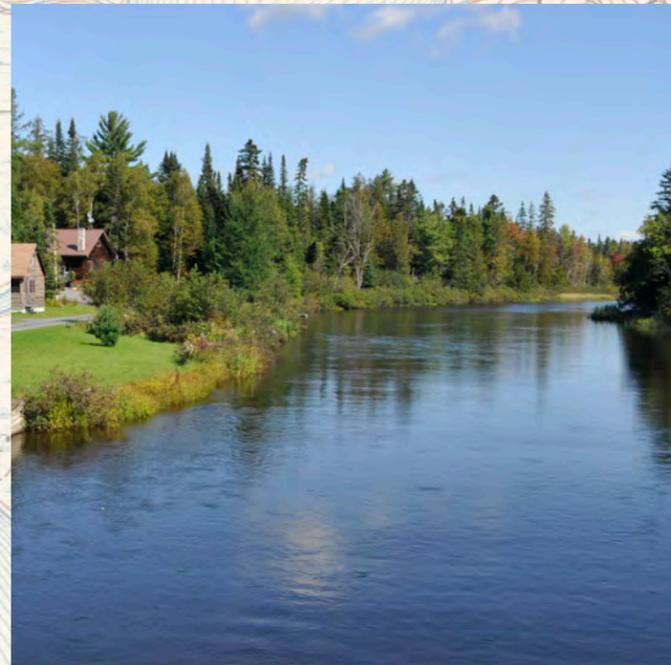


The Fish River Chain of Lakes Concept Plan

VOLUME 3 – MAPS



MAY 2017

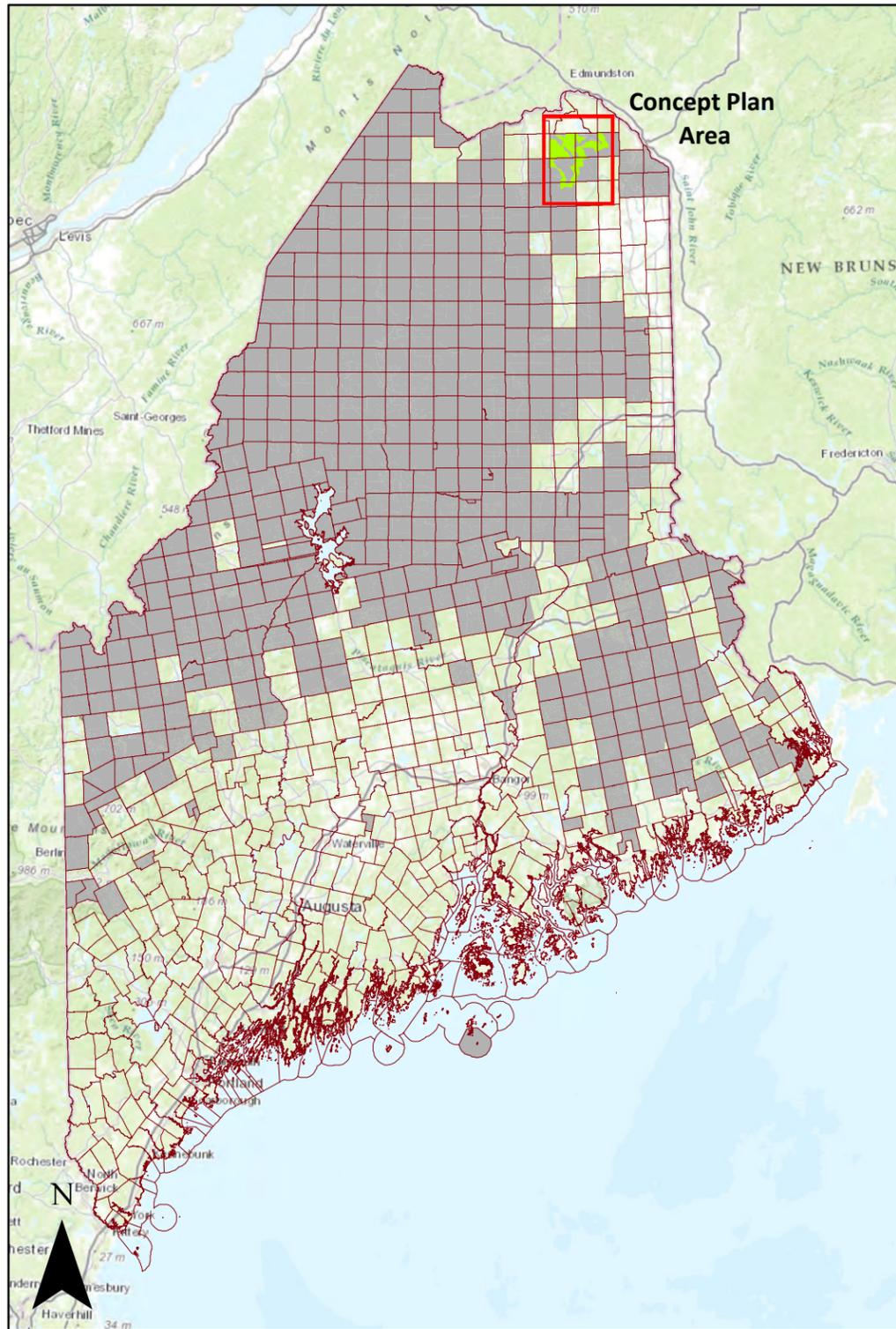
FISH RIVER CHAIN OF LAKES CONCEPT PLAN

1. Location Map
2. Concept Plan Area
3. Key Map
4. Existing LUPC Subdistricts *Long Lake*
5. Existing LUPC Subdistricts *Long Lake / Mud Lake*
6. Existing LUPC Subdistricts *Mud Lake / Cross Lake*
7. Existing LUPC Subdistricts *Cross Lake / Square Lake*
8. Existing LUPC Subdistricts *Square Lake (North)*
9. Existing LUPC Subdistricts *Square Lake (Mid)*
10. Existing LUPC Subdistricts *Square Lake (South)*
11. Development Patterns *1931*
12. Development Patterns *1953*
13. Development Patterns *1986*
14. Existing Residential Development *Long Lake*
15. Existing Residential Development *Cross Lake (NW)*
16. Existing Residential Development *Cross Lake (SE)*
17. Existing Residential Development *Square Lake*
18. Watersheds
19. Natural Resources *Irving Data Sources*
20. Natural Resources *State Agency Data*
21. Concept Plan Summary
22. Development Areas *Long Lake*
23. Development Areas *Long Lake / Mud Lake*
24. Development Areas *Mud Lake / Cross Lake*
25. Development Areas *Cross Lake / Square Lake*
26. Development Areas *Square Lake*
27. Proposed Land Use Zones *Long Lake*
28. Proposed Land Use Zones *Long Lake / Mud Lake*
29. Proposed Land Use Zones *Mud Lake / Cross Lake*
30. Proposed Land Use Zones *Cross Lake / Square Lake*
31. Proposed Land Use Zones *Square Lake*
32. Existing Recreational Resources
33. Remote Campsites and Remote Rental Cabins
34. Publicly Accessible Water Access Sites
35. Mud Lake Water Access
36. Access to Development Areas
37. Deed References
38. FEMA Flood Zone *Long Lake / Mud Lake*
39. FEMA Flood Zone *Mud Lake / Cross Lake*
40. Back Lots *Long Lake: Northeast Side*
41. Back Lots *Long Lake: Southeast Side and West Side*
42. Back Lots *Cross Lake: North End A*
43. Back Lots *Cross Lake: North End B*
44. Back Lots *Cross Lake: North End C*
45. Back Lots *Cross Lake: Thoroughfare*
46. Back Lots *Cross Lake: South of Thoroughfare*
47. Back Lots *Square Lake: West Side*

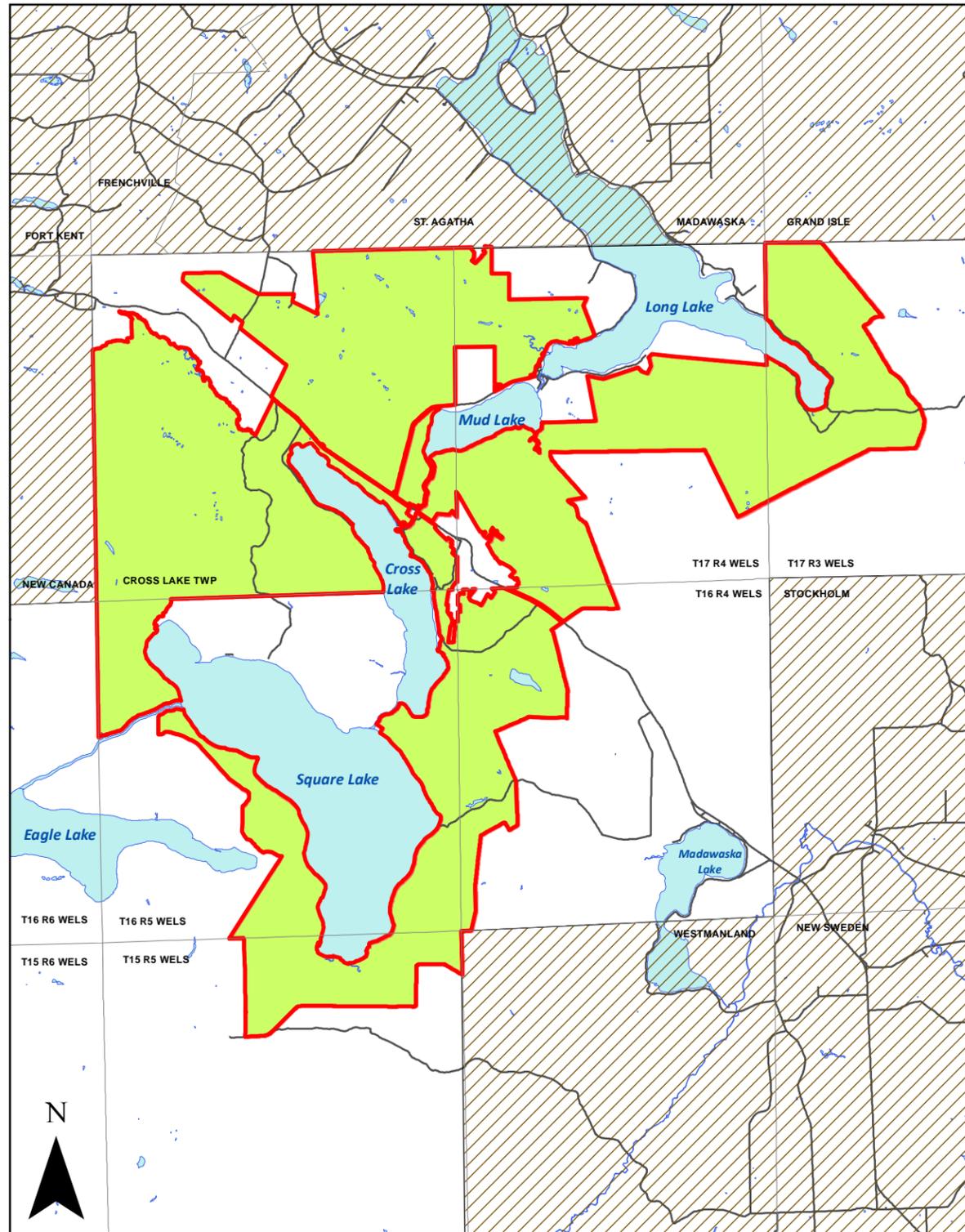
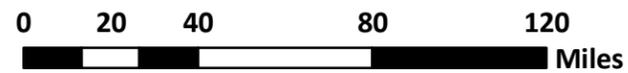


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State of Maine LUPC Unorganized Territories



Concept Plan Area



LOCATION MAP

Fish River Chain of Lakes Concept Plan

Legend

- Major Roads
- Organized Towns
- Water Bodies
- Concept Plan Area

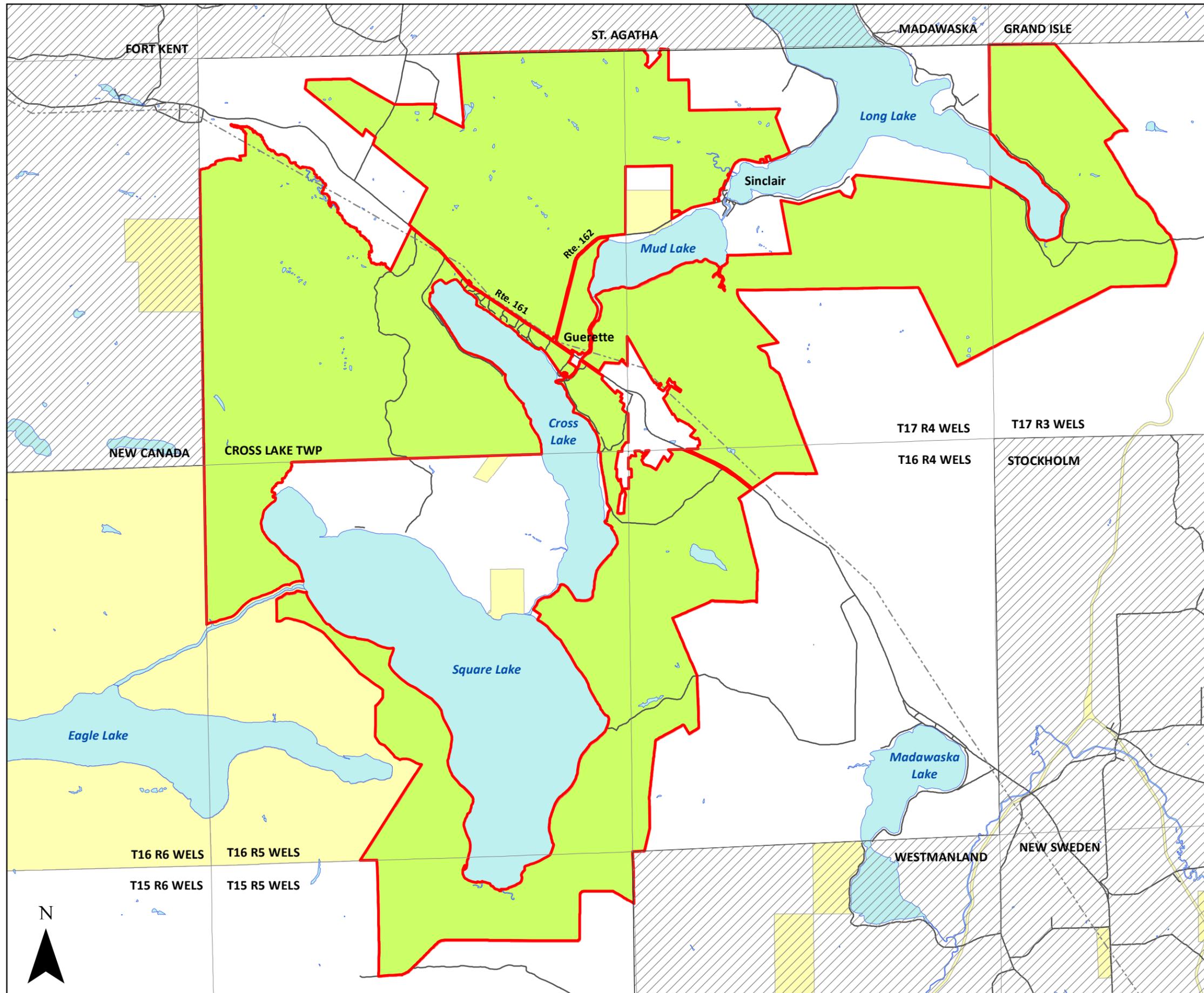
Concept Plan Map Sources

- Irving Woodlands LLC
- MEDOT
- NRCS Soil Survey 1964
- Maine LUPC
- MIF&W
- Maine Natural Areas Program
- ME Office of GIS
- Maine Revenue Service
- U.S. Fish and Wildlife Service

Basemap Sources

- ESRI

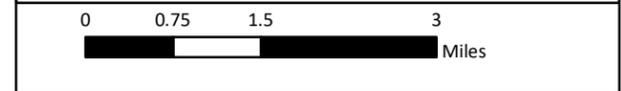




CONCEPT PLAN AREA

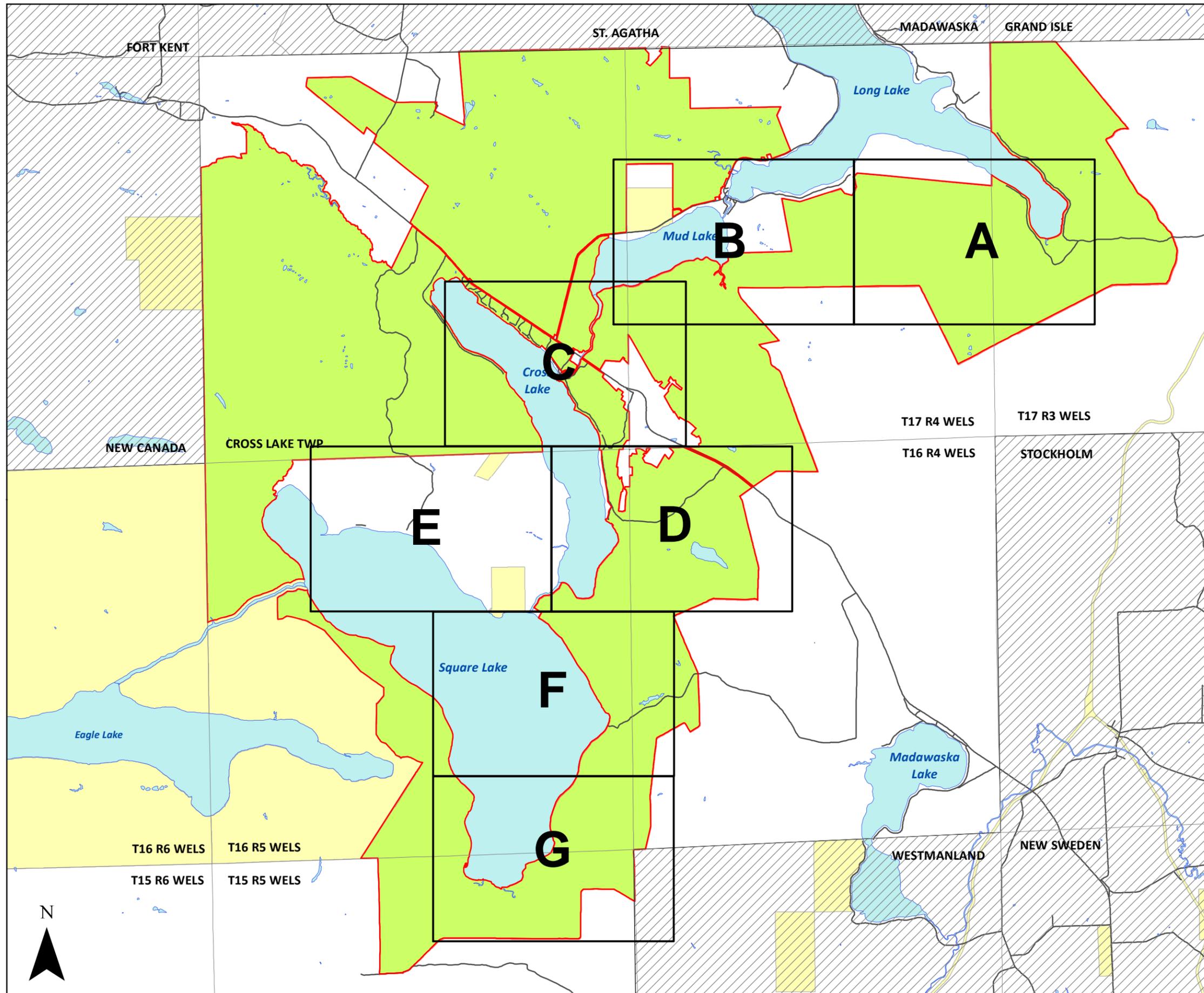
Fish River Chain of Lakes Concept Plan

- Legend**
- Major Roads
 - - - Transmission Line
 - ▨ Organized Towns
 - Maine Public Reserve Land
 - Concept Plan Area



May 2017

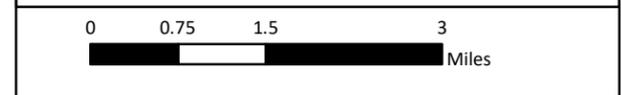
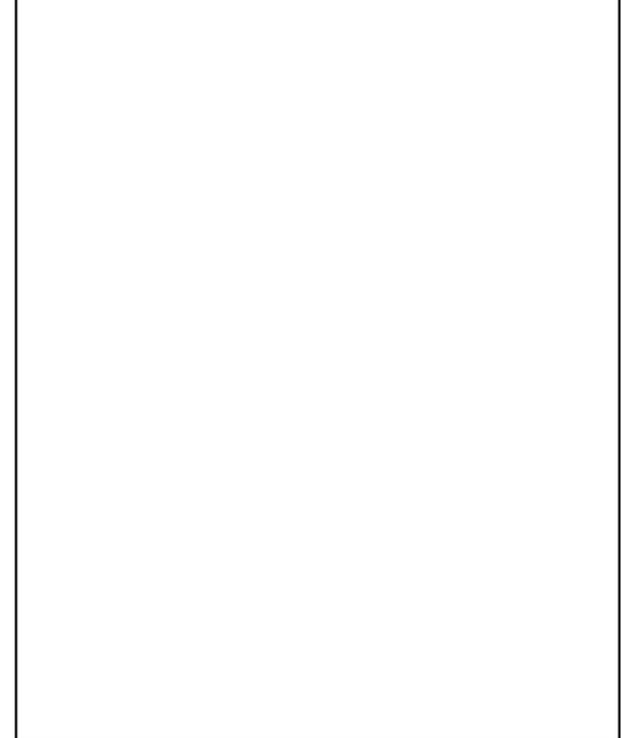
MAP 2



KEY MAP CONCEPT PLAN AREA

Fish River Chain of Lakes Concept Plan

- Legend**
- Major Roads
 - ▨ Organized Towns
 - A** Detail Maps 4 through 10
 - Maine Public Reserve Land
 - Concept Plan Area



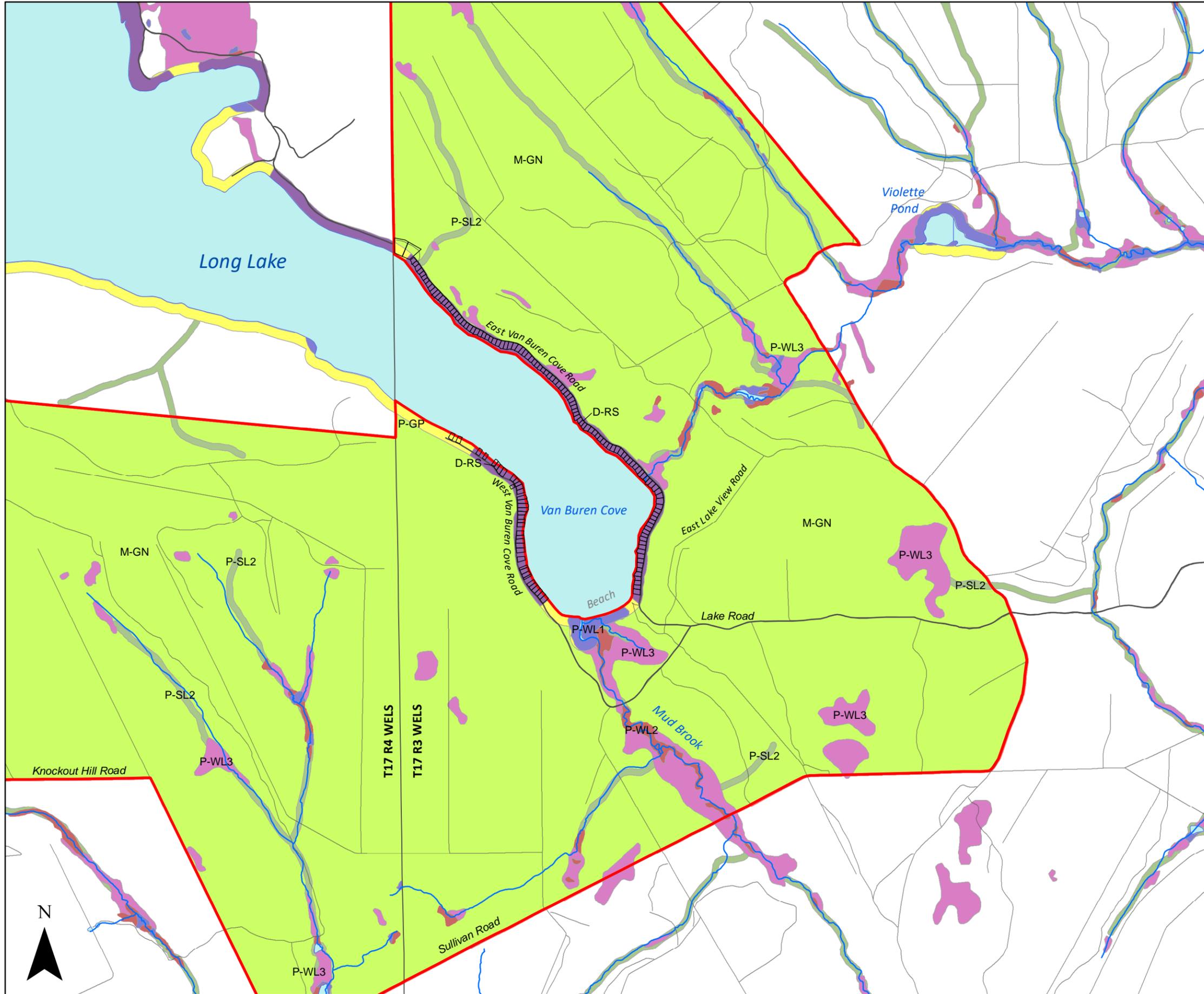
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MAP 3

EXISTING LUPC SUBDISTRICTS

Detail Area A

Fish River Chain of Lakes Concept Plan



Legend

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

Land Use Subdistricts

- D-RS: Residential Development
- P-GP: Great Pond 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

