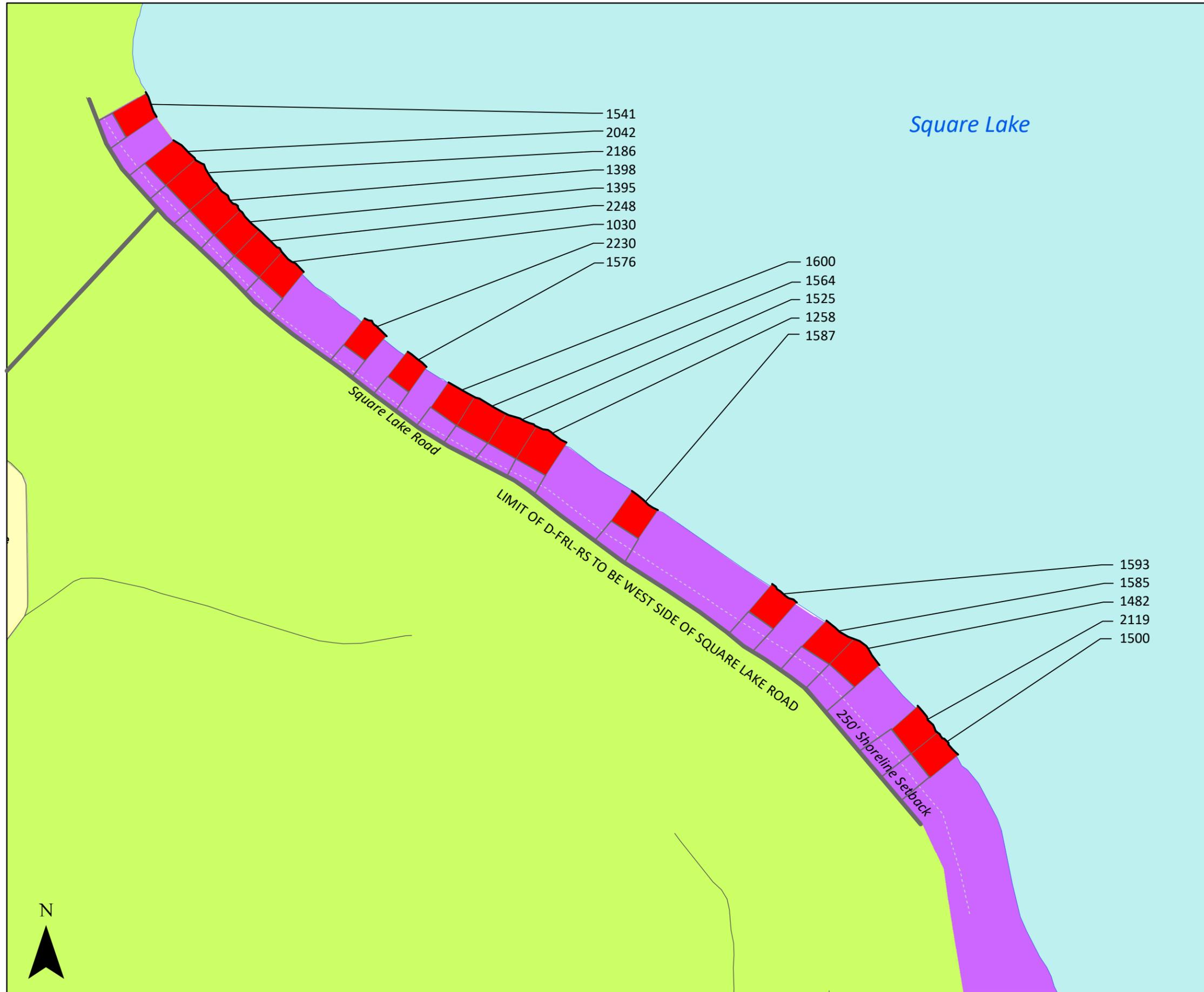


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0 0.75 1.5 3 Miles



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MAP 36



BACK LOTS

Fish River Chain of Lakes Concept Plan

Legend

- Existing Roads
- 250' Shoreline Setback
- Proposed D-FRL-RS
- Concept Plan Area
- Maine Public Reserve Land
- Existing Camp Lots
- Additional Licensed Land

- Notes**
1. Lot lines for back lots are diagrammatic. Final location and area of back lots will be based upon survey information.
 2. Back lots will typically include the area under the access road.
 3. Extend lots to the west side of Square Lake Road: Most will be 40,000 SF.

Source
Irving Woodlands, LLC

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0 300 600 1,200
Feet