IRVING
IRVING WOODLANDS, LLC

0 0.25 0.5 1 Miles

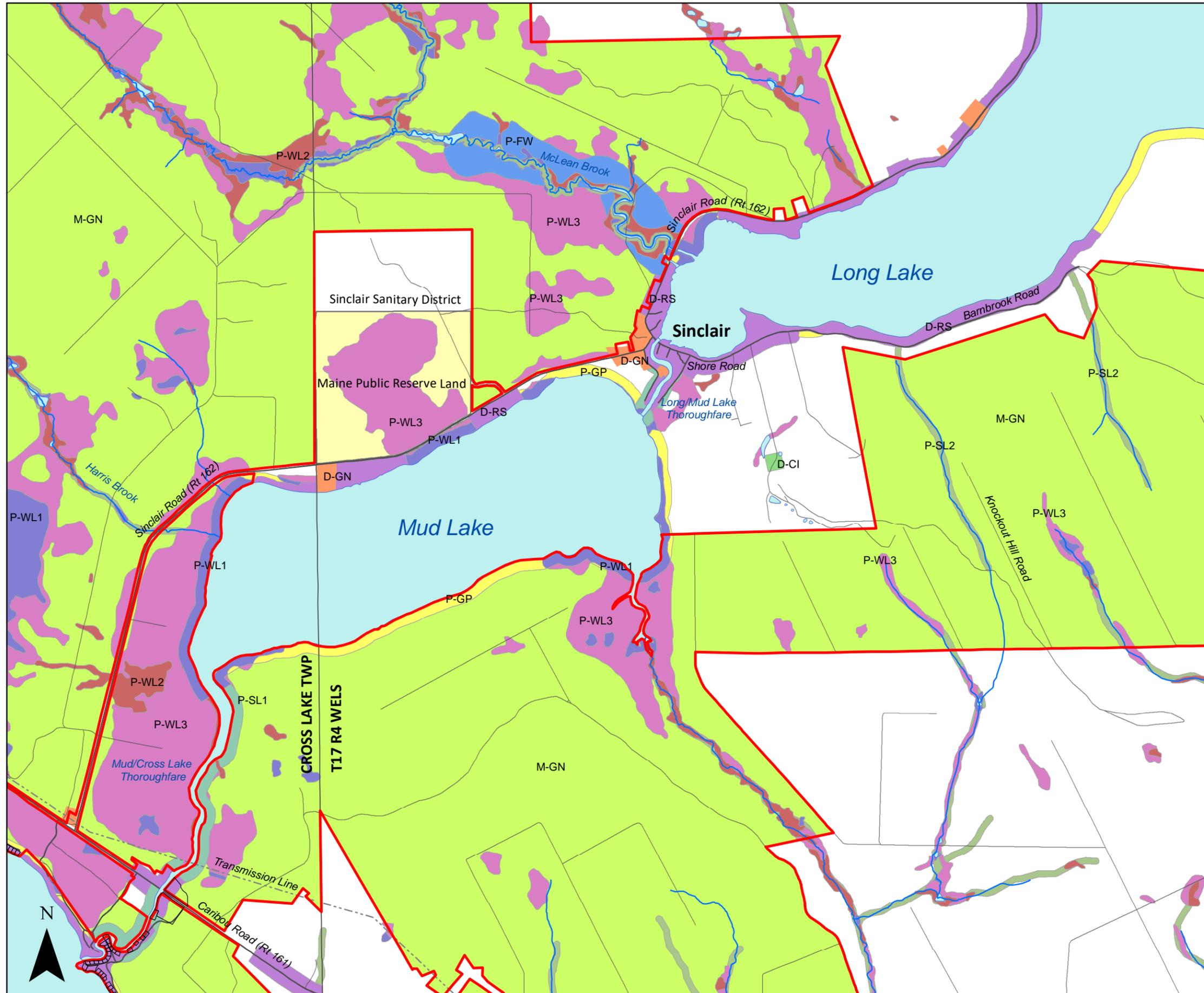
May 2017

MAP 4

EXISTING LUPC SUBDISTRICTS

Detail Area B

Fish River Chain of Lakes Concept Plan

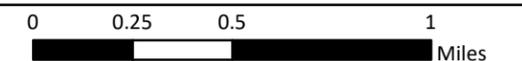


Legend

- 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

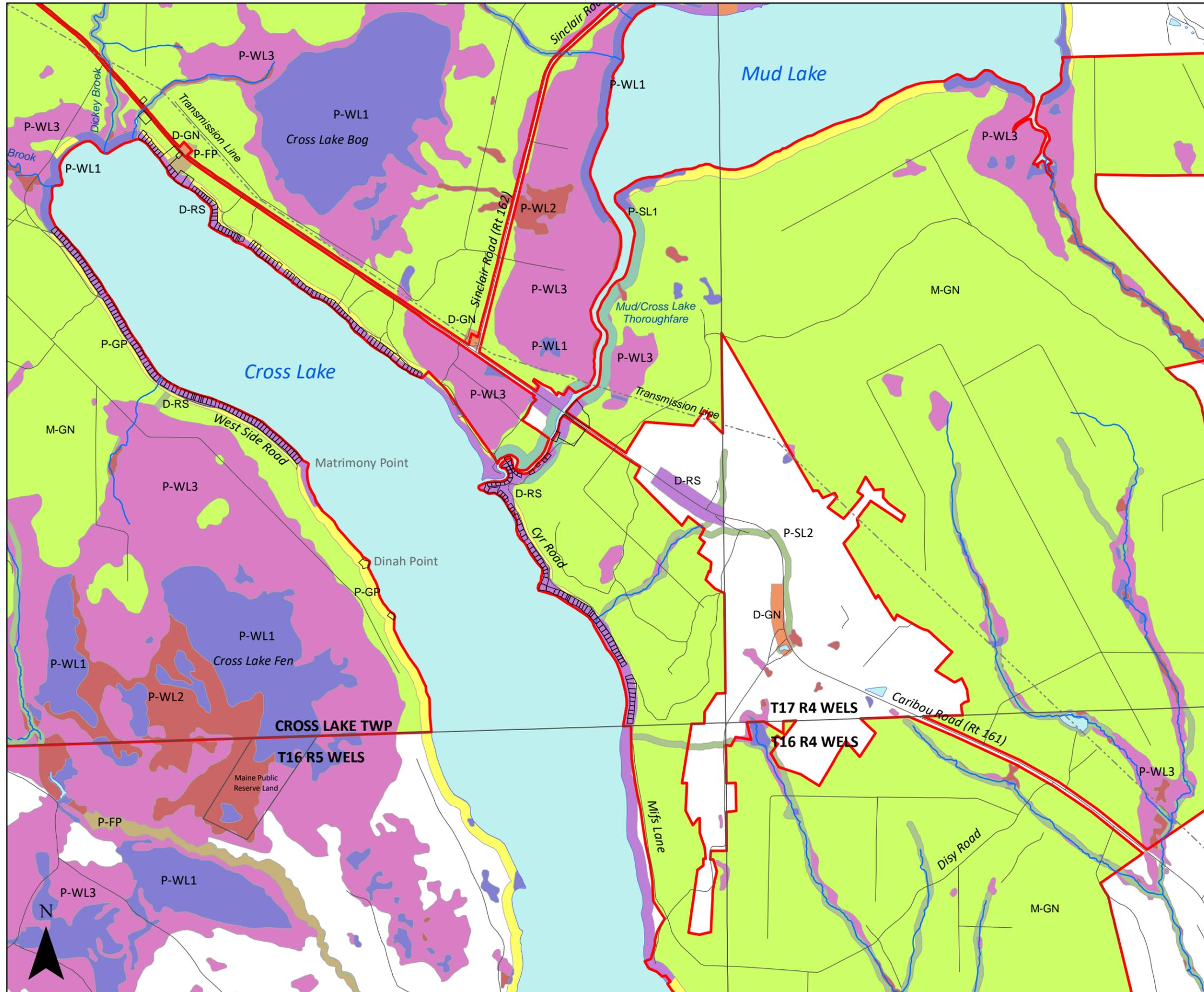
Source

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

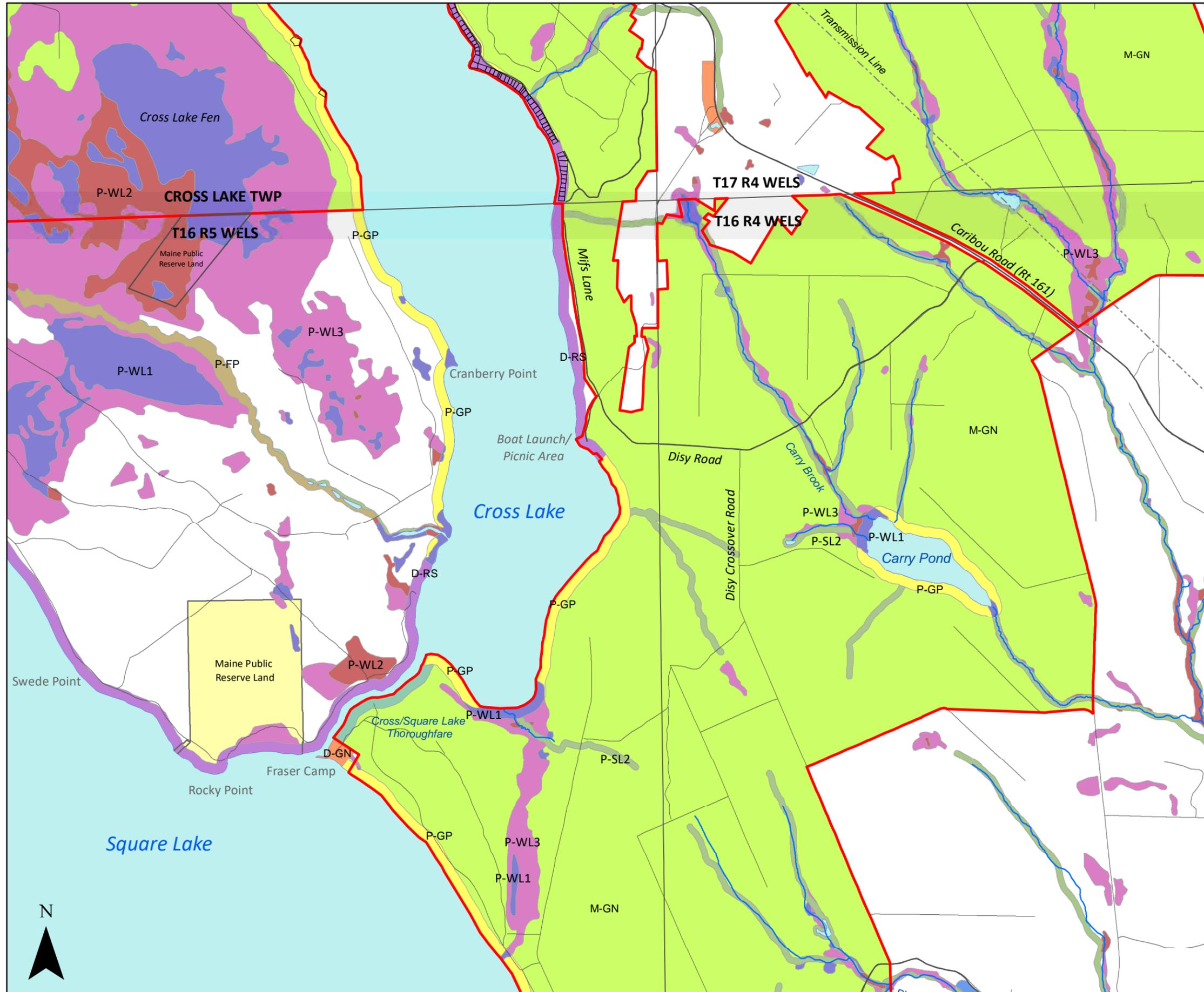
Source
Land Use Planning Commission & Maine Office of GIS

IRVING WOODLANDS, LLC

0 0.25 0.5 1 Miles

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MAP 6



EXISTING LUPC SUBDISTRICTS

Detail Area D

Fish River Chain of Lakes Concept Plan

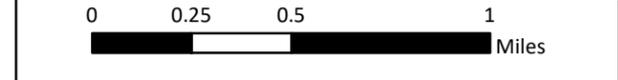
Legend

- Major Roads
- Secondary Roads
- Transmission Line
- Streams
- Concept Plan Area
- Camp Lots
- Maine Public Reserve Land

Land Use Subdistricts

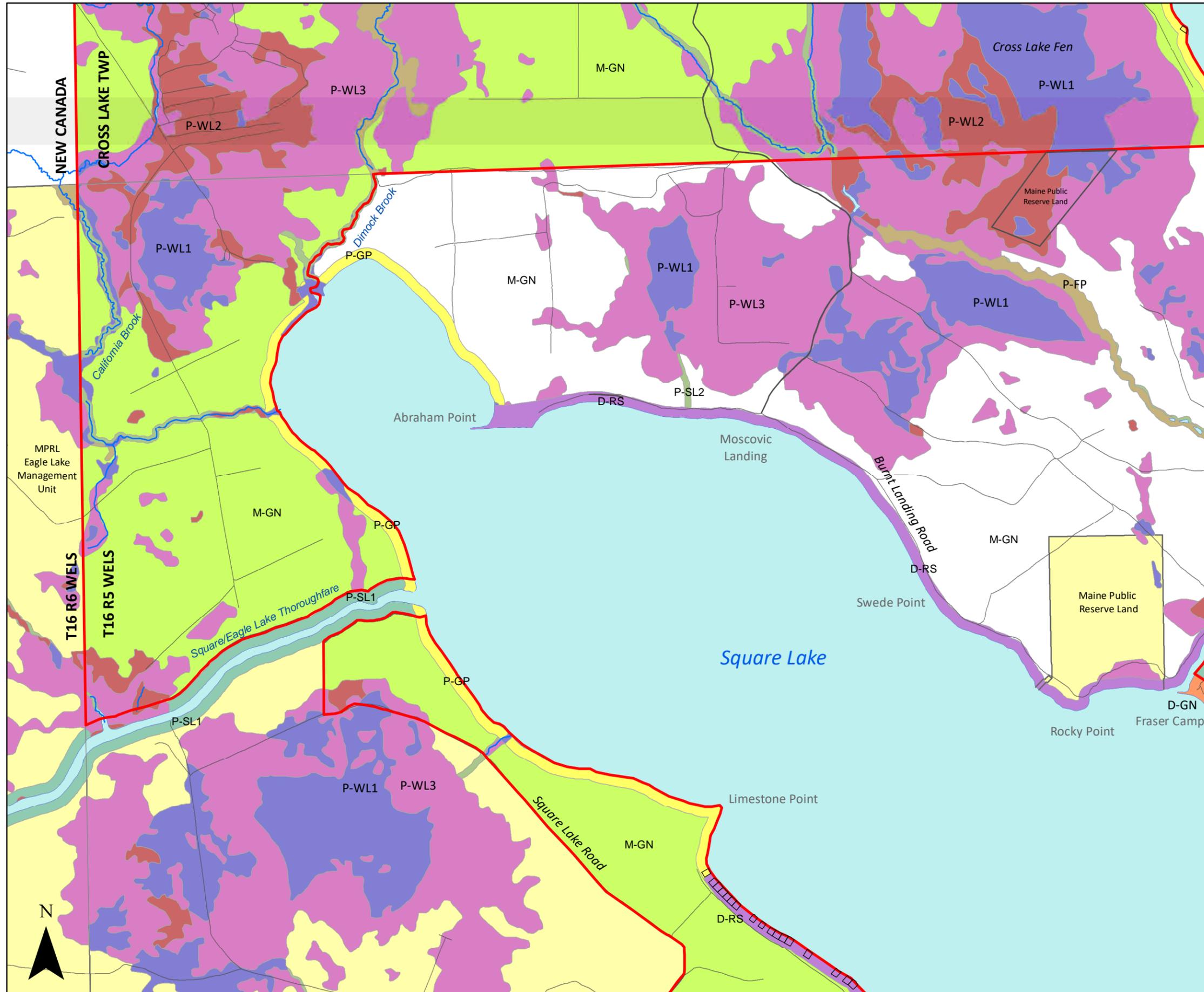
- D-GN: General Development
- D-RS: Residential Development
- P-FP: Flood Prone Protection
- P-GP: Great Pond Protection
- P-SL2: Shoreland Protection
- P-WL1: Wetland Protection
- P-WL2: Wetland Protection
- P-WL3: Wetland Protection
- M-GN: General Management

Source
Land Use Planning Commission & Maine Office of GIS



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MAP 7



EXISTING LUPC SUBDISTRICTS

Detail Area E

Fish River Chain of Lakes Concept Plan

Legend

- Major Roads
- Secondary Roads
- Streams
- Concept Plan Area
- Existing Camp Lots
- Maine Public Reserve Land

Land Use Subdistricts

- 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

IRVING
IRVING WOODLANDS, LLC

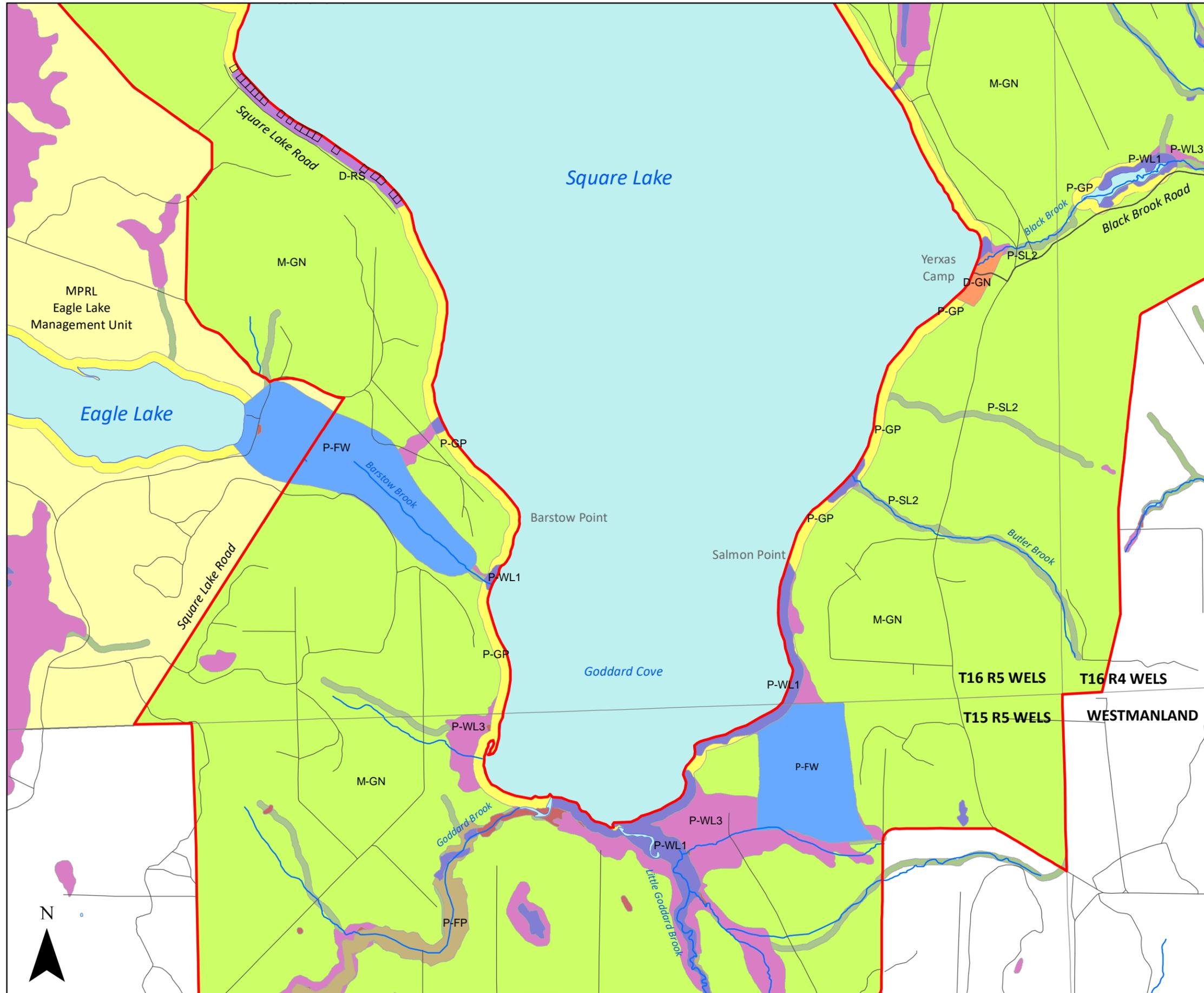
0 0.25 0.5 1 Miles

May 2017 **MAP 8**

EXISTING LUPC SUBDISTRICTS

Detail Area F

Fish River Chain of Lakes Concept Plan



Legend

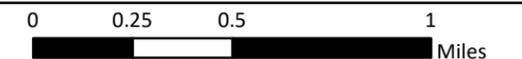
- Major Roads
- Secondary Roads
- Streams
- Concept Plan
- Existing Camp Lots
- Maine Public Reserve Land
- Land Use Subdistricts**
- D-GN: General Development
- D-RS: Residential Development
- P-FP: Flood Prone Protection
- P-FW: Fish/Wildlife Protection
- P-GP: Great Pond Protection
- P-SL2: Shoreland Protection
- P-WL1 Wetland Protection
- P-WL3: Wetland Protection
- M-GN: General Management

Source

Land Use Planning Commission & Maine Office of GIS

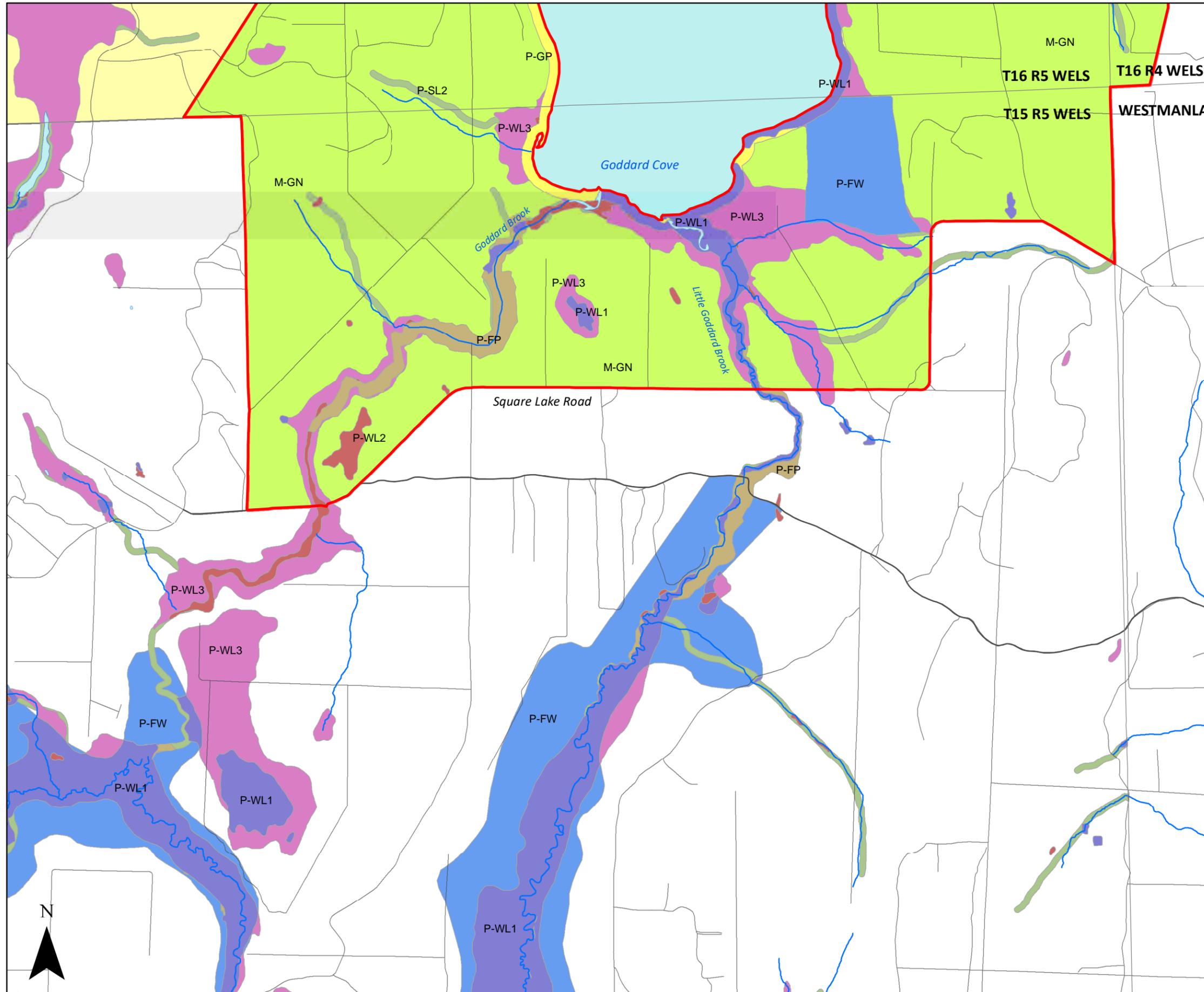


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MAP 9



EXISTING LUPC SUBDISTRICTS

Detail Area G

Fish River Chain of Lakes Concept Plan

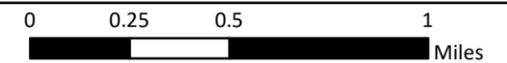
Legend

- Major Roads
- Secondary Roads
- Streams
- ▭ Concept Plan Area
- ▭ Maine Public Reserve Land

Land Use Subdistricts

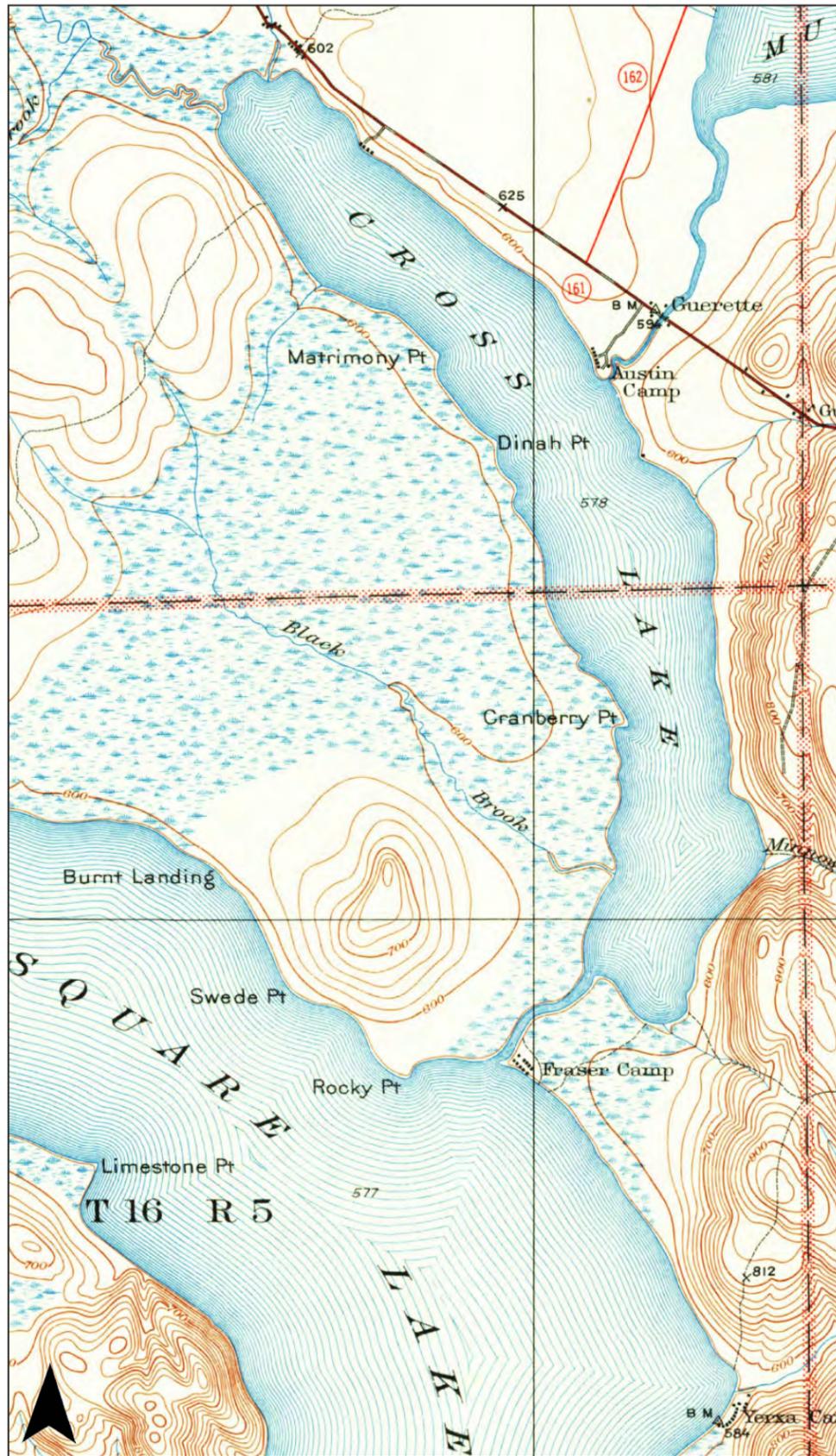
- ▭ P-FP: Flood Prone Protection
- ▭ P-FW: Fish/Wildlife Protection
- ▭ P-GP: Great Pond Protection
- ▭ P-SL2: Shoreland Protection
- ▭ P-WL1: Wetland Protection
- ▭ P-WL2: Wetland Protection
- ▭ P-WL3: Wetland Protection
- ▭ M-GN: General Management

Source
Land Use Planning Commission & Maine Office of GIS



May 2017

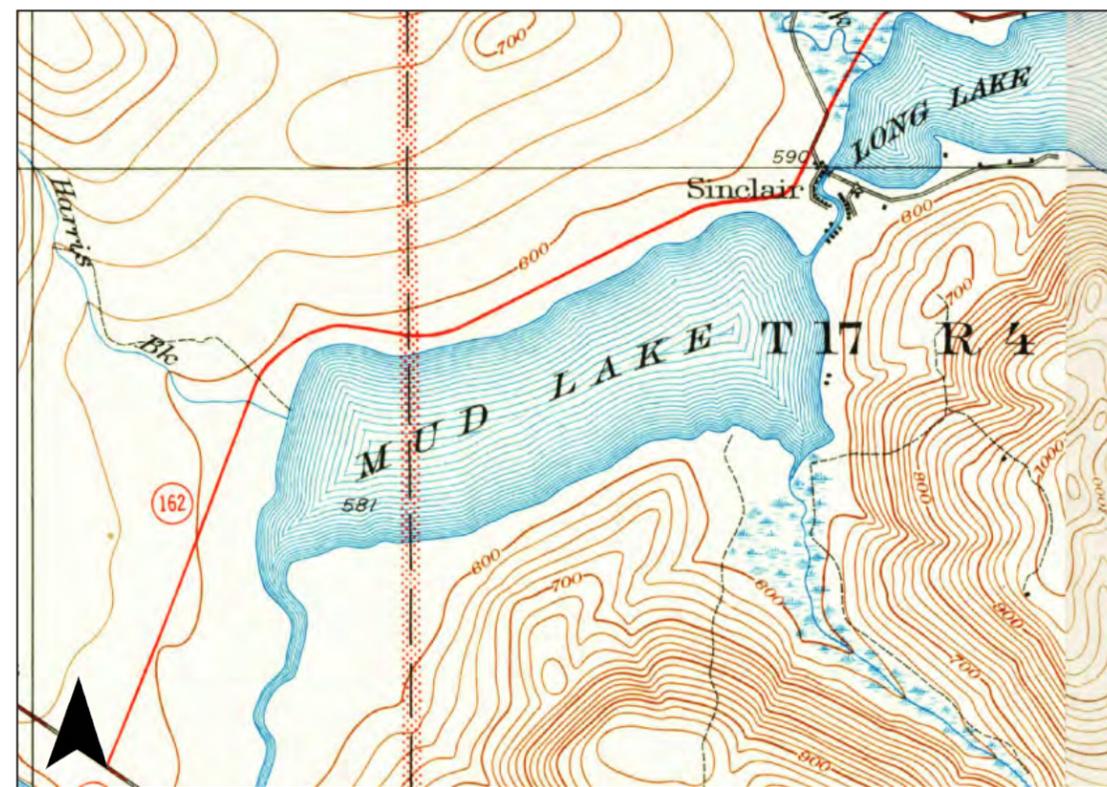
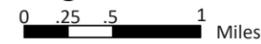
MAP 10



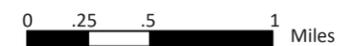
Cross Lake & Square Lake (Square Lake Quadrangle) 15 Minute Series



Long Lake (Stockholm Quadrangle) 15 Minute Series



Mud Lake (Square Lake Quadrangle) 15 Minute Series



DEVELOPMENT PATTERNS

USGS - 1931

Fish River Chain of Lakes Concept Plan

Legend

-  Heavy Duty Roads
-  Medium Duty Roads
-  Light Duty Roads
-  Unimproved Dirt Roads
-  Trails
-  Structures

Source

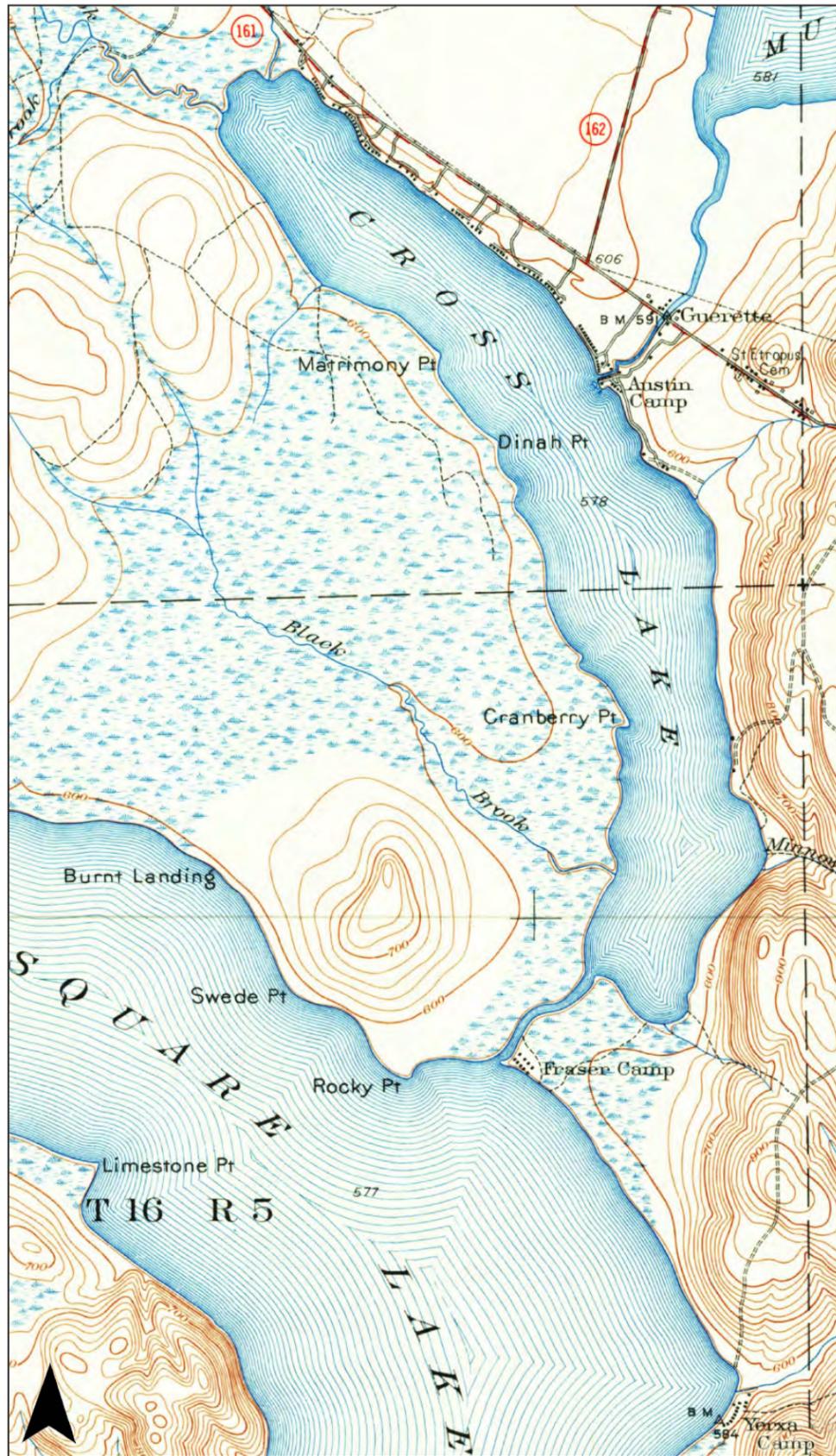
Historic USGS maps courtesy of the University of New Hampshire Library Digital Collections.



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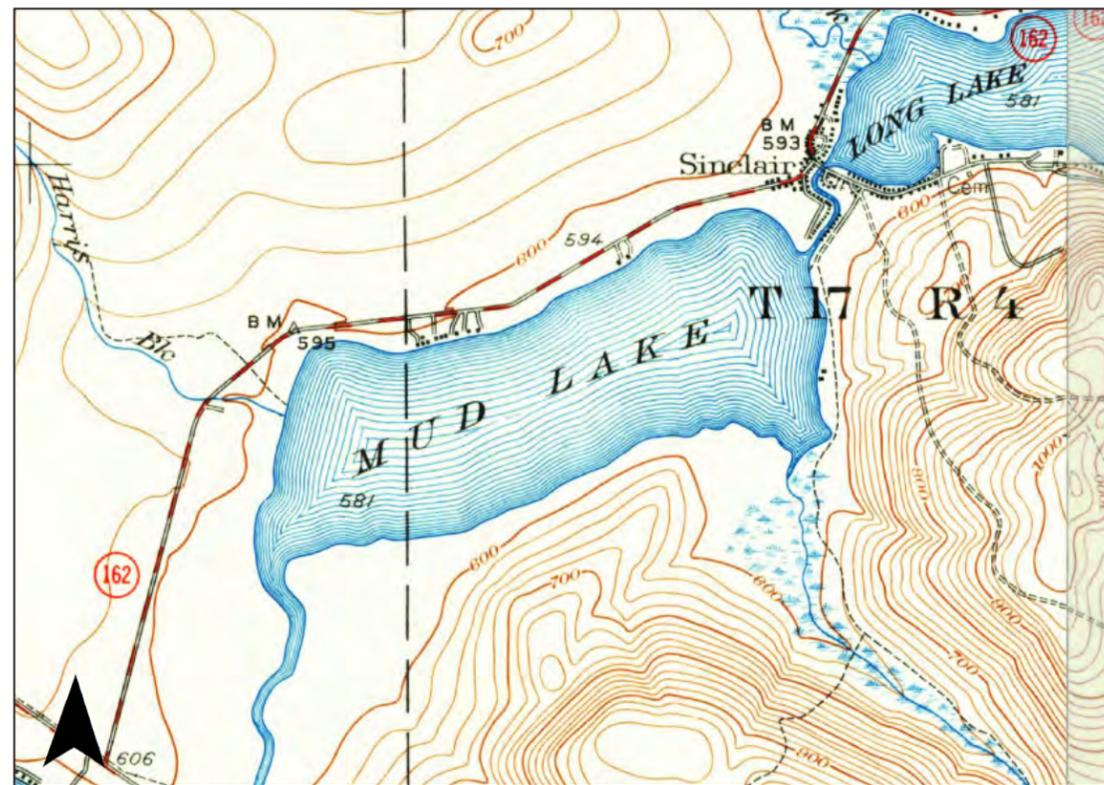
Map 11



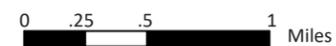
Cross Lake & Square Lake (Square Lake Quadrangle) 15 Minute Series



Long Lake (Stockholm Quadrangle) 15 Minute Series



Mud Lake (Square Lake Quadrangle) 15 Minute Series



DEVELOPMENT PATTERNS

USGS - 1953

Fish River Chain of Lakes Concept Plan

Legend

-  Heavy Duty Roads
-  Medium Duty Roads
-  Light Duty Roads
-  Unimproved Dirt Roads
-  Trails
-  Structures

Source

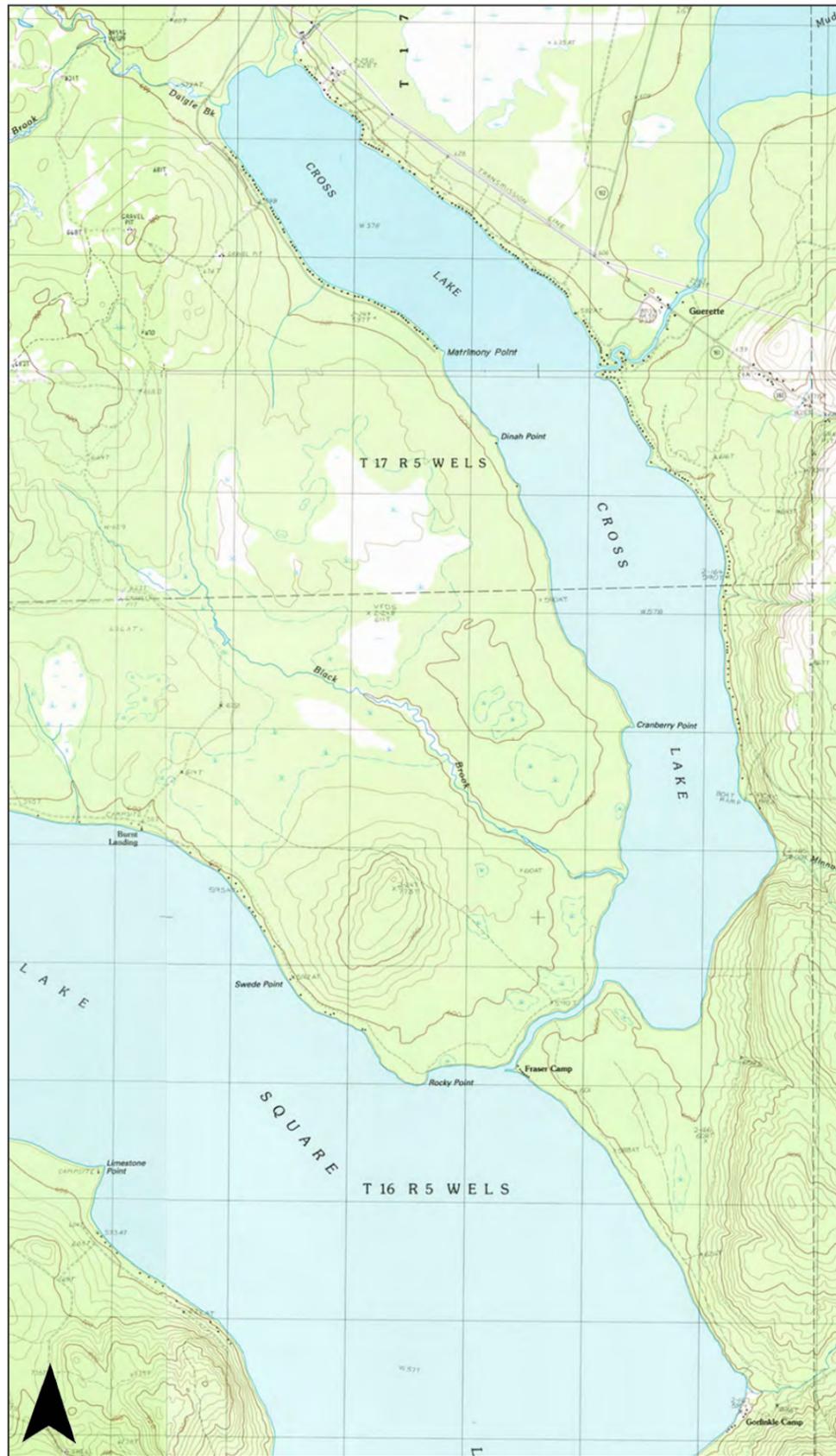
Historic USGS maps courtesy of the University of New Hampshire Library Digital Collections.



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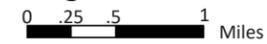
Map 12



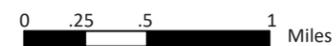
Cross Lake & Square Lake (Square Lake East Quadrangle) 7.5 Minute Series



Long Lake (Paulette Brook Quadrangle) 7.5 Minute Series



Mud Lake (St. Agatha Quadrangle) 7.5 Minute Series



DEVELOPMENT PATTERNS

USGS - 1986

Fish River Chain of Lakes Concept Plan

Legend

-  Improved Roads
-  Unimproved Roads
-  Trails
-  Structures

Source
U.S. Geological Survey



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Map 13



East Van Buren Cove Road
 Long Lake:
 112± Camp Lots

West Van Buren Cove Road
 Long Lake:
 38± Camp Lots

EXISTING RESIDENTIAL DEVELOPMENT

Fish River Chain of Lakes Concept Plan

Legend

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

Land Use Subdistricts

- D-RS: Residential Development
- P-GP: Great Pond Protection
- P-SL2: Shoreland Protection
- P-WL1: Wetland Protection
- P-WL2: Wetland Protection
- P-WL3: Wetland Protection
- M-GN: General Management

Note
 1. Boundaries of waterfront camp lots typically extend from the edge of the waterbody to the road paralleling the shoreline.

Source
 Irving Woodlands, LLC

0 625 1,250 2,500 Feet



EXISTING RESIDENTIAL DEVELOPMENT

Fish River Chain of Lakes Concept Plan

Legend

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

Land Use Subdistricts

- 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-WL3: Wetland Protection
- M-GN: General Management

Note

- Boundaries of waterfront camp lots typically extend from the edge of the waterbody to the road paralleling the shoreline.

Source

Irving Woodlands, LLC

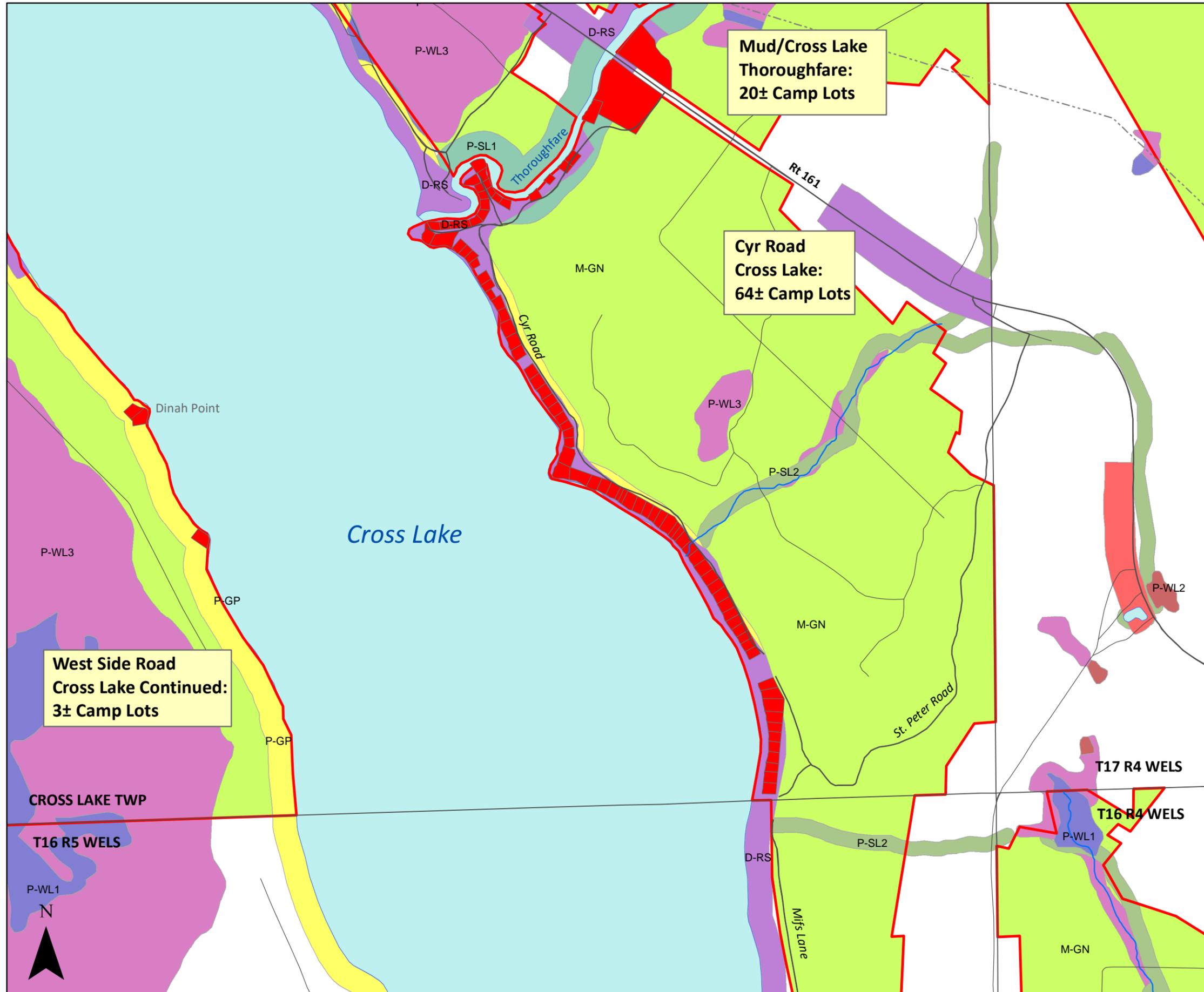
IRVING
IRVING WOODLANDS, LLC

0 625 1,250 2,500
Feet

May 2017 **MAP 15**

EXISTING RESIDENTIAL DEVELOPMENT

Fish River Chain of Lakes Concept Plan



Legend

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

Land Use Subdistricts

- D-RS: Residential Development
- 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

Note

- Boundaries of waterfront camp lots typically extend from the edge of the waterbody to the road paralleling the shoreline.

Source

Irving Woodlands, LLC

IRVING
IRVING WOODLANDS, LLC

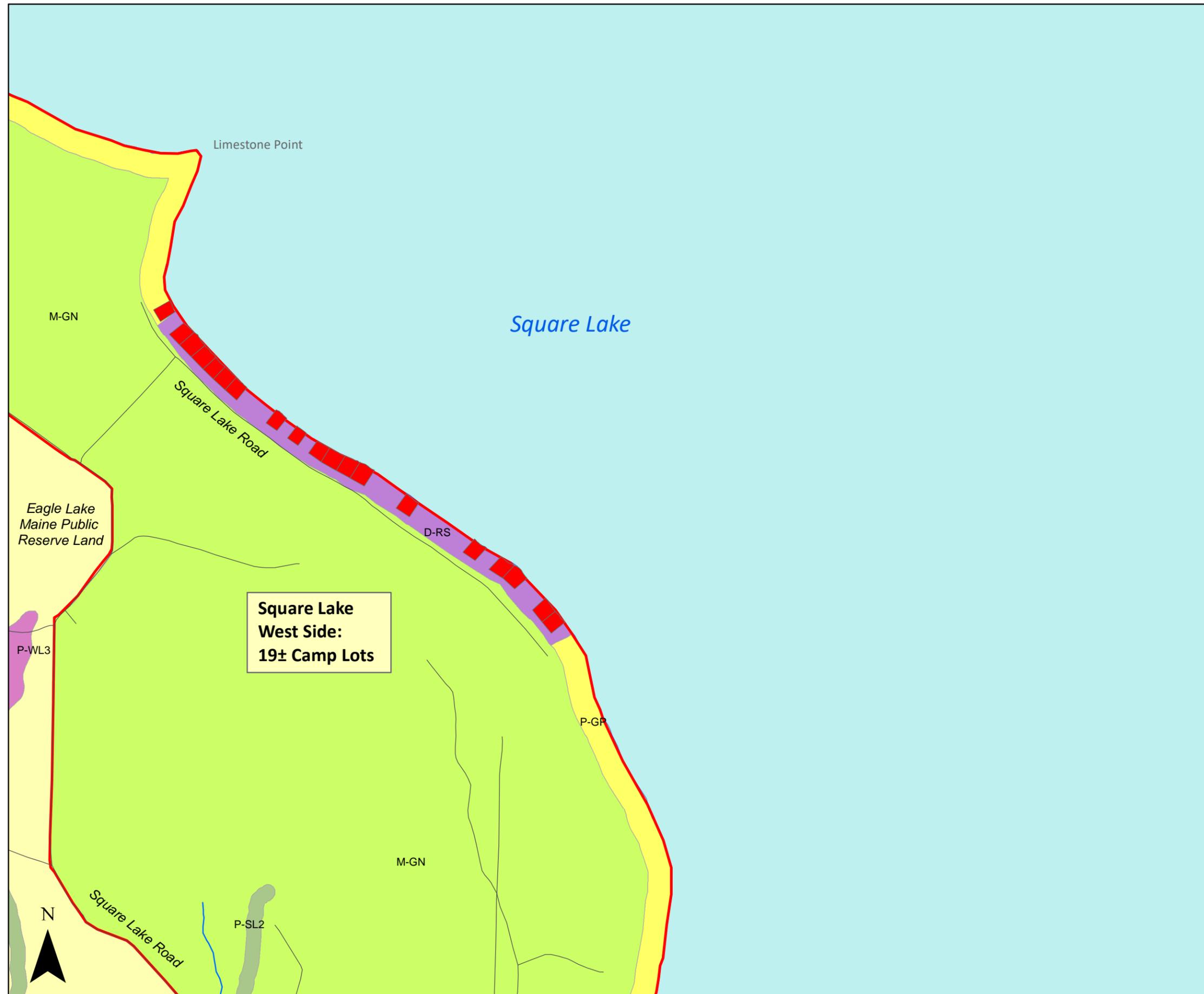
0 625 1,250 2,500
Feet

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MAP 16

EXISTING RESIDENTIAL DEVELOPMENT

Fish River Chain of Lakes Concept Plan



Legend

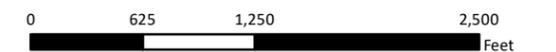
- Major Roads
 - Secondary Roads
 - Streams
 - Existing Camp Lots
 - Concept Plan Area
 - Maine Public Reserve Land
- Land Use Subdistricts**
- D-RS: Residential Development
 - P-GP: Great Pond Protection
 - P-SL2: Shoreland Protection
 - P-WL3: Wetland Protection
 - M-GN: General Management

Note

1. Boundaries of waterfront camp lots typically extend from the edge of the waterbody to the road paralleling the shoreline.

Source

Irving Woodlands, LLC



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MAP 17

WATERSHEDS

Fish River Chain of Lakes Concept Plan

Legend

-  Watershed
-  Water Bodies
-  Concept Plan Area

Watershed Acreage

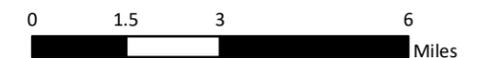
Long Lake Watershed	49,450 Acres
Mud Lake Watershed	7,404 Acres
Cross Lake Watershed	37,627 Acres
Square Lake Watershed	48,402 Acres

Source

Irving Woodlands, LLC

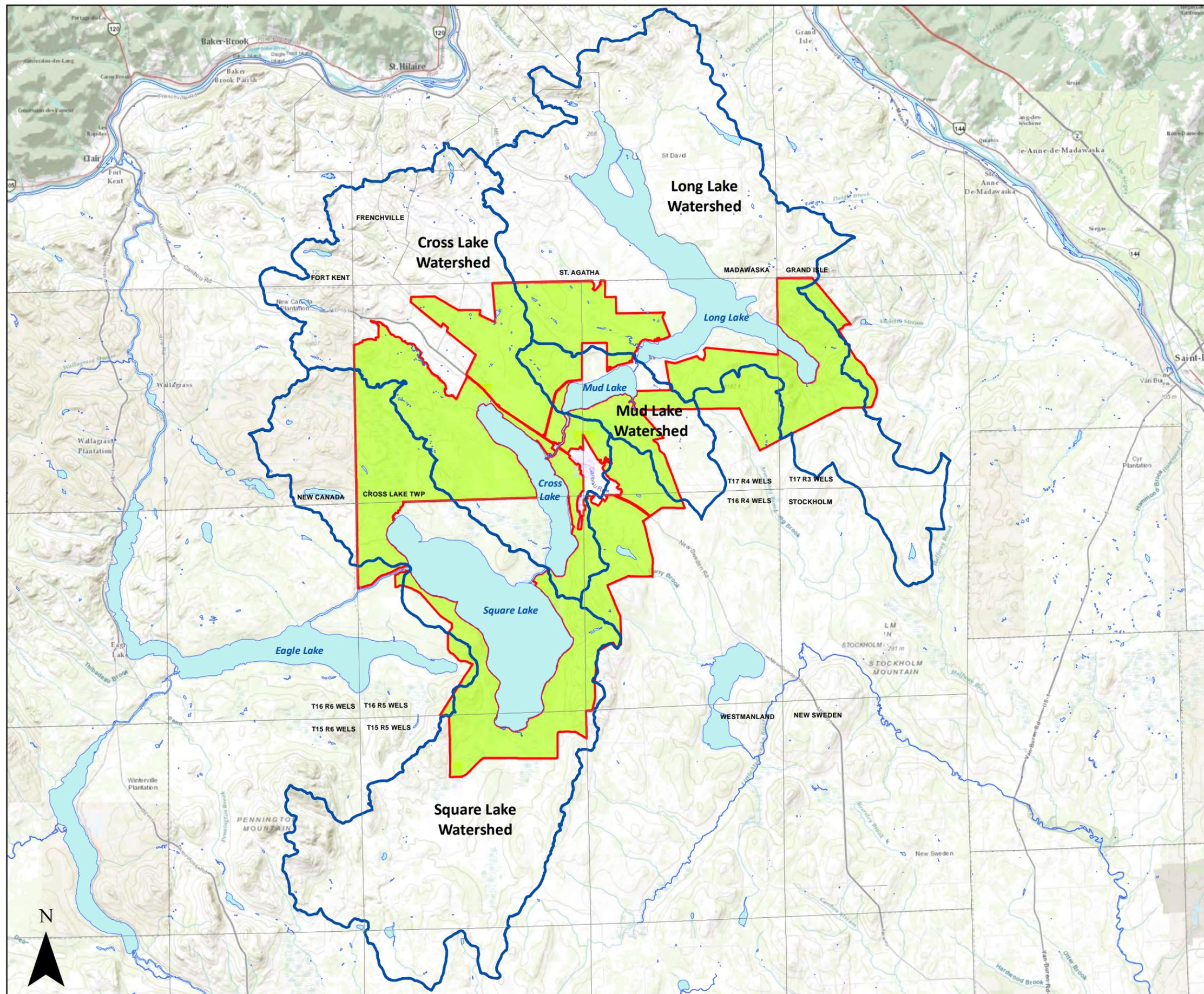


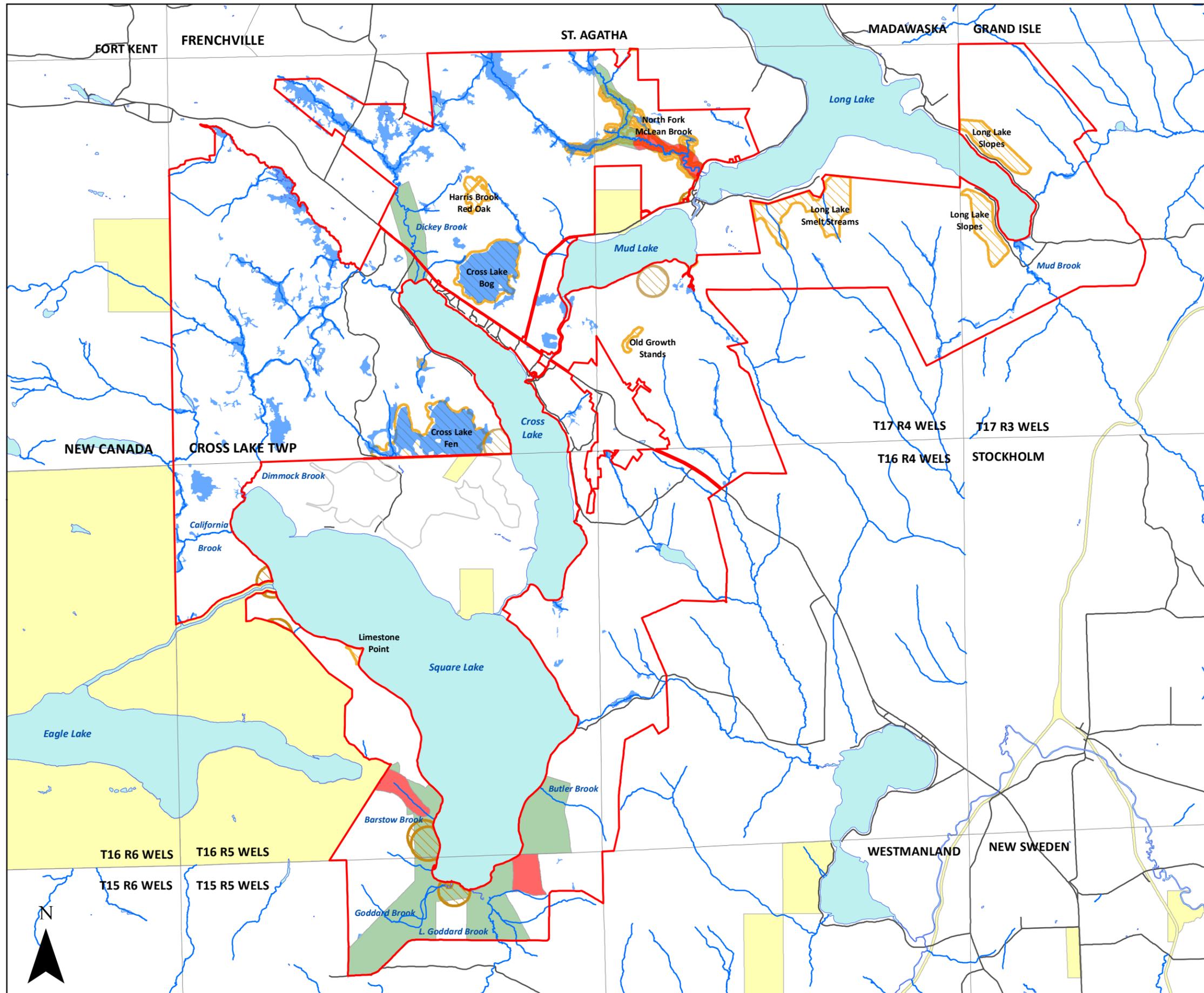
IRVING WOODLANDS, LLC



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MAP 18





NATURAL RESOURCES

Irving Data Sources

Overview Map

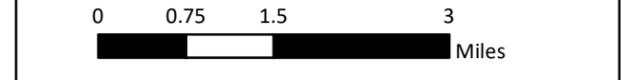
Fish River Chain of Lakes Concept Plan

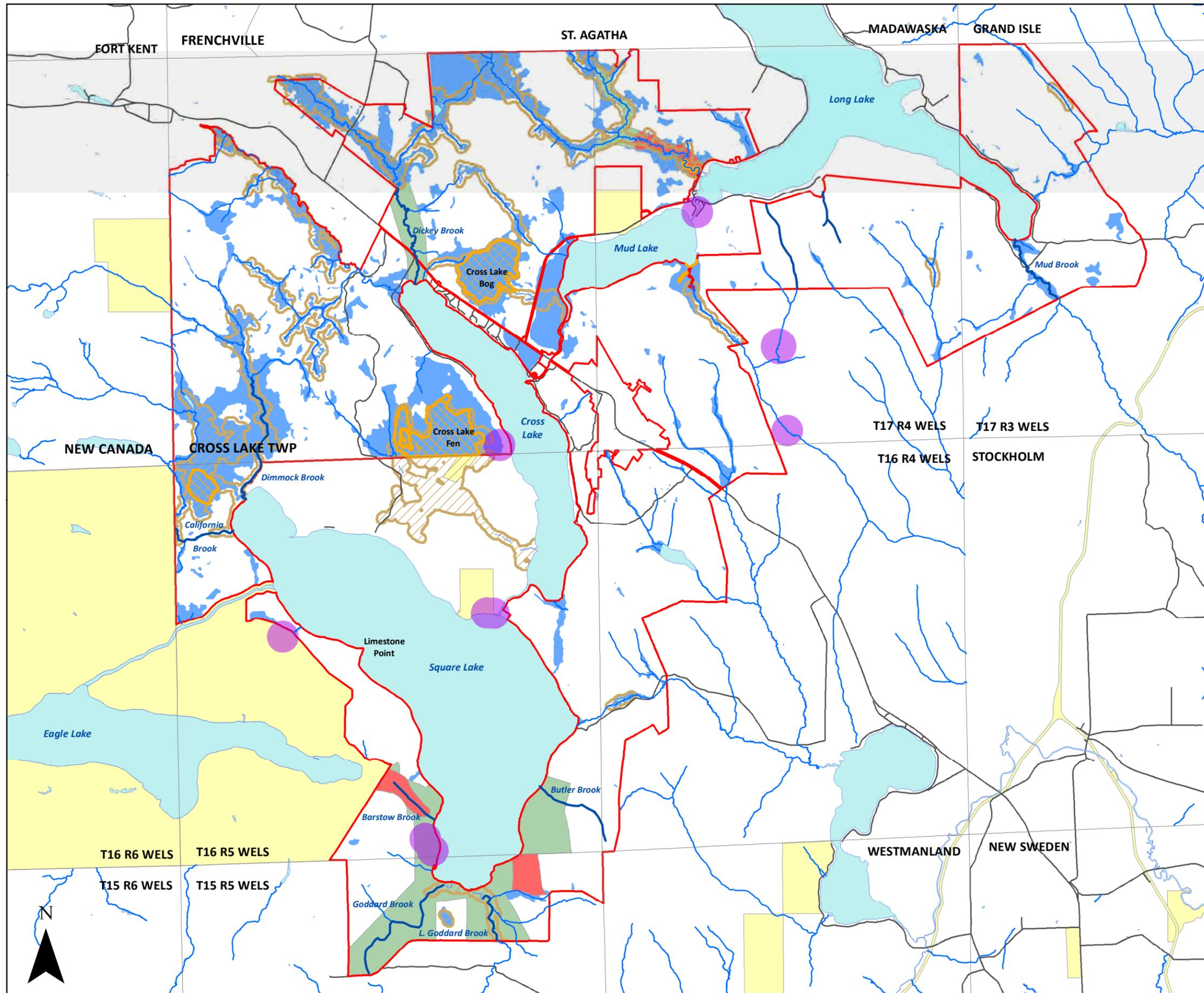
- Legend**
- Major Roads
 - Streams
 - Water Bodies
 - Wetlands
 - Concept Plan Area
 - Eagle / Osprey Nesting Sites
 - Irving Unique Areas
 - Maine Public Reserve Land
- Deer Wintering Areas**
- Co-op Agreement - 2,692 Acres¹
 - Fish & Wildlife Protection Subdistrict - 501 Acres²

Note

1. Land managed for deer habitat by Irving Woodlands, LLC under a voluntary cooperative agreement with Maine Department of Inland Fisheries and Wildlife.

Source
Irving Woodlands, LLC





NATURAL RESOURCES State Agency Data

Overview Map

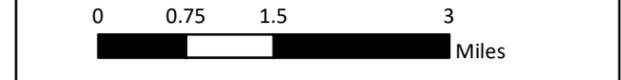
Fish River Chain of Lakes Concept Plan

- Legend**
- Major Roads
 - Smelt Streams
 - Streams
 - Water Bodies
 - Wetlands
 - Concept Plan Area
 - Endangered, Threatened, Special Concern Species
 - Rare Plants, Natural Communities & Ecosystems
 - Inland Waterfowl / Wading Bird Habitat
 - Shore Zone Inland Waterfowl / Wading Bird Habitat
 - Maine Public Reserve Land
- Deer Wintering Areas**
- Co-op Agreement - 2,692 Acres ¹
 - Fish & Wildlife Protection Subdistrict - 501 Acres ²

Note

1. Land managed for deer habitat by Irving Woodlands, LLC under a voluntary cooperative agreement with Maine Department of Inland Fisheries and Wildlife.

Source
Maine IF&W & Maine Office of GIS

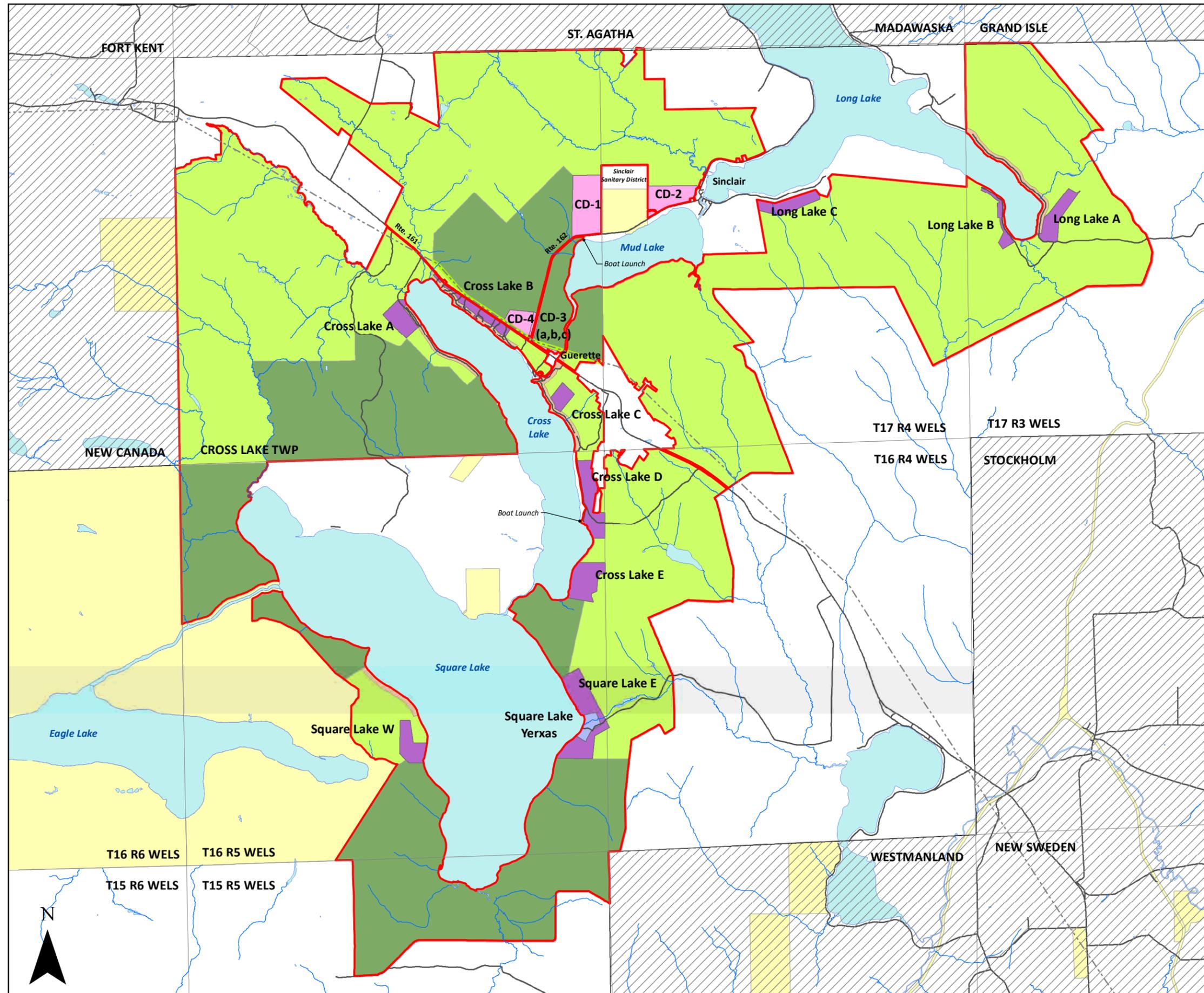


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MAP 20

CONCEPT PLAN SUMMARY

Fish River Chain of Lakes Concept Plan



Legend

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

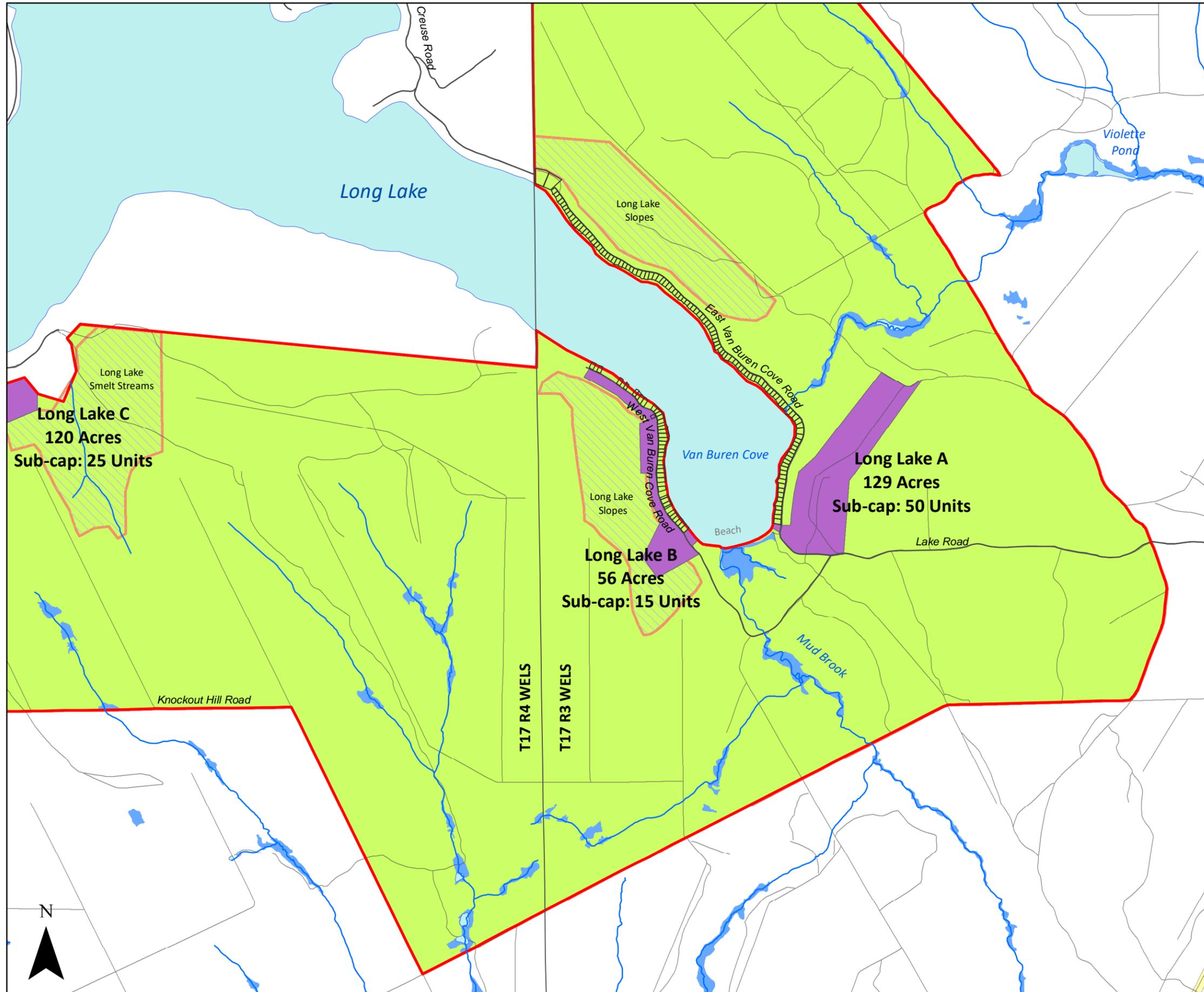
Note

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
- ▨ 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.



IRVING WOODLANDS, LLC

0 0.25 0.5 1 Miles

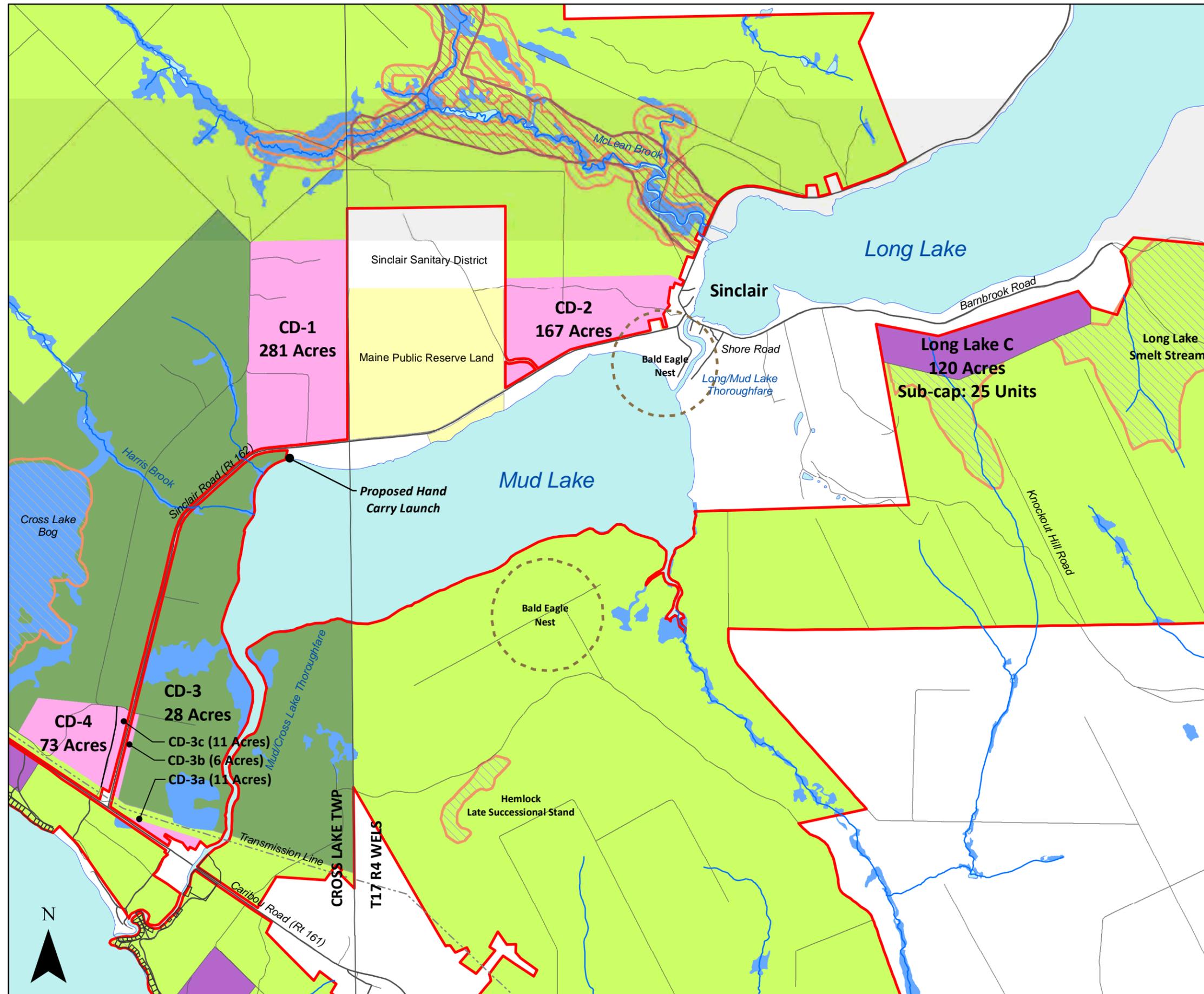


May 2017	MAP 22
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DEVELOPMENT AREAS

Detail Area B

Fish River Chain of Lakes Concept Plan



Legend

- Major Roads
- Secondary Roads
- - - Transmission Line
- Streams
- Blue Wetlands
- White Existing Camp Lots
- Diagonal lines Deer Wintering Areas
- Orange hatched Irving Unique Areas
- Blue dashed circle Nesting Site
- Pink Proposed Comm/Econ Development Areas
- Purple Proposed Residential Development Areas
- Yellow Maine Public Reserve Land
- Green Conservation Easement Area
- Light Green 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.
4. See Concept Plan narrative for density limits for CD-1, 2, 3 (a,b,c), and 4.

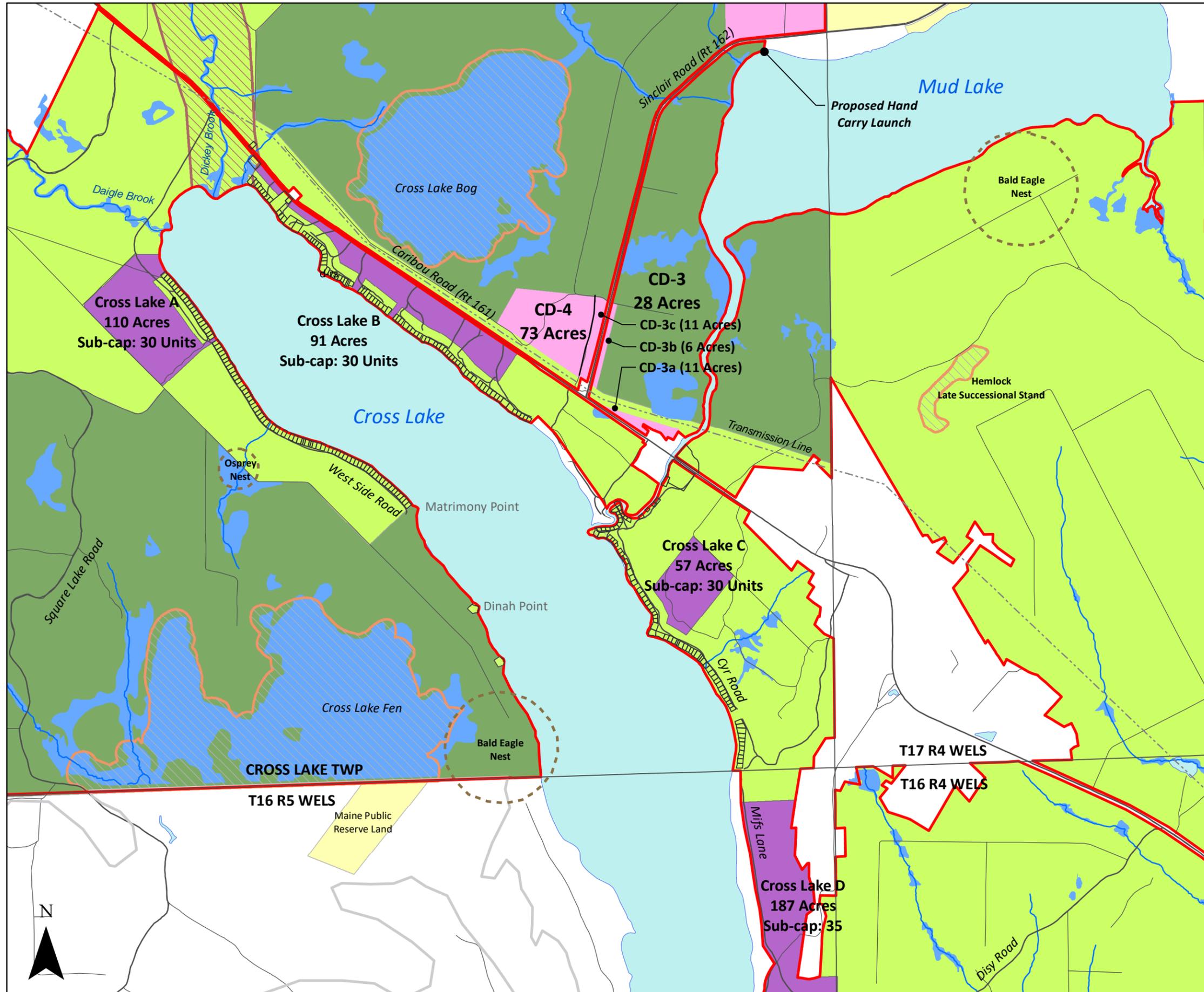


IRVING WOODLANDS, LLC



May 2017

MAP 23



DEVELOPMENT AREAS

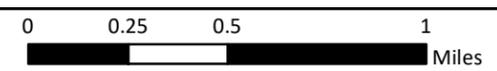
Detail Area C

Fish River Chain of Lakes Concept Plan

Legend

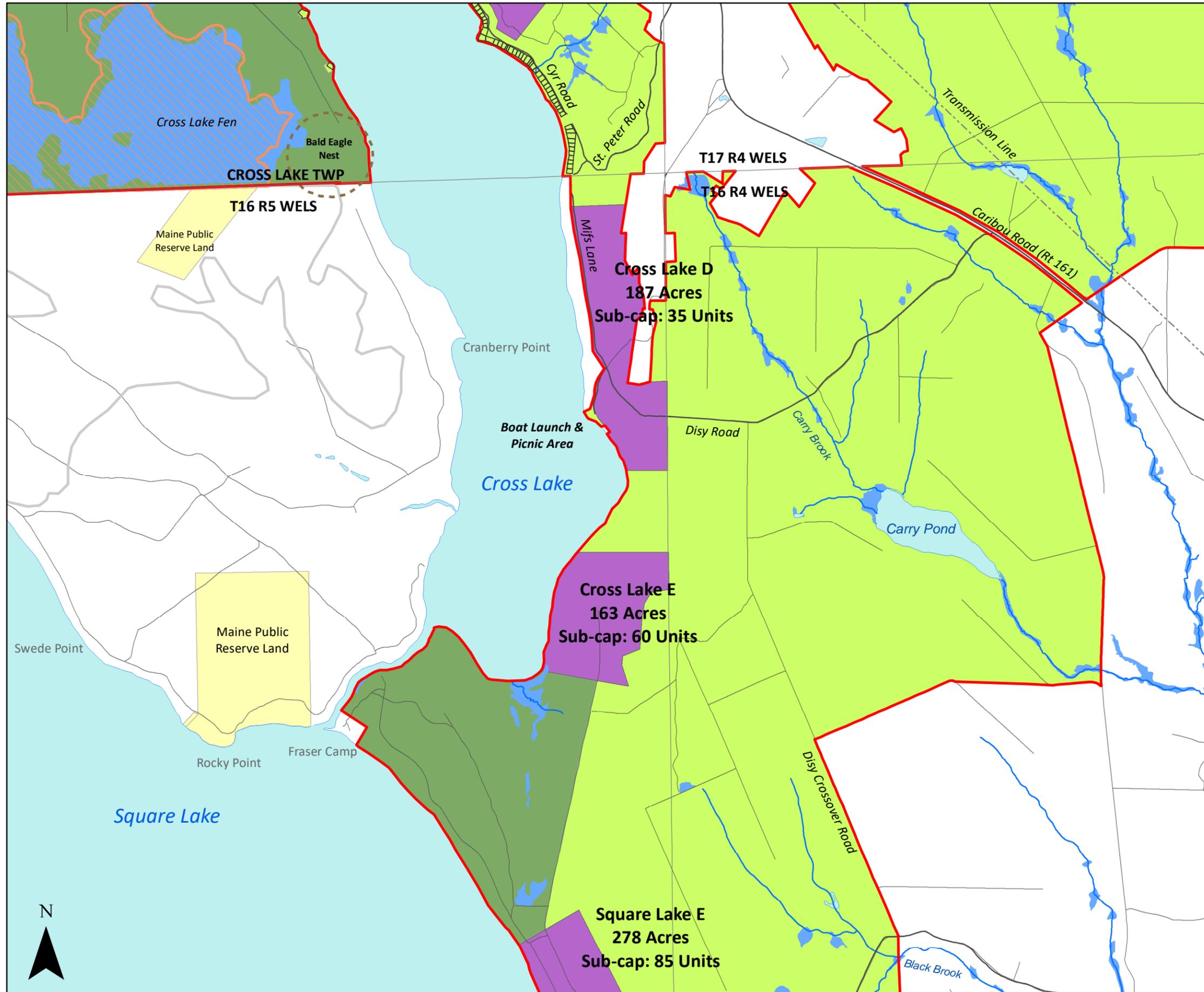
- Major Roads
- Secondary Roads
- - - Transmission Line
- Streams
- Wetlands
- Existing Camp Lots
- Deer Wintering Areas
- Irving Unique Areas
- Nesting Site
- Proposed Comm/Econ Development Areas
- Proposed Residential Development Areas
- Maine Public Reserve Land
- Conservation Easement Area
- Concept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



May 2017

MAP 24



DEVELOPMENT AREAS

Detail Area D

Fish River Chain of Lakes Concept Plan

Legend

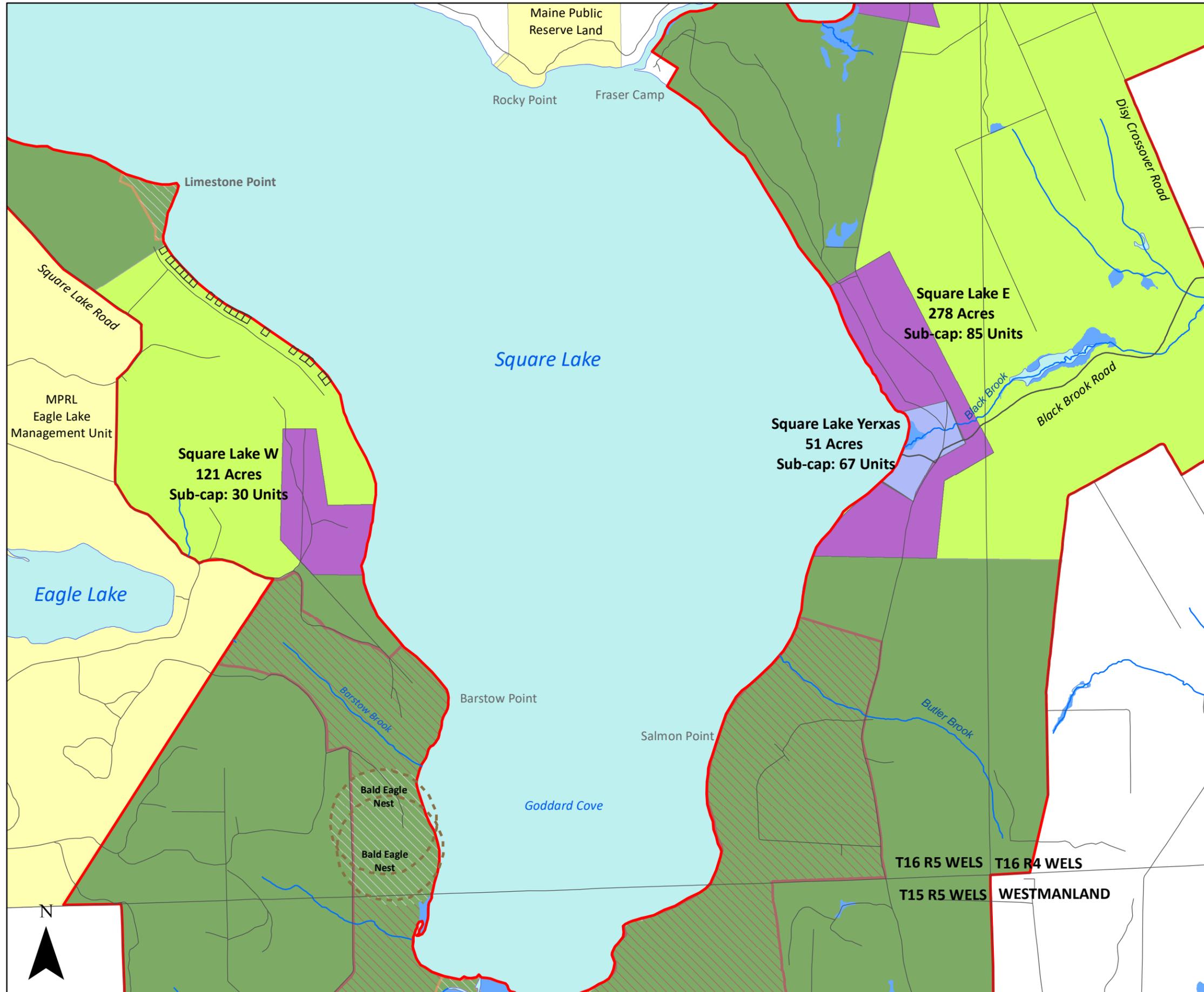
- Major Roads
- Secondary Roads
- Transmission Line
- Streams
- Wetlands
- Existing Camp Lots
- Irving Unique Areas
- Nesting Site
- Proposed Residential Development Areas
- Maine Public Reserve Land
- Conservation Easement Area
- Concept Plan Area

- 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.

IRVING
IRVING WOODLANDS, LLC

0 0.25 0.5 1 Miles

May 2017 **MAP 25**



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 Residential Development Areas
- Proposed Recreational Dev. Lodging Area
- Maine Public Reserve Land
- Conservation Easement Area
- Concept Plan Area
- Nesting Site

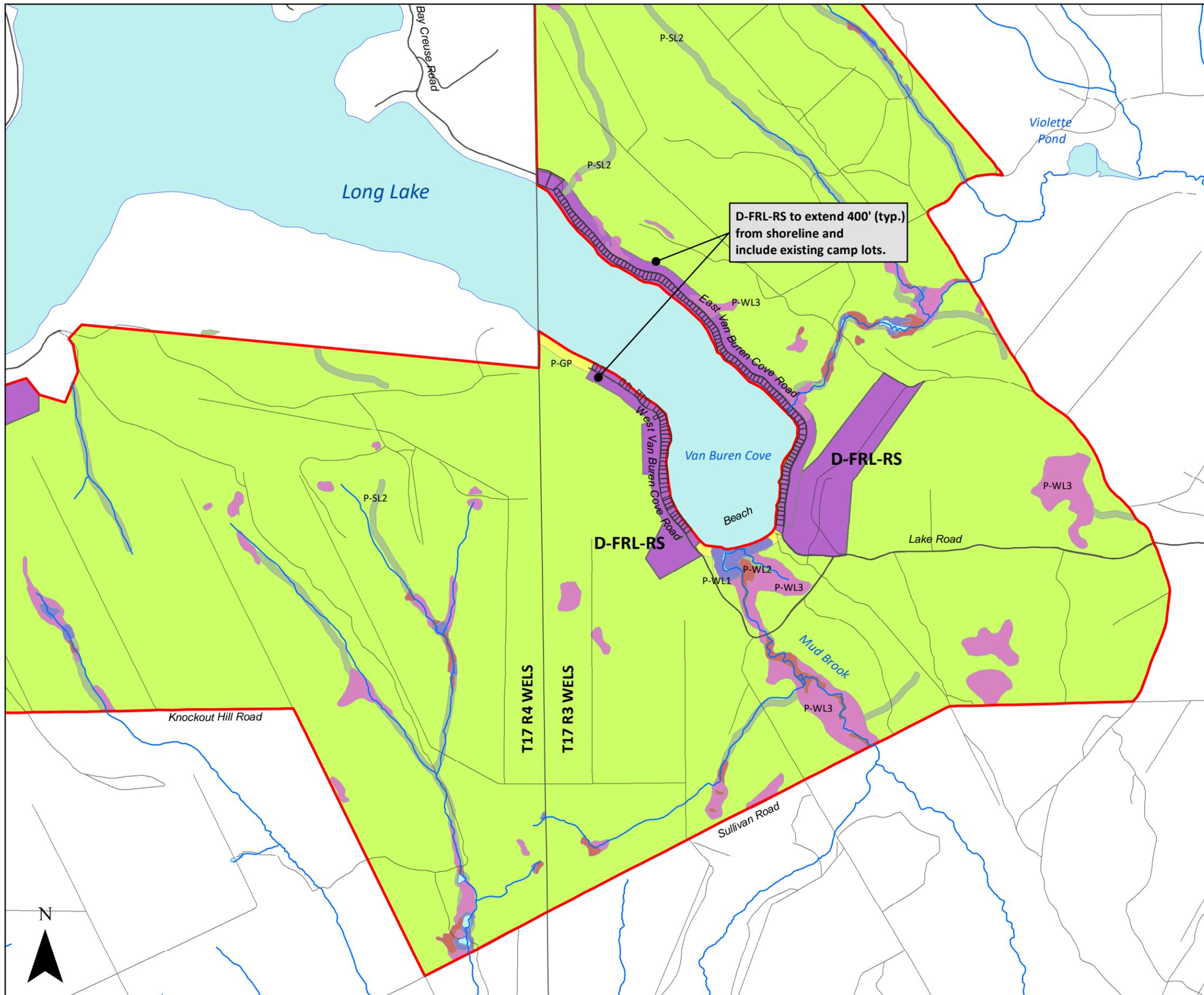
Notes

- 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 Square Lake: 130 Units.
- See Maps 14-17 for existing zoning and Maps 27-31 for proposed land use zones.

IRVING
IRVING WOODLANDS, LLC

0 0.25 0.5 1 Miles

May 2017 **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 M-FRL-GN
 - Proposed D-FRL-RS
 - P-GP: Great Pond Protection
 - P-SL2: Shoreland Protection
 - P-WL1: Wetland Protection
 - P-WL2: Wetland Protection
 - P-WL3: Wetland Protection

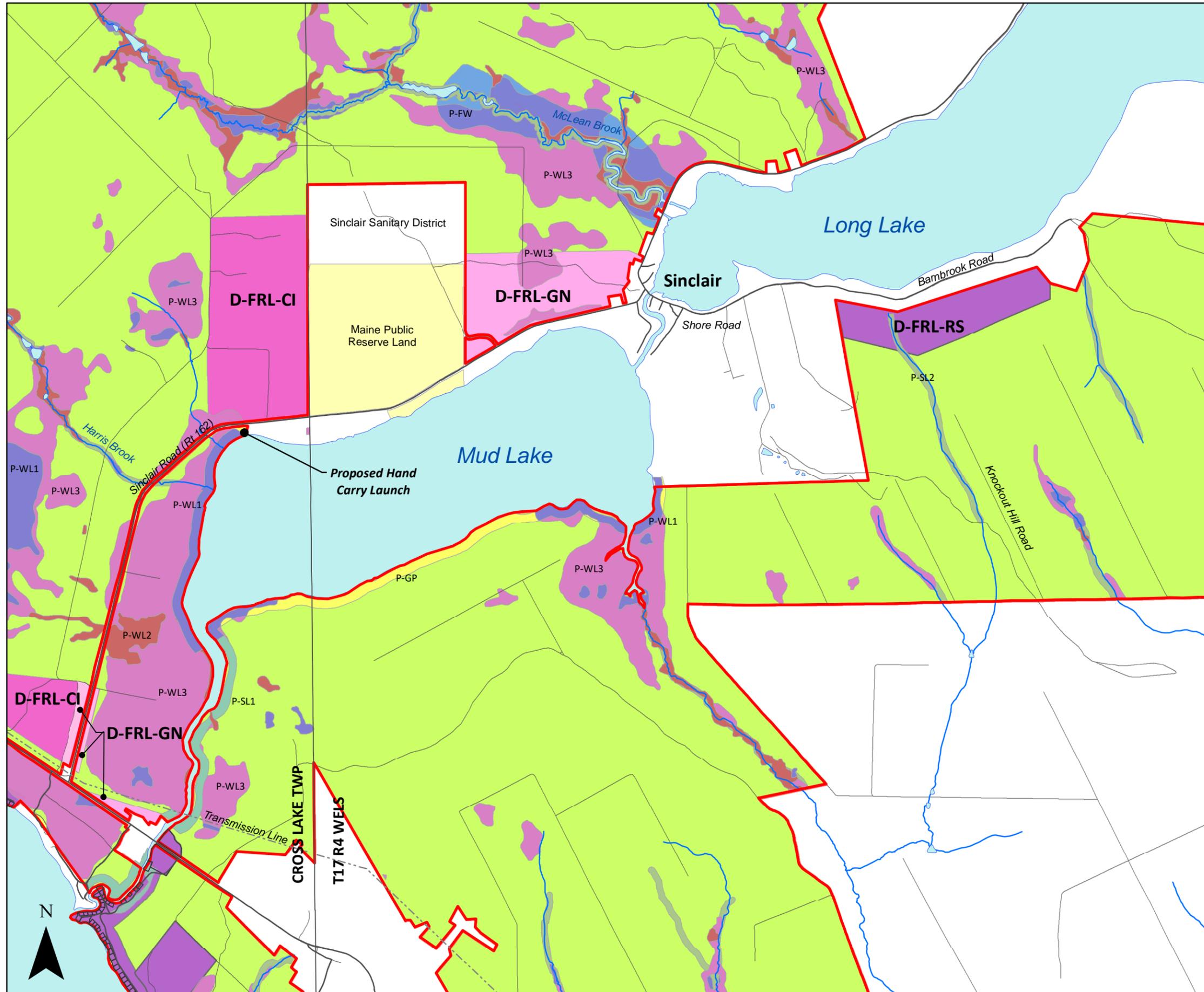
- ### Notes
1. Plan area will be rezoned to P-RP (Resource Plan Protection)
 2. Proposed D-FRL-RS includes lands currently zoned D-RS

May 2017	MAP 27
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D-FRL-RS to extend 400' (typ.) from shoreline and include existing camp lots.

T17 R4 WELS

T17 R3 WELS



PROPOSED LAND USE ZONES

Detail Plan B

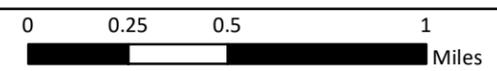
Fish River Chain of Lakes Concept Plan

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

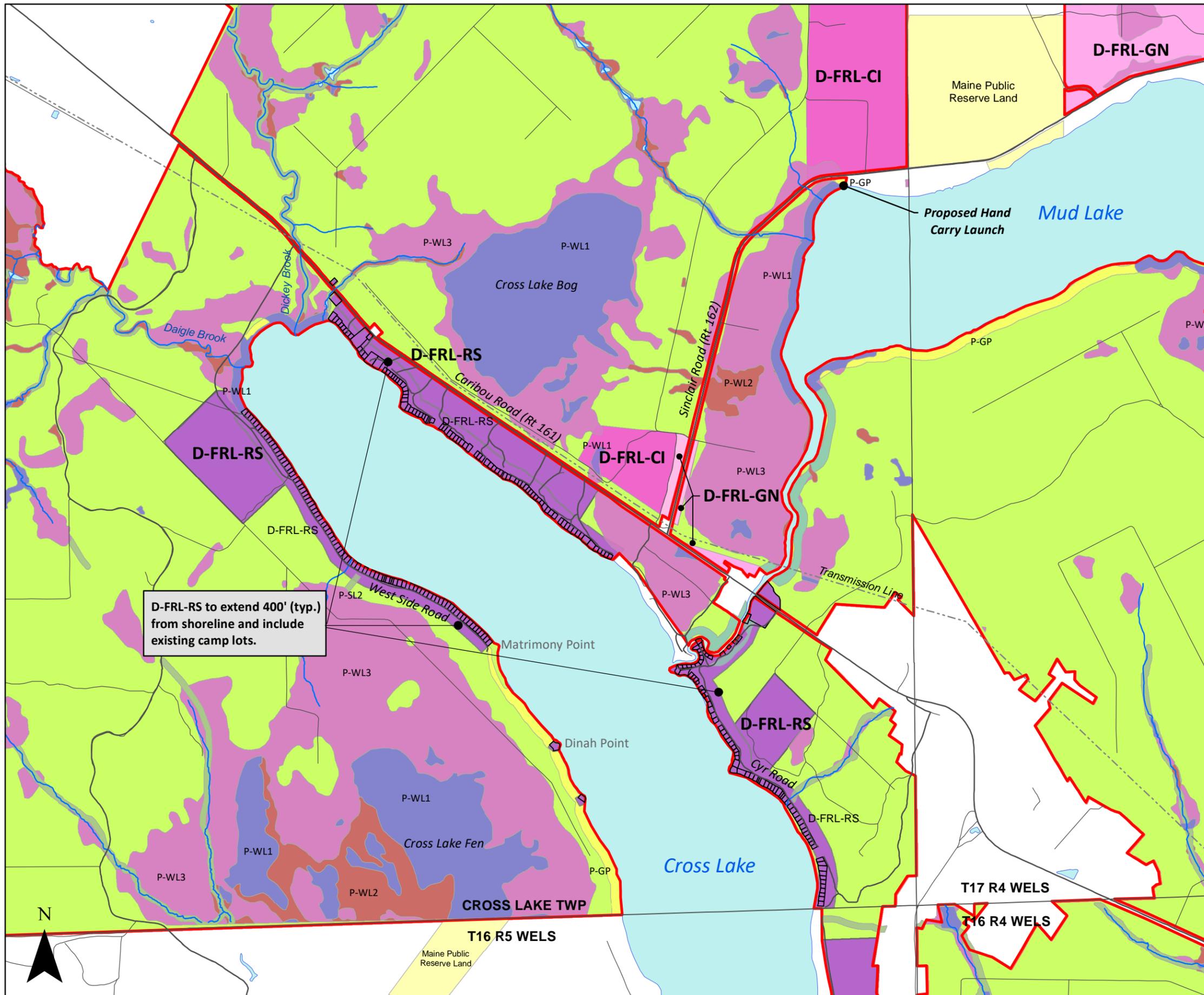
Notes

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



May 2017

MAP 28



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

PROPOSED LAND USE ZONES

Detail Plan C

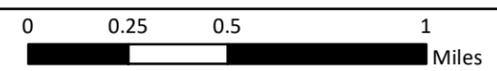
Fish River Chain of Lakes Concept Plan

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

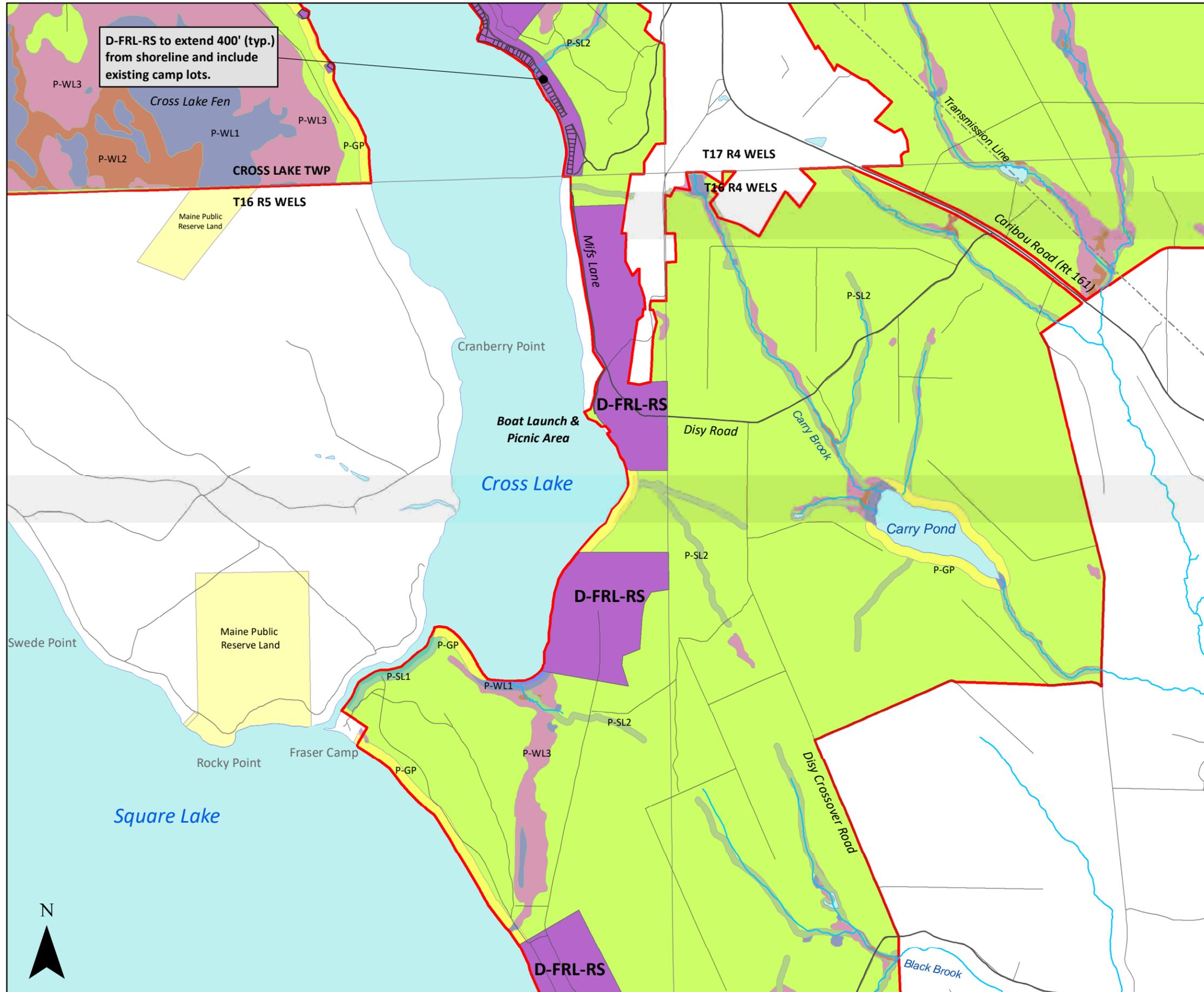
Notes

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



May 2017

MAP 29



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

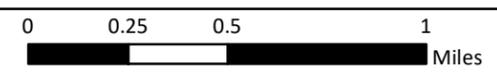
PROPOSED LAND USE ZONES

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
 - 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

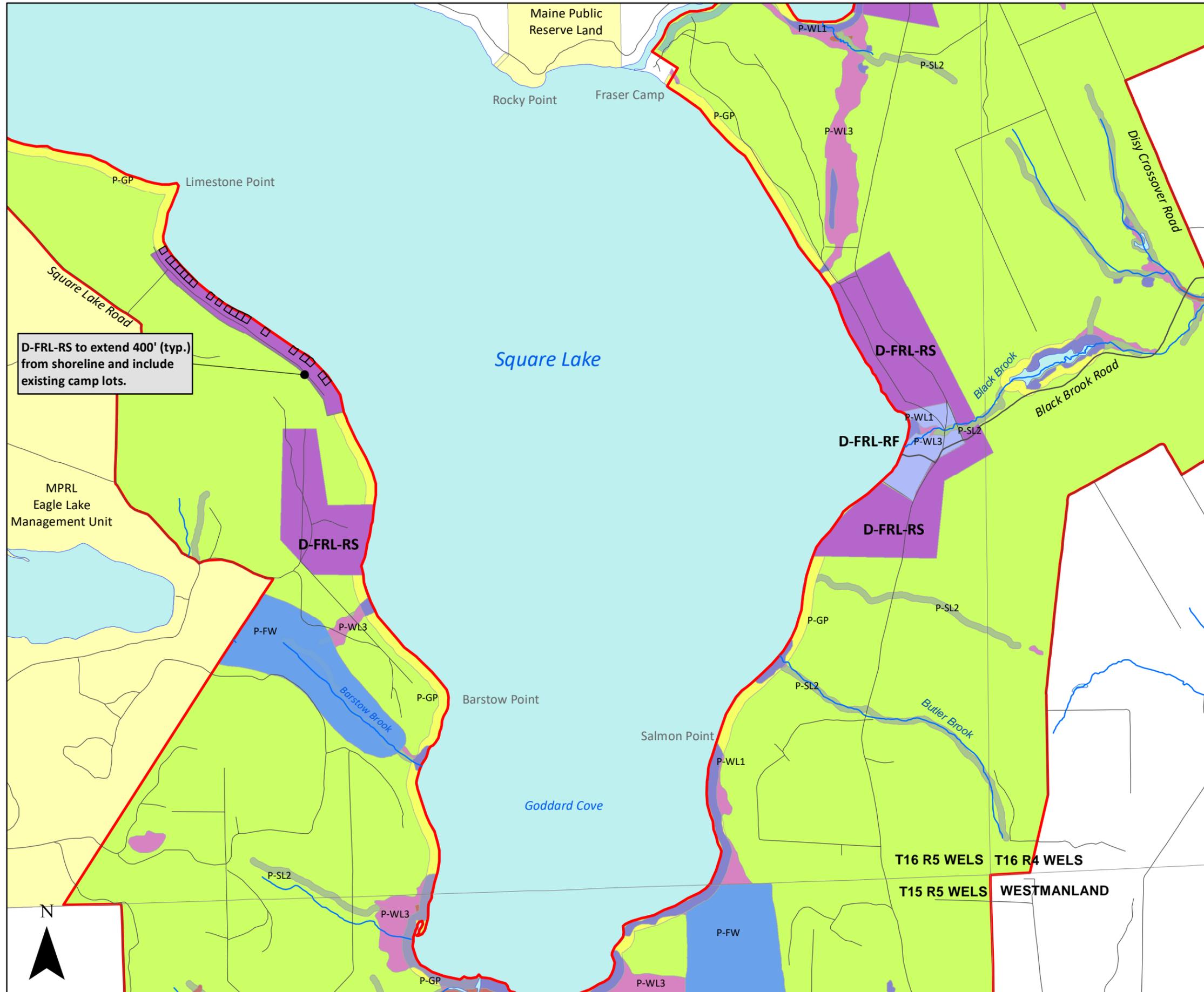
- ### Notes
1. Plan area will be rezoned to P-RP (Resource Plan Protection)
 2. Proposed D-FRL-RS includes lands currently zoned D-RS



May 2017

MAP 30





D-FRL-RS to extend 400' (typ.) from shoreline 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 D-FRL-RF (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

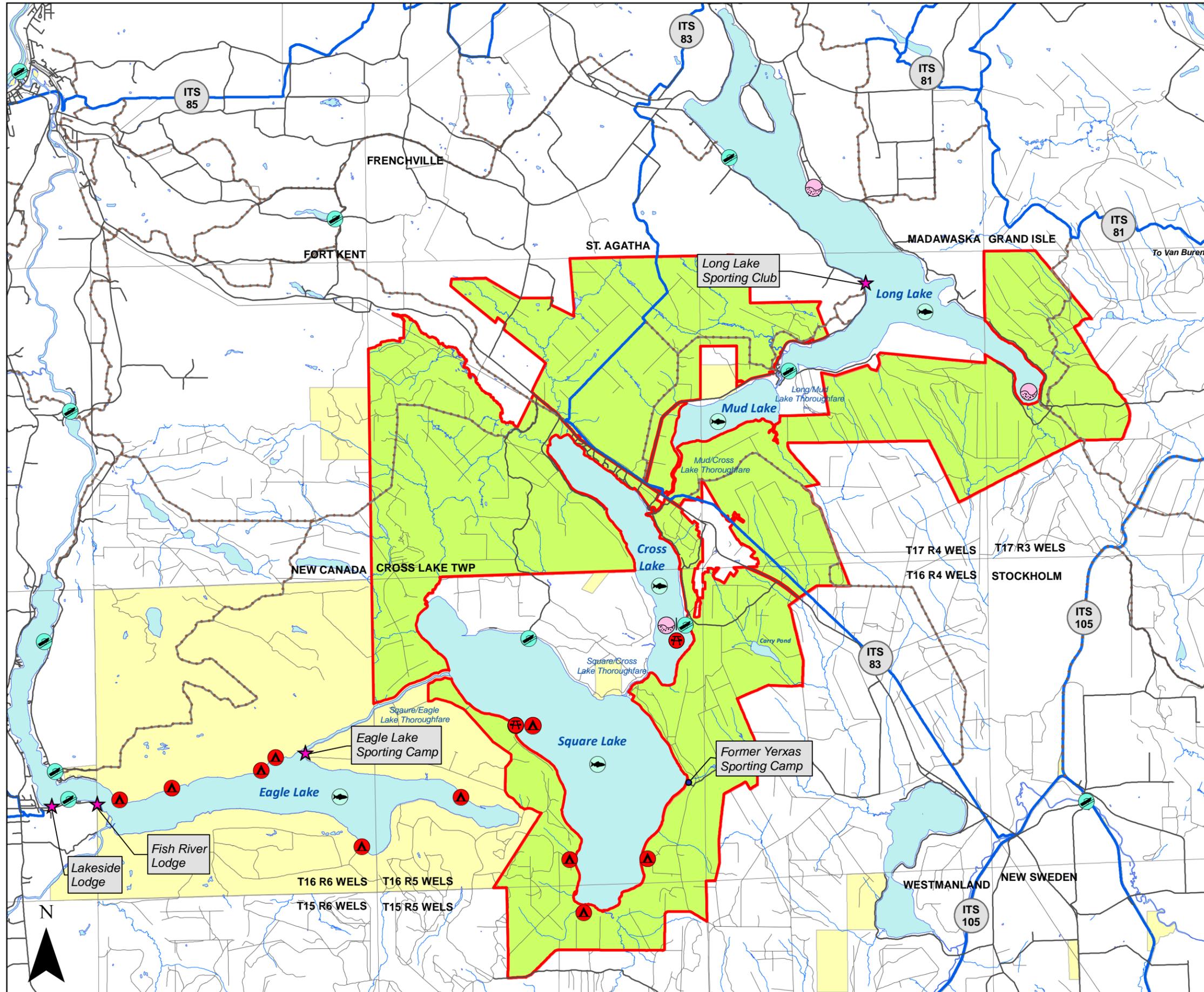

 IRVING WOODLANDS, LLC

0 0.25 0.5 1 Miles

May 2017 **MAP 31**

EXISTING RECREATIONAL RESOURCES

Fish River Chain of Lakes Concept Plan

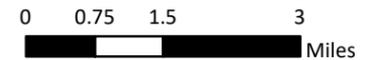


Legend

- Beach
- Fishing & Ice Fishing
- Activity Hub
- Campsite
- Boat Launch
- Major Roads
- ITS Snowmobile Trails
- Local Snowmobile Routes/ATV Trails
- Streams
- Secondary Roads
- Maine Public Reserve Land
- Concept Plan Area
- Picnic Area

Notes

- Snowmobile map from Northern Maine Snowmobile Trails 2016-2017, Aroostook County Tourism, www.visitaroostook.com
- ATV map from Aroostook County ATV Trails, Aroostook County Tourism, www.visitaroostook.com
- Trail information is representative and may evolve over time, subject to landowner permissions and other factors. See Concept Plan narrative.

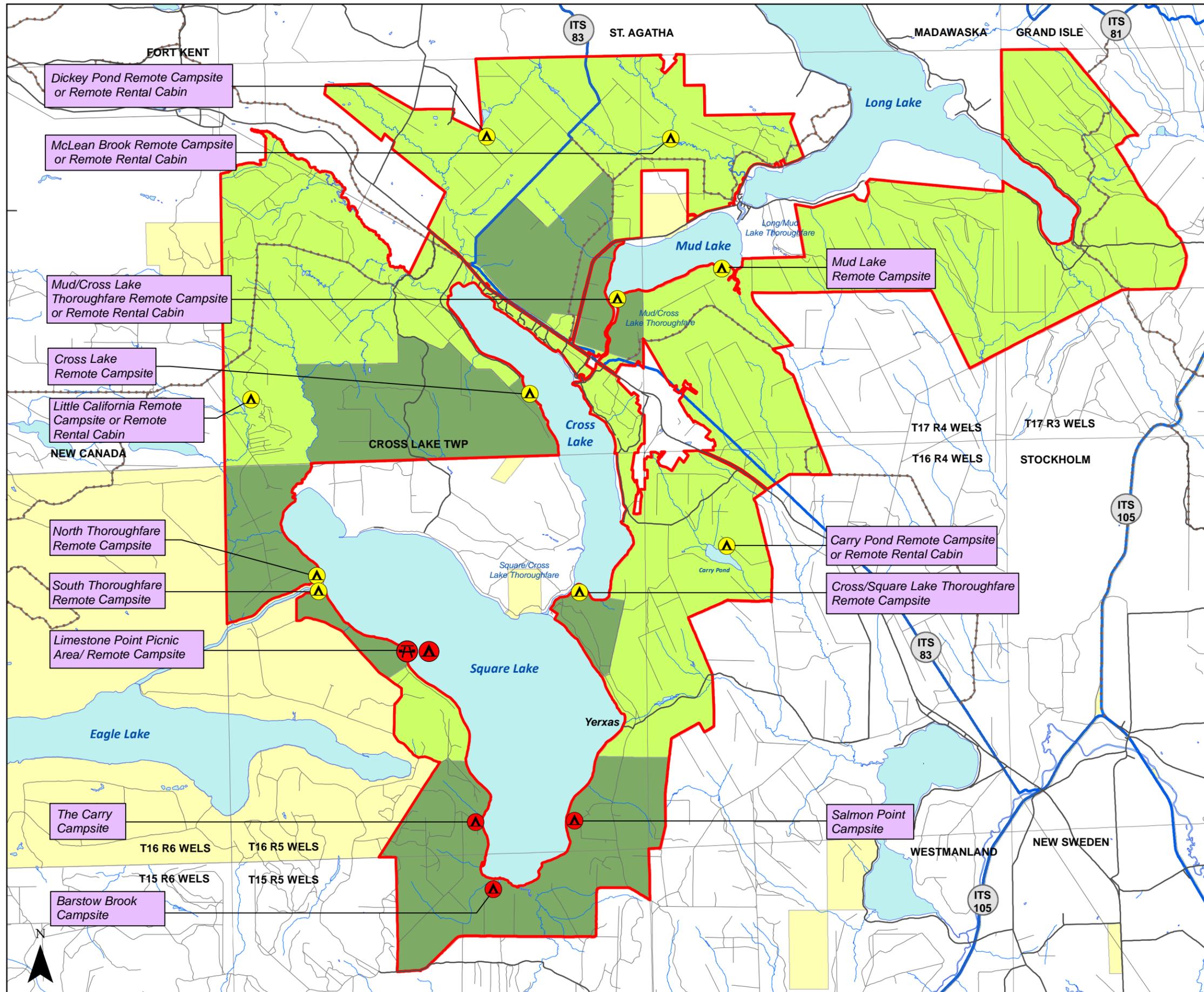


May 2017

MAP 32

Remote Campsites and Remote Rental Cabins

Fish River Chain of Lakes Concept Plan

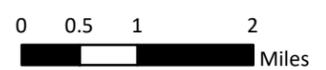


Legend

- Ex. Campsite
- Potential Remote Campsite or Remote Rental Cabin
- Ex. Picnic Area
- Major Roads
- Streams
- Secondary Roads
- ITS Snowmobile Trails
- Local Snowmobile Routes/ATV Trails
- Permanent Conservation
- Maine Public Reserve
- Concept Plan Area

Notes

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

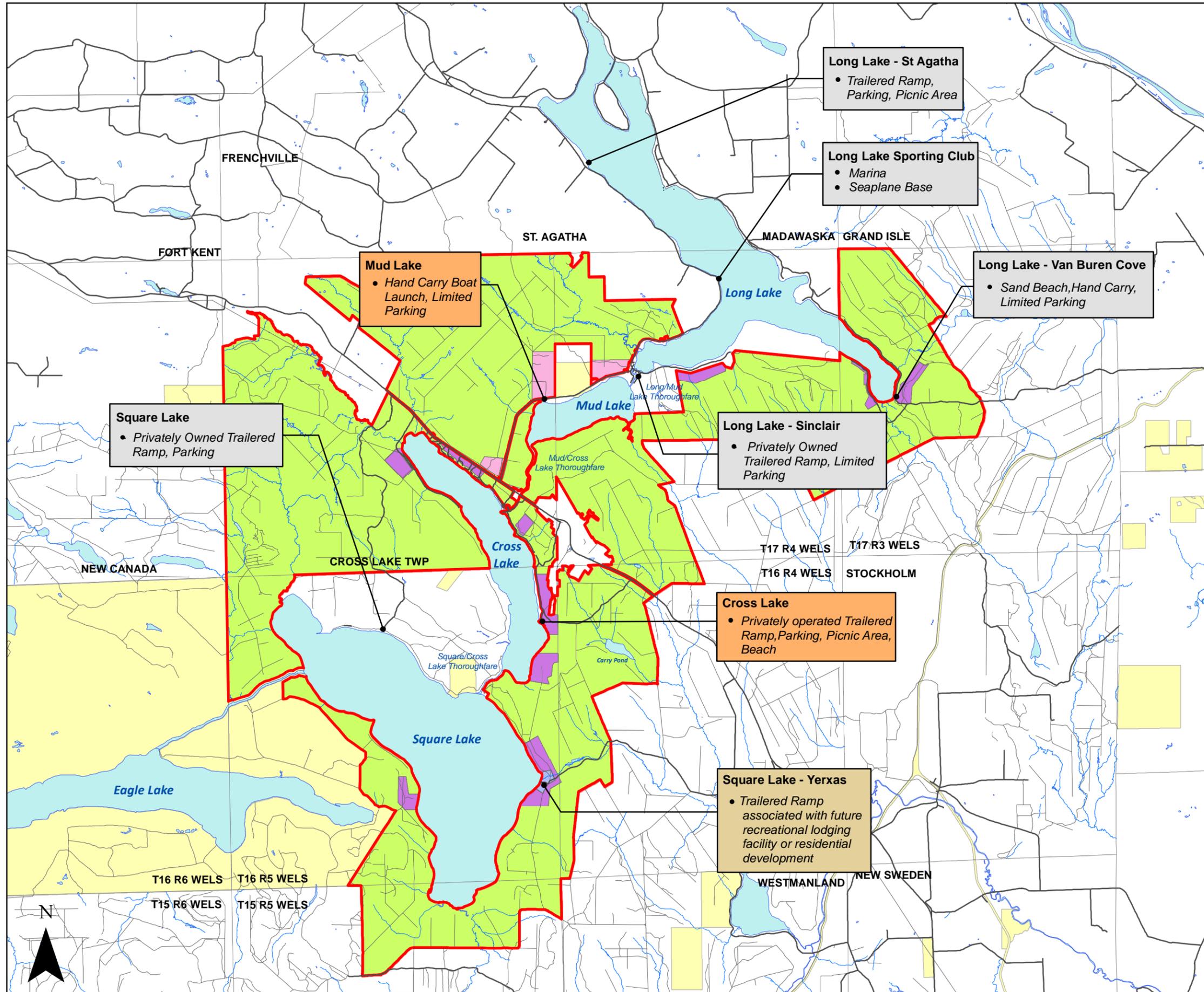


May 2017

MAP 33

Publicly Accessible Water Access Sites

Fish River Chain of Lakes Concept Plan



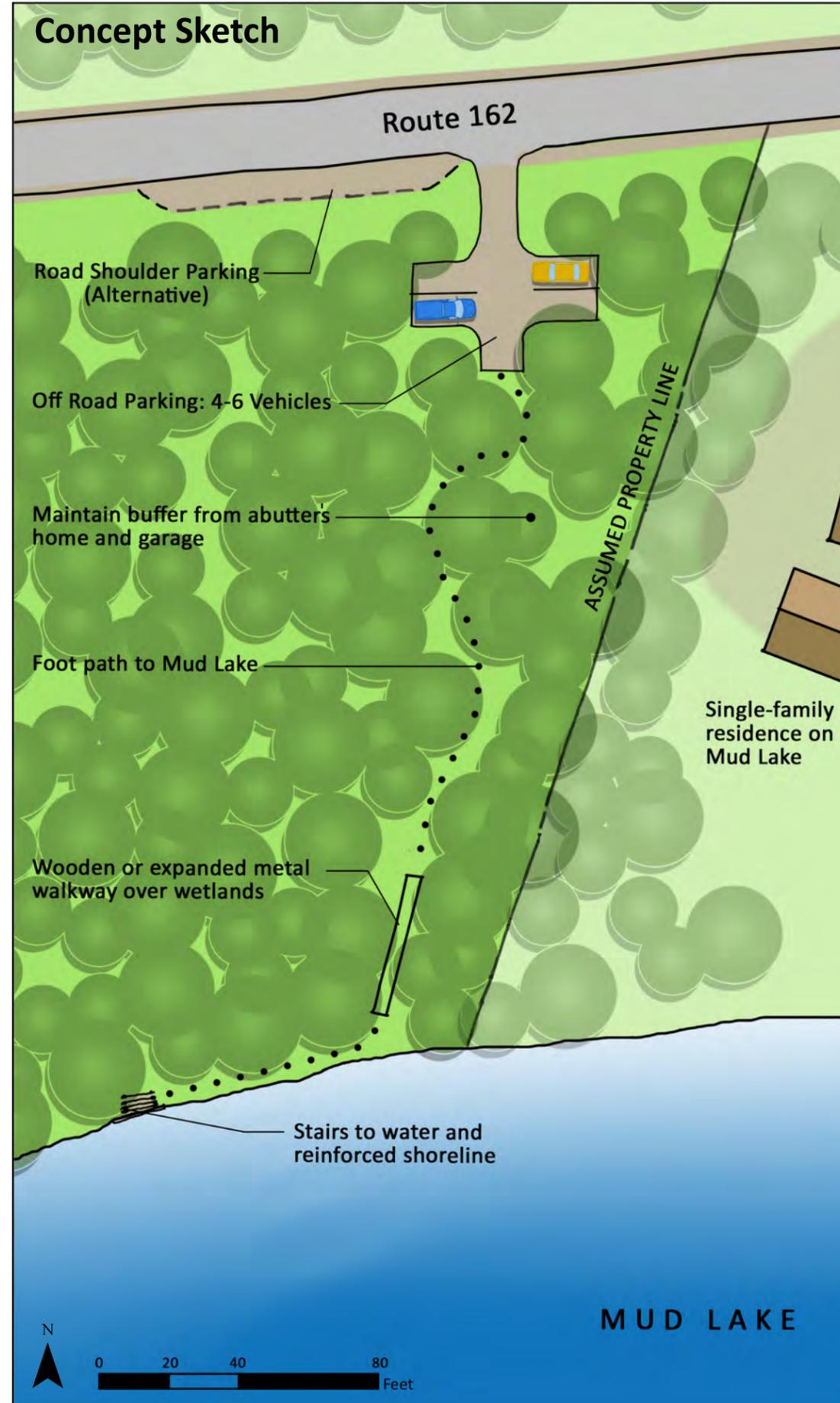
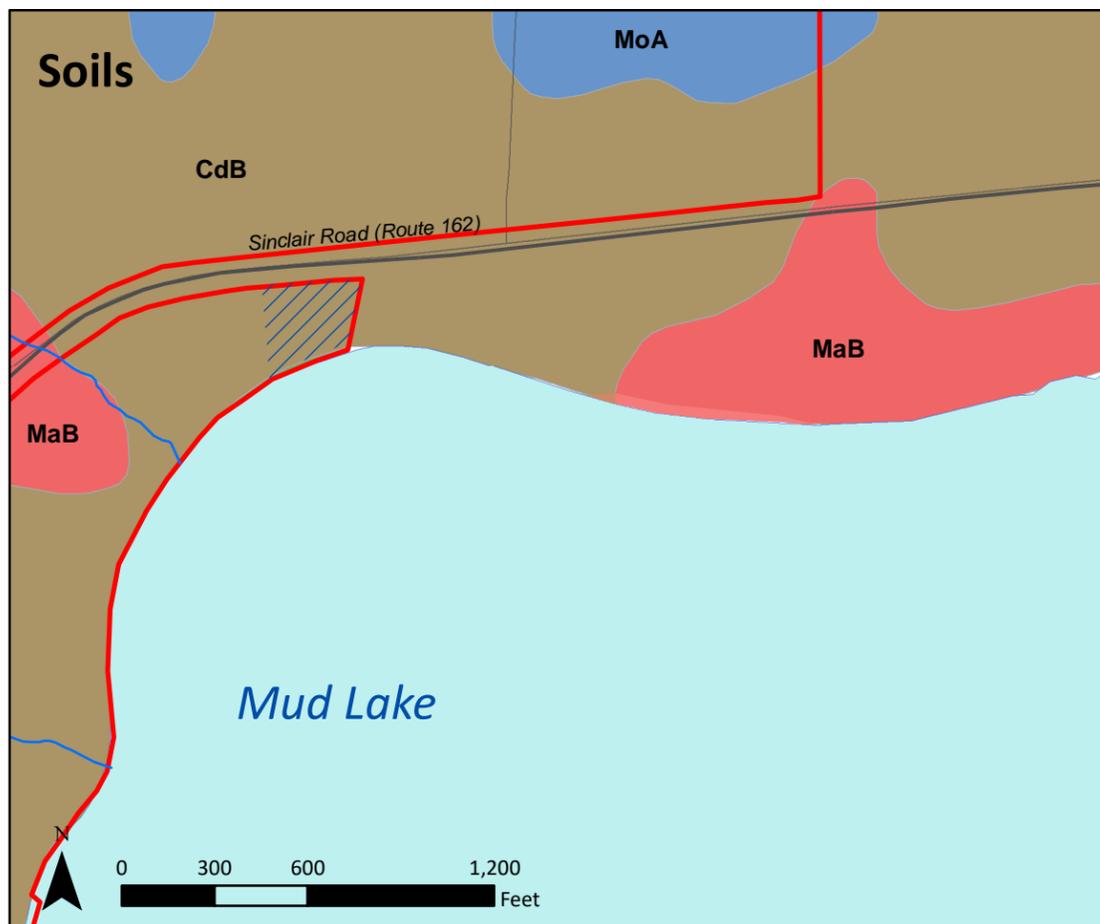
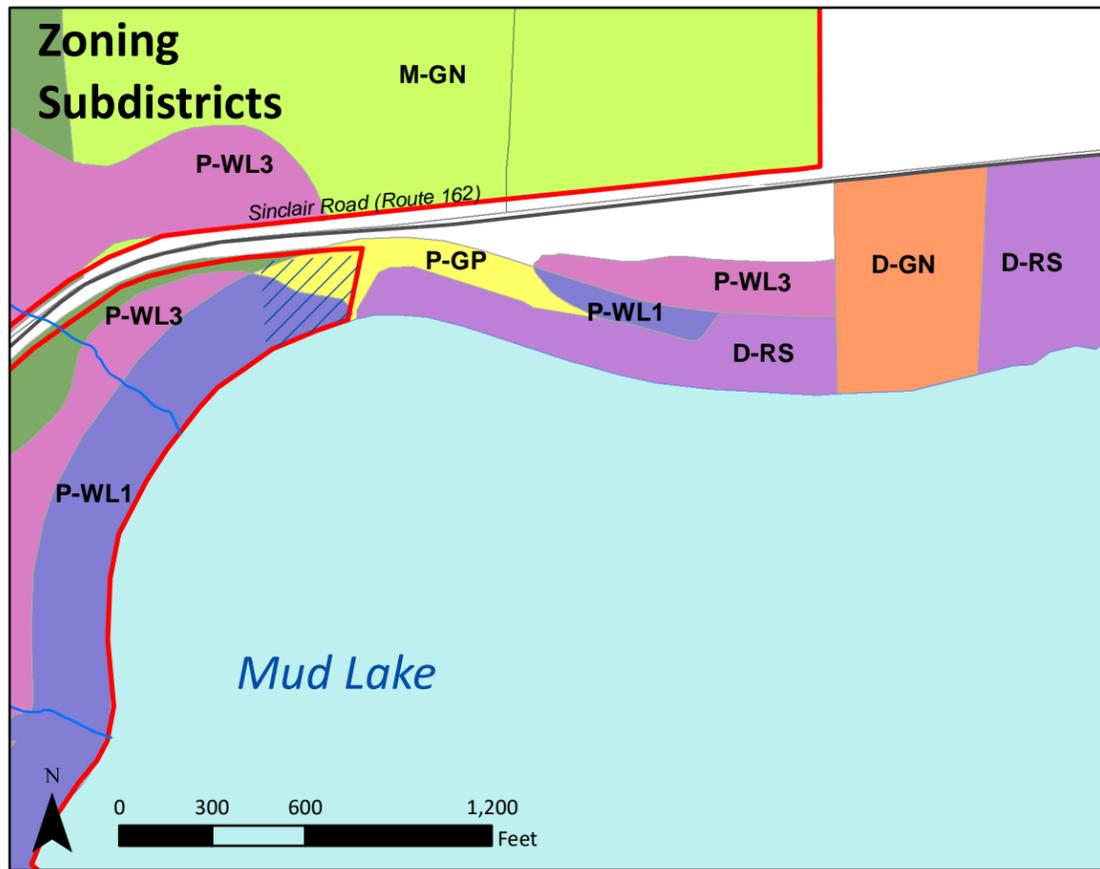
Legend

- Major Roads
- Secondary Roads
- Streams
- Water Bodies
- Proposed Recreational Lodging Area
- Proposed Community Economic Development
- Proposed Residential Areas
- Maine Public Reserve Land
- Concept Plan Area
- Existing Water Access Sites
- Proposed Water Access Sites
- Potential Water Access Site


 IRVING WOODLANDS, LLC

0 0.75 1.5 3
 Miles

May 2017 **MAP 34**



MUD LAKE WATER ACCESS

Fish River Chain of Lakes Concept Plan

Legend

- Major Roads
- Secondary Roads
- Streams
- Concept Plan Area
- M-GN: General Management
- Potential Water Access Area

Zoning Subdistricts

- D-GN: General Development
- D-RS: Residential Development
- P-GP: Great Pond Protection
- P-WL1: Wetland Protection
- P-WL3: Wetland Protection

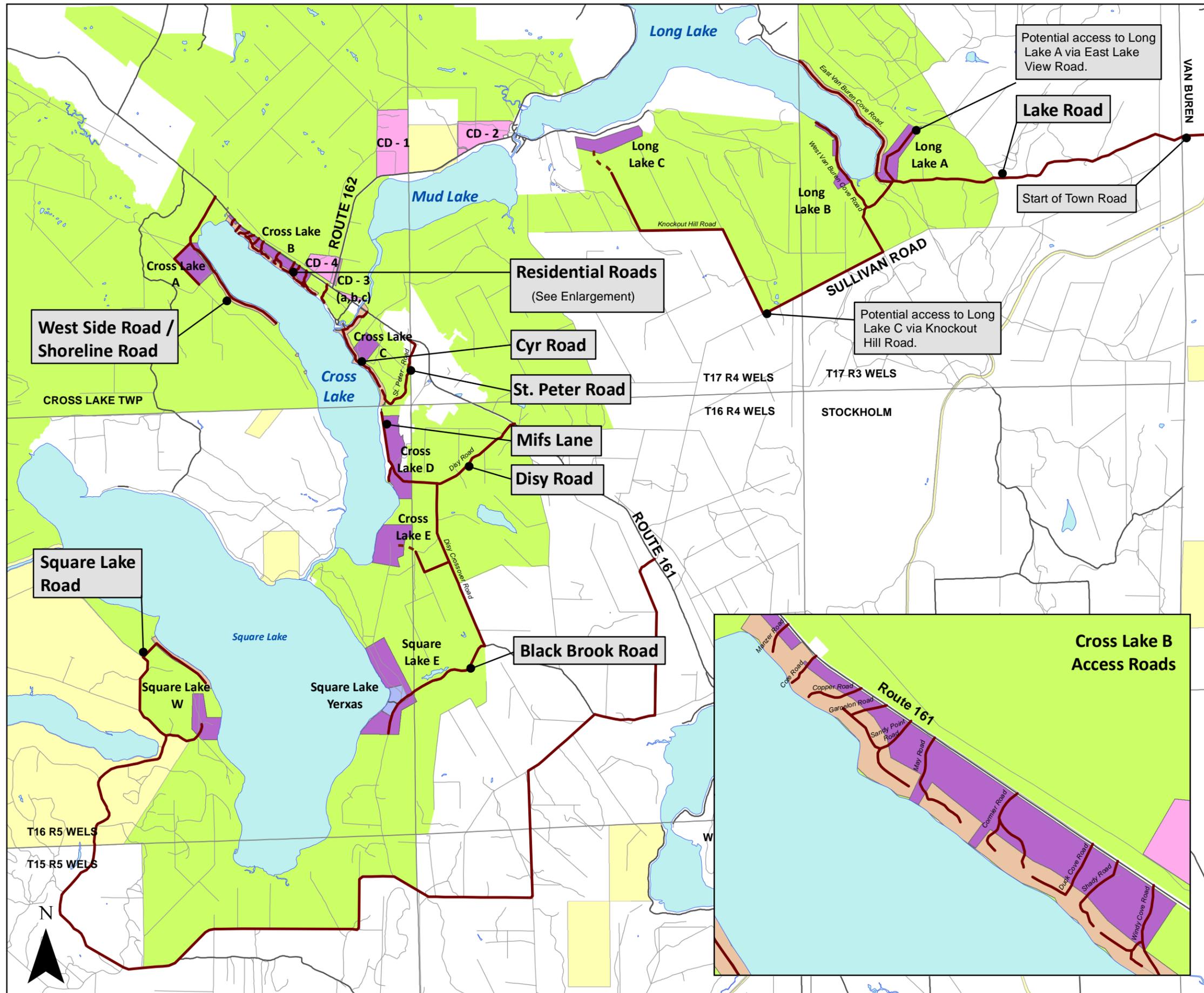
Soils (NRCS Survey NE Aroostook Cty.)

- CdB: Canandaigue Silt Loam
- MaB: Machias Gravelly Loam
- MoA: Monarda-Burnham Complex

Note

- Petitioners are committed to seek permits to construct a hand-carry launch on the western end of Mud Lake within 24 months of the effective date of the Concept Plan. Construction of the launch will begin within 12 months of the approval of all applicable permits. See Mud Lake Concept Sketch for a conceptual design.





ACCESS TO DEVELOPMENT AREAS

Fish River Chain of Lakes Concept Plan

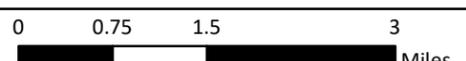
Legend

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

- Notes**
1. Access to CD-1, 2, 3(a,b,c), and 4 to be off State Roads or other existing roads.
 2. Petitioners can not grant access over the Maine Public Reserve Land.



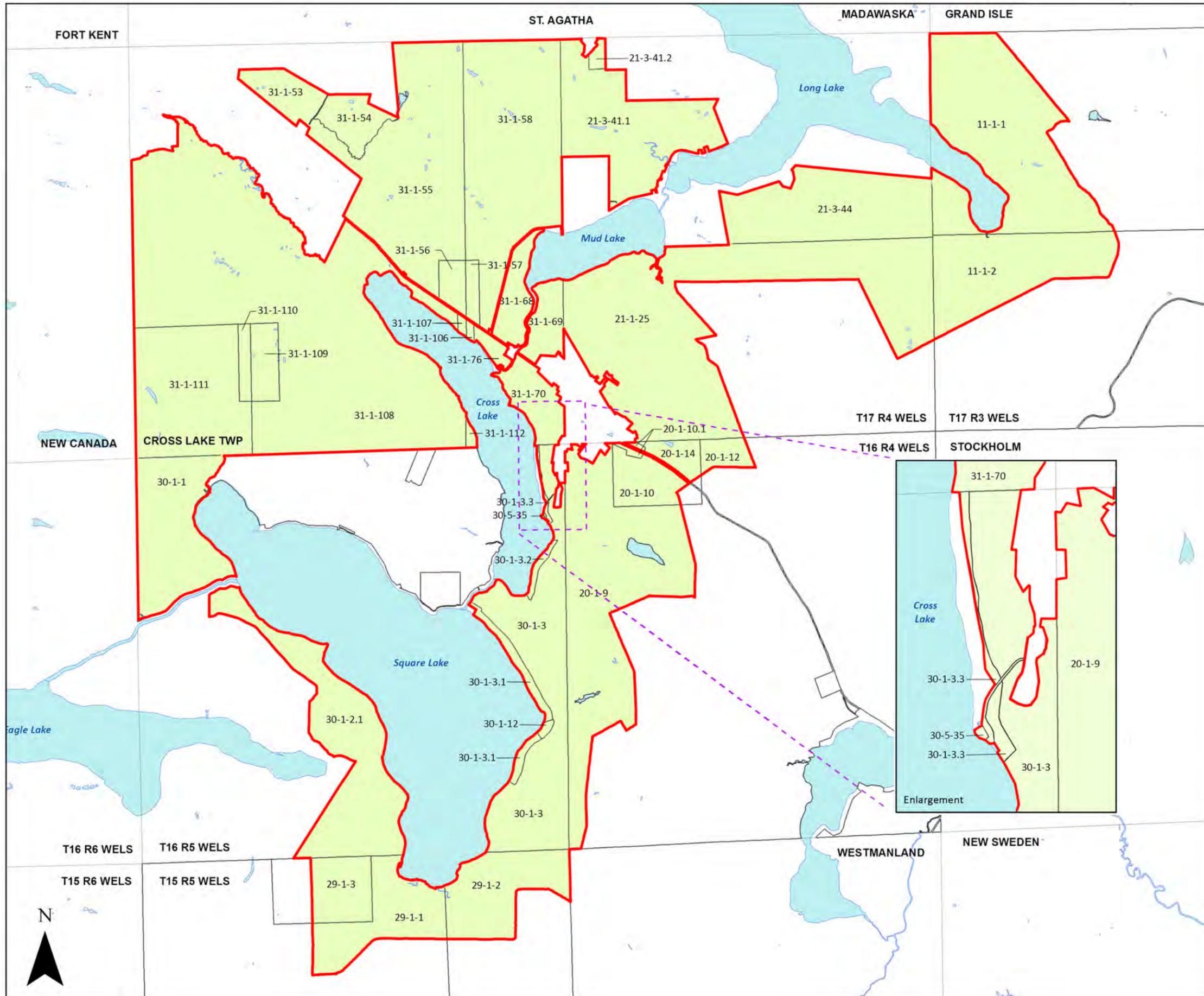
IRVING WOODLANDS, LLC



0 0.75 1.5 3 Miles

May 2017

MAP 36



DEED REFERENCES

Fish River Chain of Lakes Concept Plan

Legend

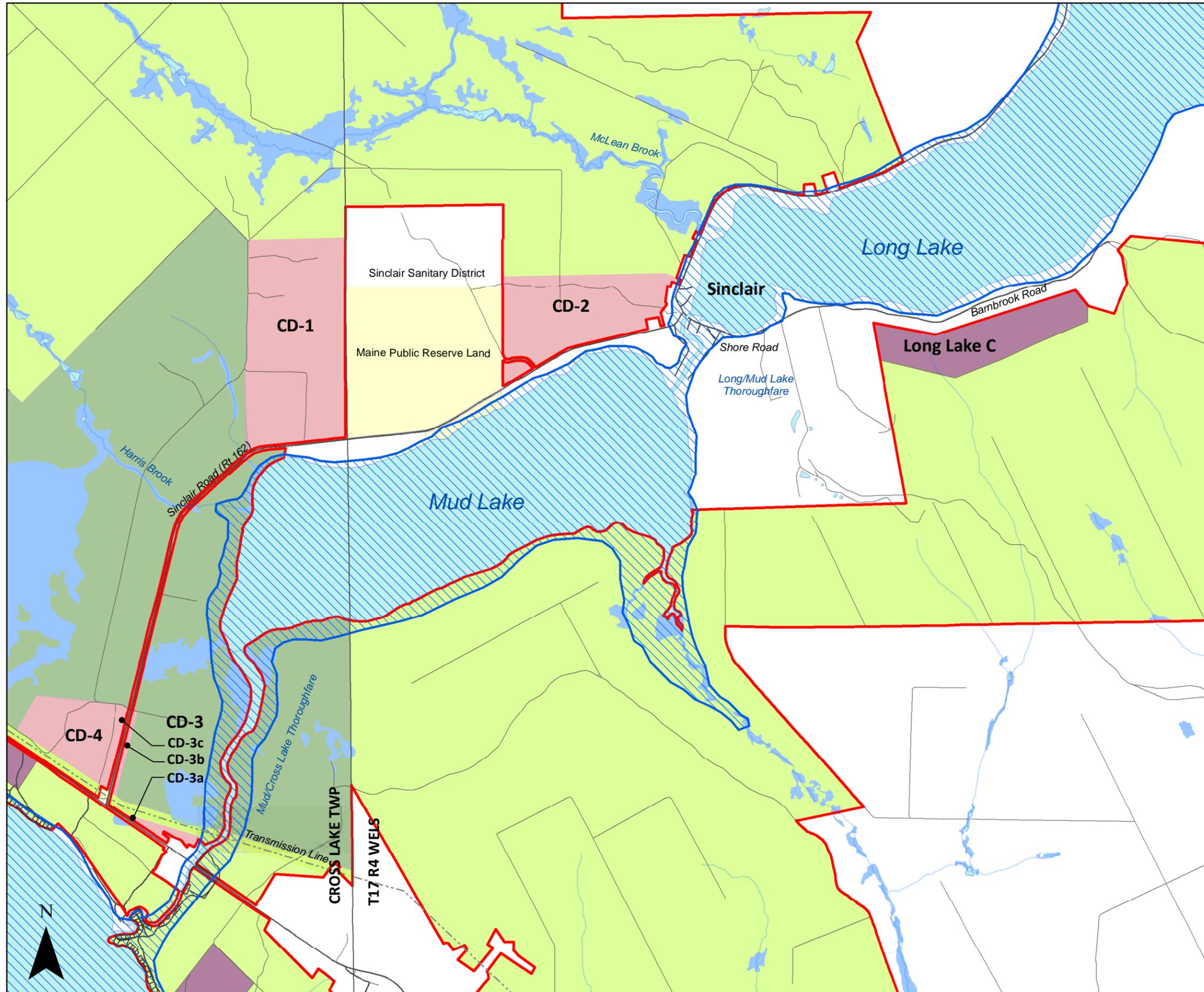
- Water Bodies
- Concept Plan Area
- Map - Plan - Lot

IRVING
IRVING WOODLANDS, LLC

0 ¼ 1½ 3
Miles

May 2017

MAP 37



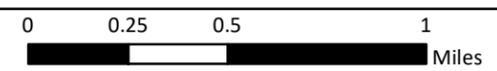
FEMA FLOOD ZONE

Detail Area A

Fish River Chain of Lakes Concept Plan

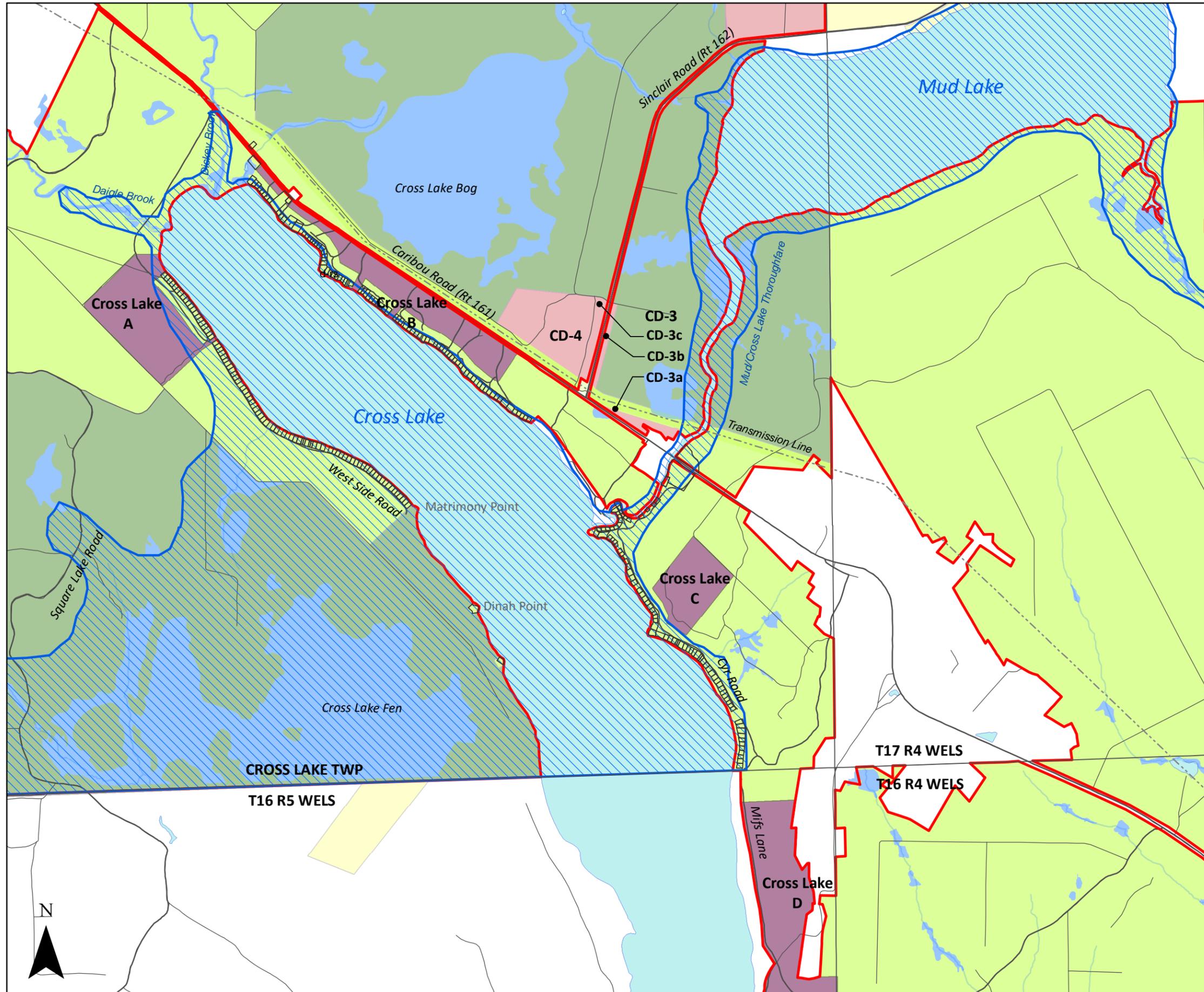
- Legend**
- Major Roads
 - Secondary Roads
 - - - Transmission Line
 - Streams
 - FEMA Flood Zone A
 - Wetlands
 - Proposed Comm/Econ Development Areas
 - Proposed Residential Areas
 - Maine Public Reserve Land
 - Conservation Easement Area
 - Camp Lots
 - Concept Plan Area

- Notes**
1. As of March 2017, FEMA Mapping not available for the eastern end of Long Lake, southern end of Cross Lake, or any of Square Lake.
 2. Information on FEMA Flood Zones from Department of Housing and Urban Development, Federal Insurance Administration, Community No. 230453, Township of T-17-R4 WELS, ME, February 7, 1975, and Community No. 230454, Township of T-17-R5 WELS, ME, February 19, 1987.
 3. Base flood elevation for both Long Lake & Mud Lake is 586 feet.



May 2017

MAP 38



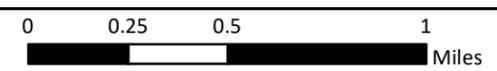
FEMA FLOOD ZONE

Detail Area B

Fish River Chain of Lakes Concept Plan

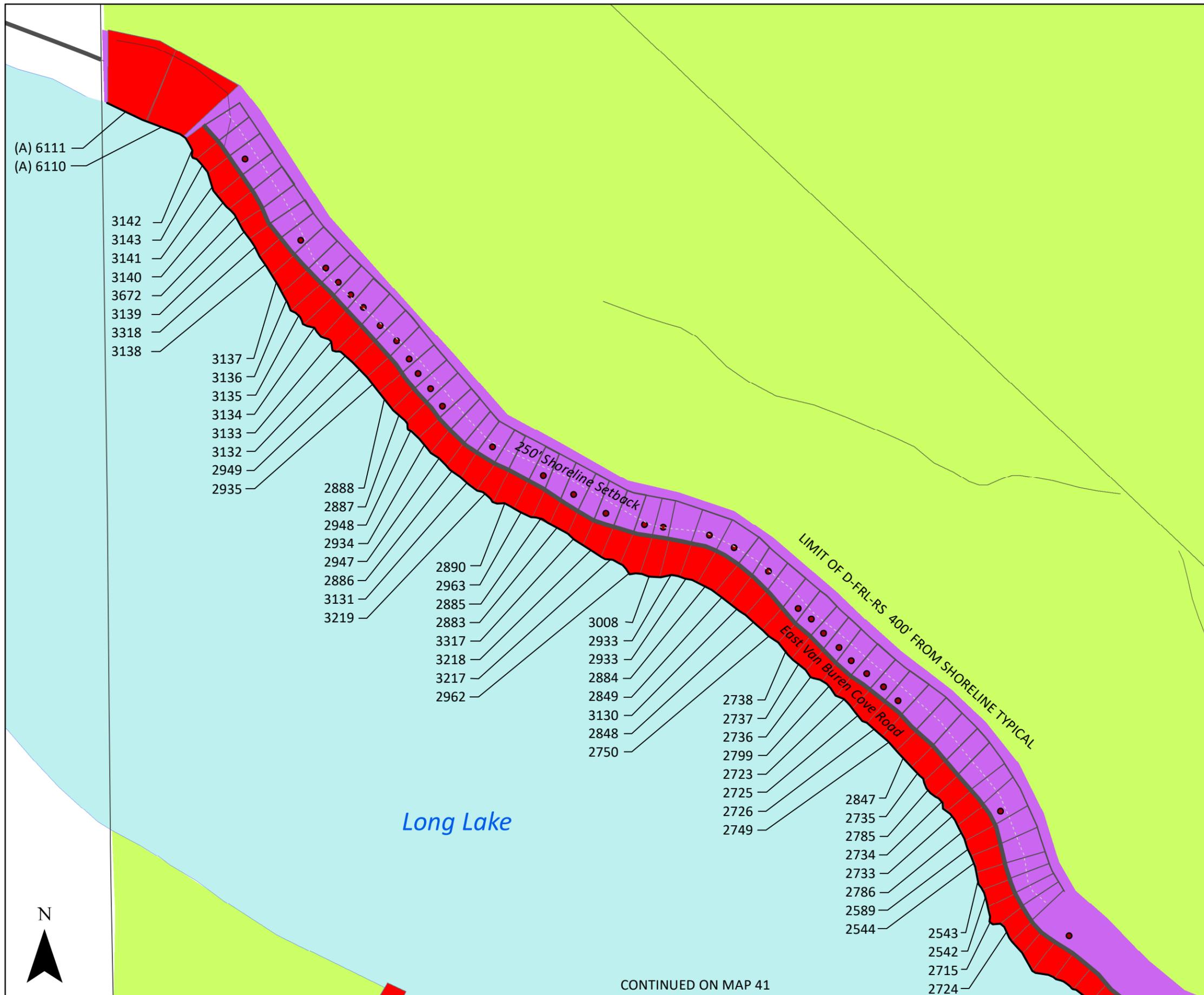
- Legend**
- Major Roads
 - Secondary Roads
 - - - Transmission Line
 - Streams
 - FEMA Flood Zone A
 - Wetlands
 - Proposed Econ/Comm Development Areas
 - Proposed Residential Areas
 - Maine Public Reserve Land
 - Conservation Easement Area
 - Camp Lots
 - Concept Plan Area

- Notes**
1. As of March 2017, FEMA Mapping not available for the eastern end of Long Lake, southern end of Cross Lake, or any of Square Lake.
 2. Information on FEMA Flood Zones from Department of Housing and Urban Development, Federal Insurance Administration, Community No. 230453, Township of T-17-R4 WELS, ME, February 7, 1975, and Community No. 230454, Township of T-17-R5 WELS, ME, February 19, 1987.
 3. Base flood elevation for Cross Lake is 582.8 feet.



May 2017

MAP 39



BACK LOTS

Fish River Chain of Lakes Concept Plan

Legend

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

Key

(A) Existing lot is >40,000 SF.

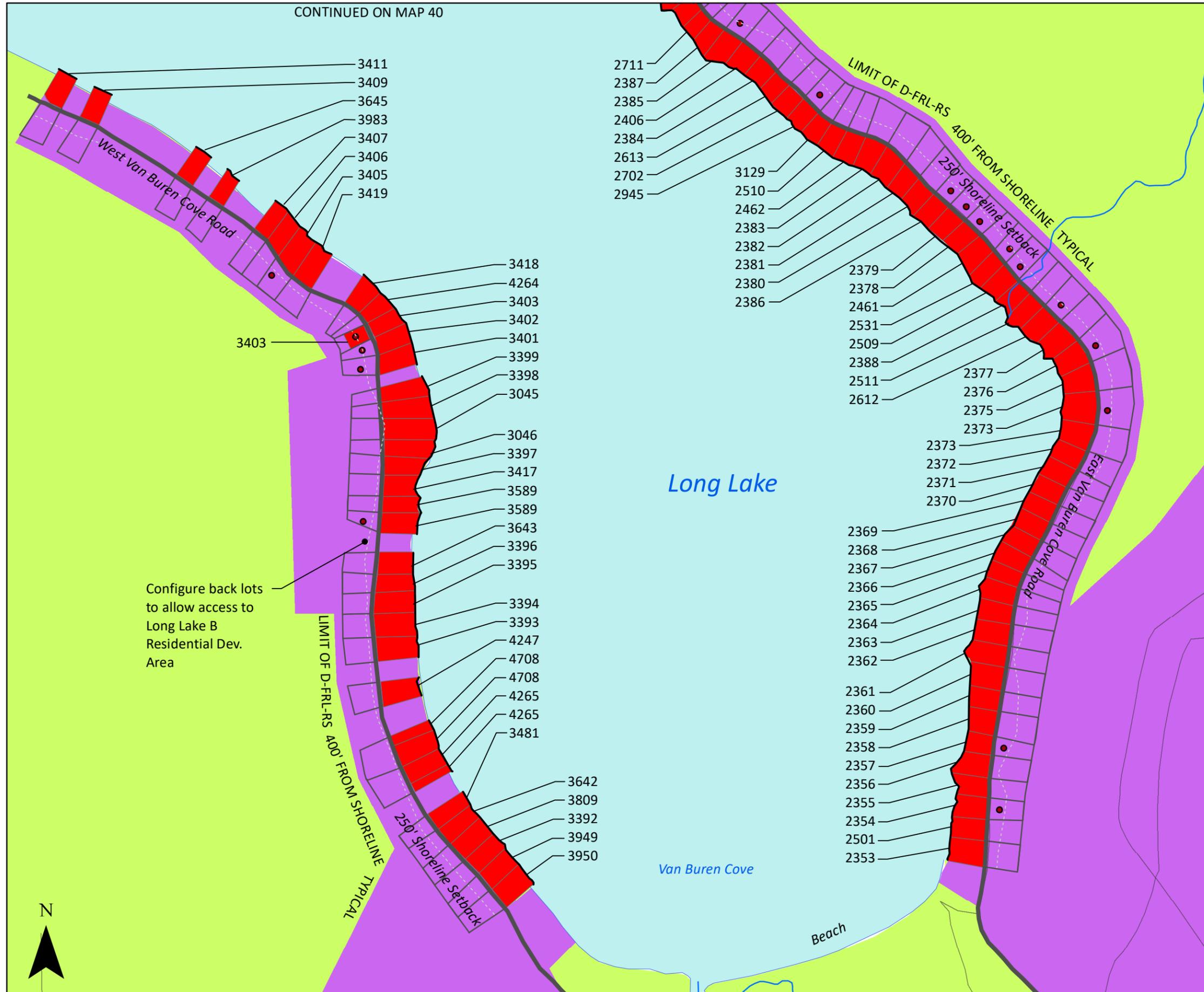
- Notes**
1. Lot lines for back lots are diagrammatic. Final location and area of back lots will be based upon survey information.
 2. Back lots will typically include the area under the access road.

Source

Irving Woodlands, LLC

0 300 600 1,200 Feet

CONTINUED ON MAP 40



BACK LOTS

Fish River Chain of Lakes Concept Plan

Legend

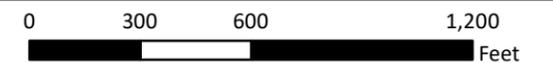
- Existing Roads
- Proposed D-FRL-RS
- Concept Plan Area
- Existing Camp Lots
- Additional Licensed Land
- 250' Shoreline Setback

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.

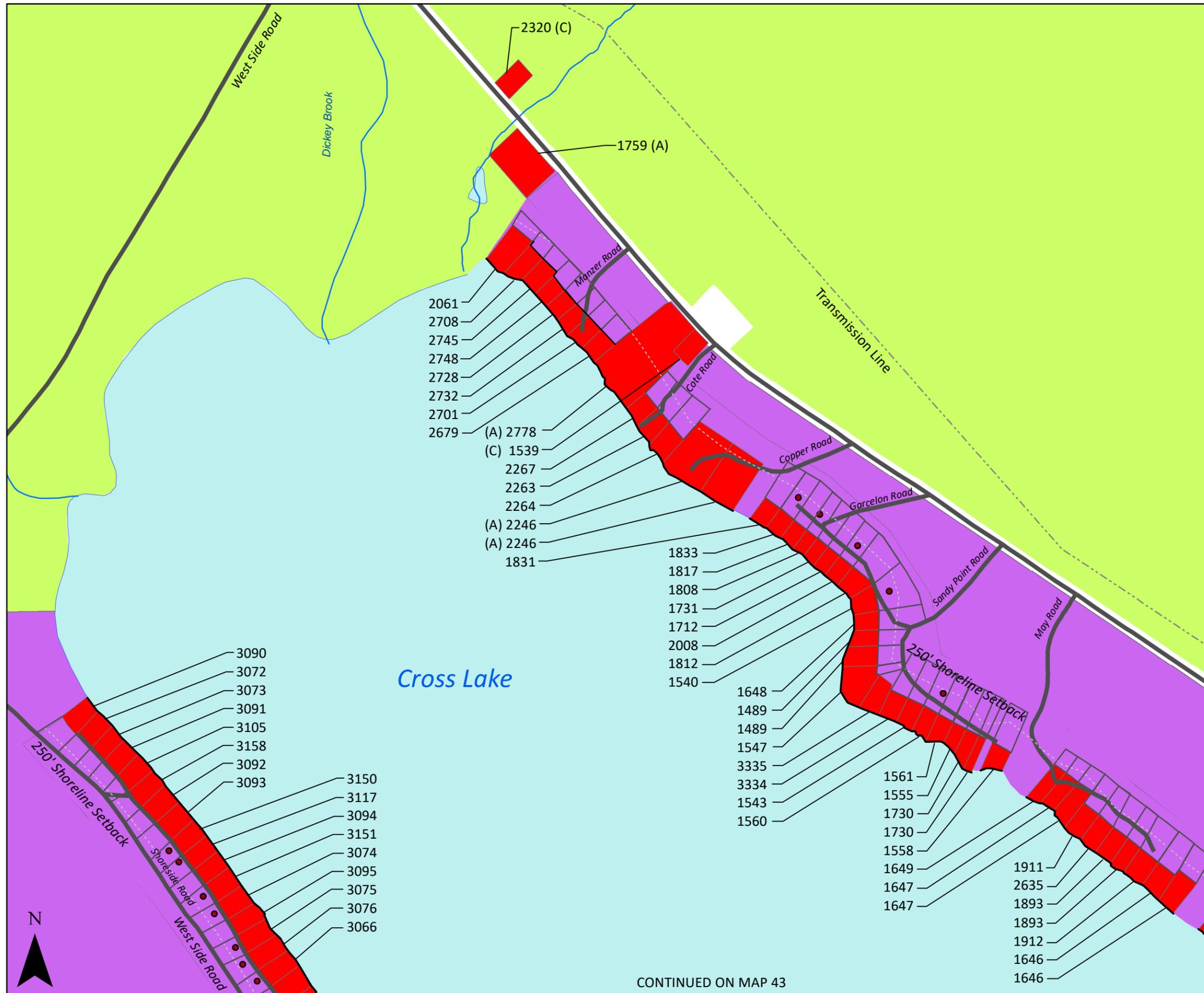
Source

Irving Woodlands, LLC



May 2017

MAP 41



CONTINUED ON MAP 43

BACK LOTS

Fish River Chain of Lakes Concept Plan

Legend

- Existing Roads
- 250' Shoreline Setback
- Transmission Line
- Proposed D-FRL-RS
- Concept Plan Area
- Existing Camp Lots
- Additional Licensed Land

Key

- (A) Existing lot is >40,000 SF.
- (C) Lot outside 250' shoreline setback zone.

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.

Source

Irving Woodlands, LLC

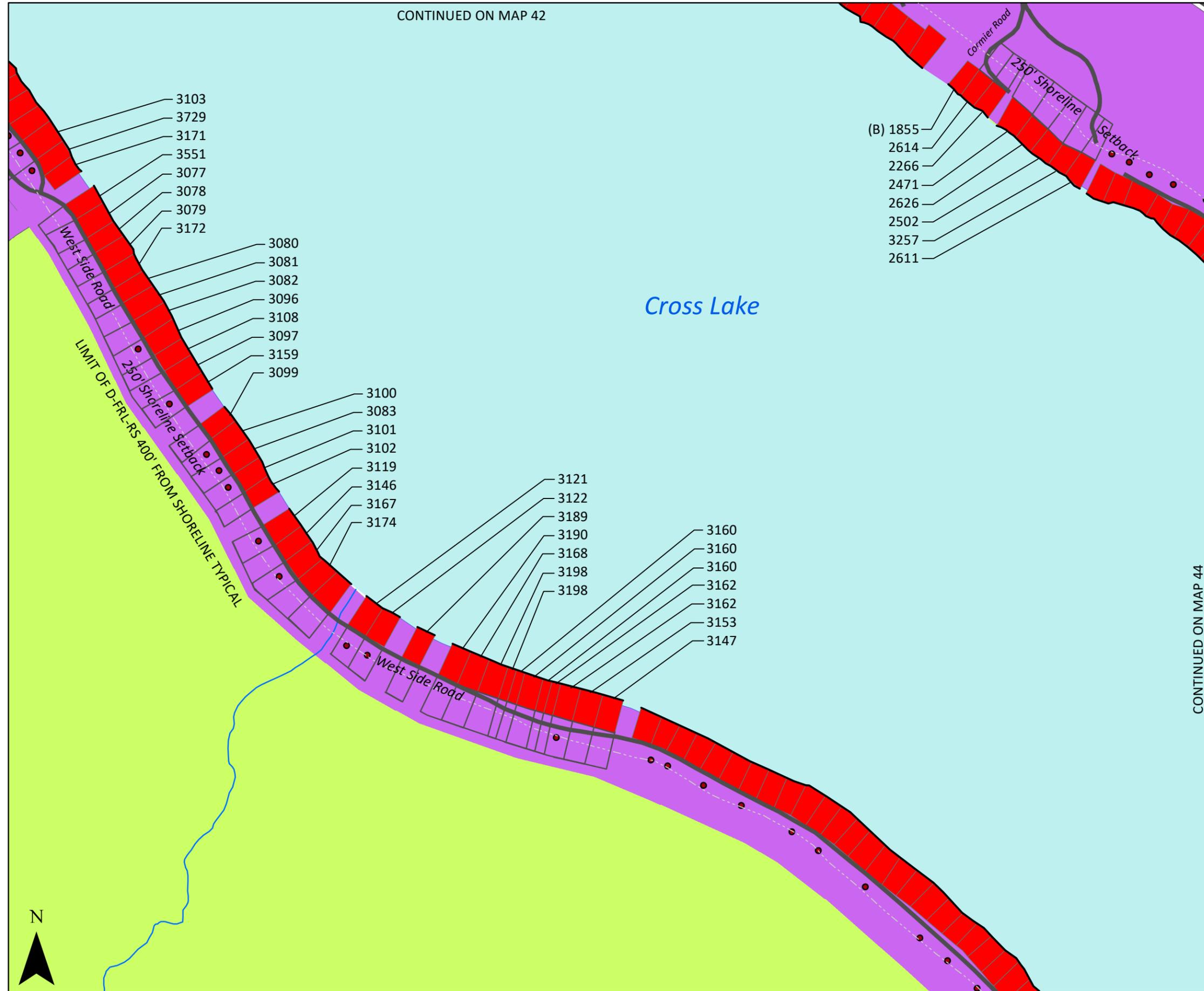


0 300 600 1,200 Feet

May 2017

MAP 42

CONTINUED ON MAP 42



BACK LOTS

Fish River Chain of Lakes Concept Plan

Legend

- Existing Roads
- 250' Shoreline Setback
- Concept Plan Area
- Existing Camp Lots
- Additional Licensed Land

Key

(B) Back lot restricted by lot configuration, road alignment, or lot(s) on opposite side of street.

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.

Source

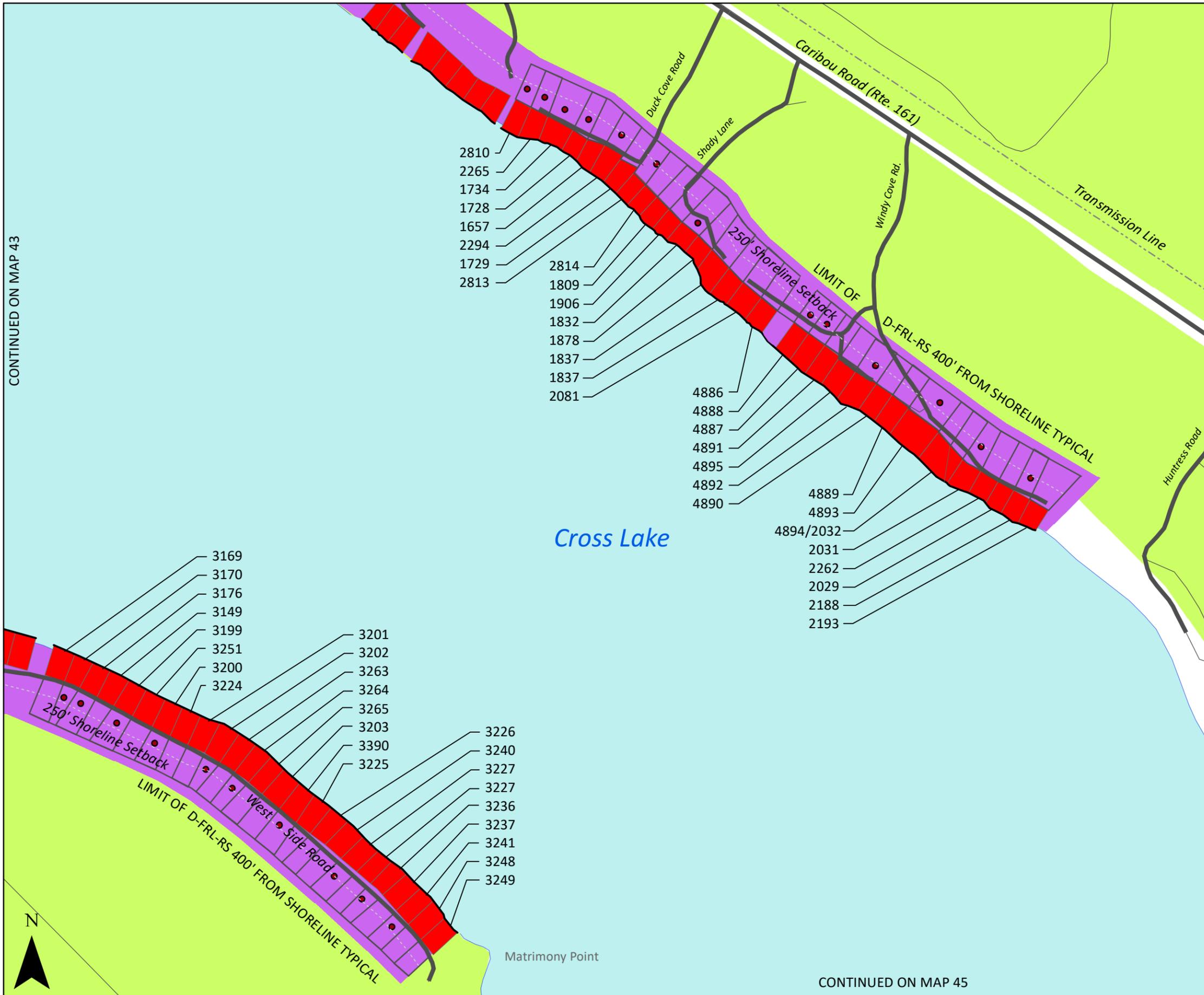
Irving Woodlands, LLC

IRVING WOODLANDS, LLC

0 300 600 1,200 Feet

CONTINUED ON MAP 44





BACK LOTS

Fish River Chain of Lakes Concept Plan

Legend

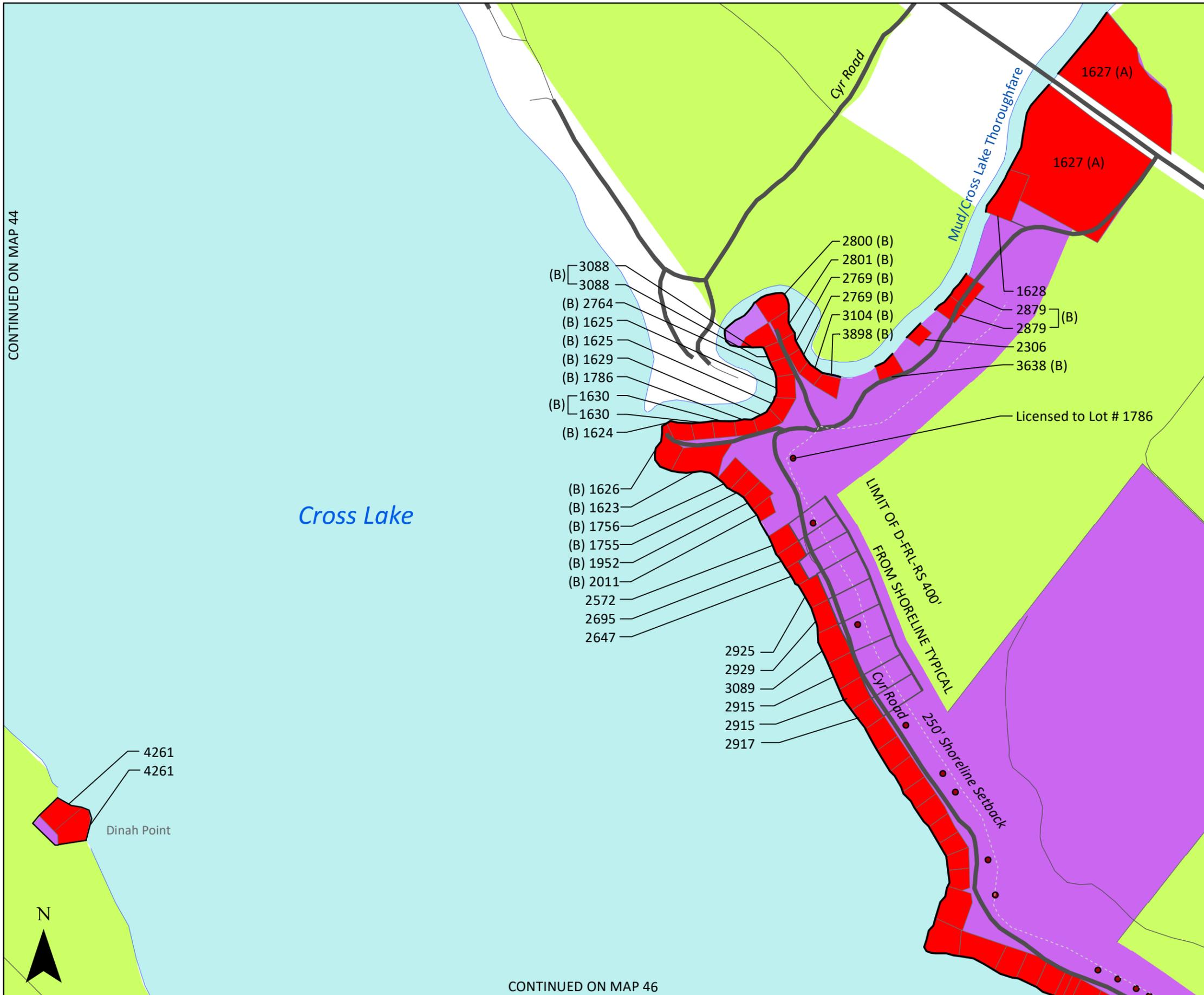
- Existing Roads
- Transmission Line
- Proposed D-FRL-RS
- Concept Plan Area
- Existing Camp Lots
- Additional Licensed Land
- 250' Shoreline Setback

- Notes**
- Lot lines for back lots are diagrammatic. Final location and area of back lots will be based upon survey information.
 - Back lots will typically include the area under the access road.

Source
Irving Woodlands, LLC



CONTINUED ON MAP 44



CONTINUED ON MAP 46

BACK LOTS

Fish River Chain of Lakes Concept Plan

Legend

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

Key

- (A) Existing lot is >40,000 SF.
- (B) Back lot restricted by lot configuration, road alignment, or lot(s) on opposite side of street; provide back 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.

Source

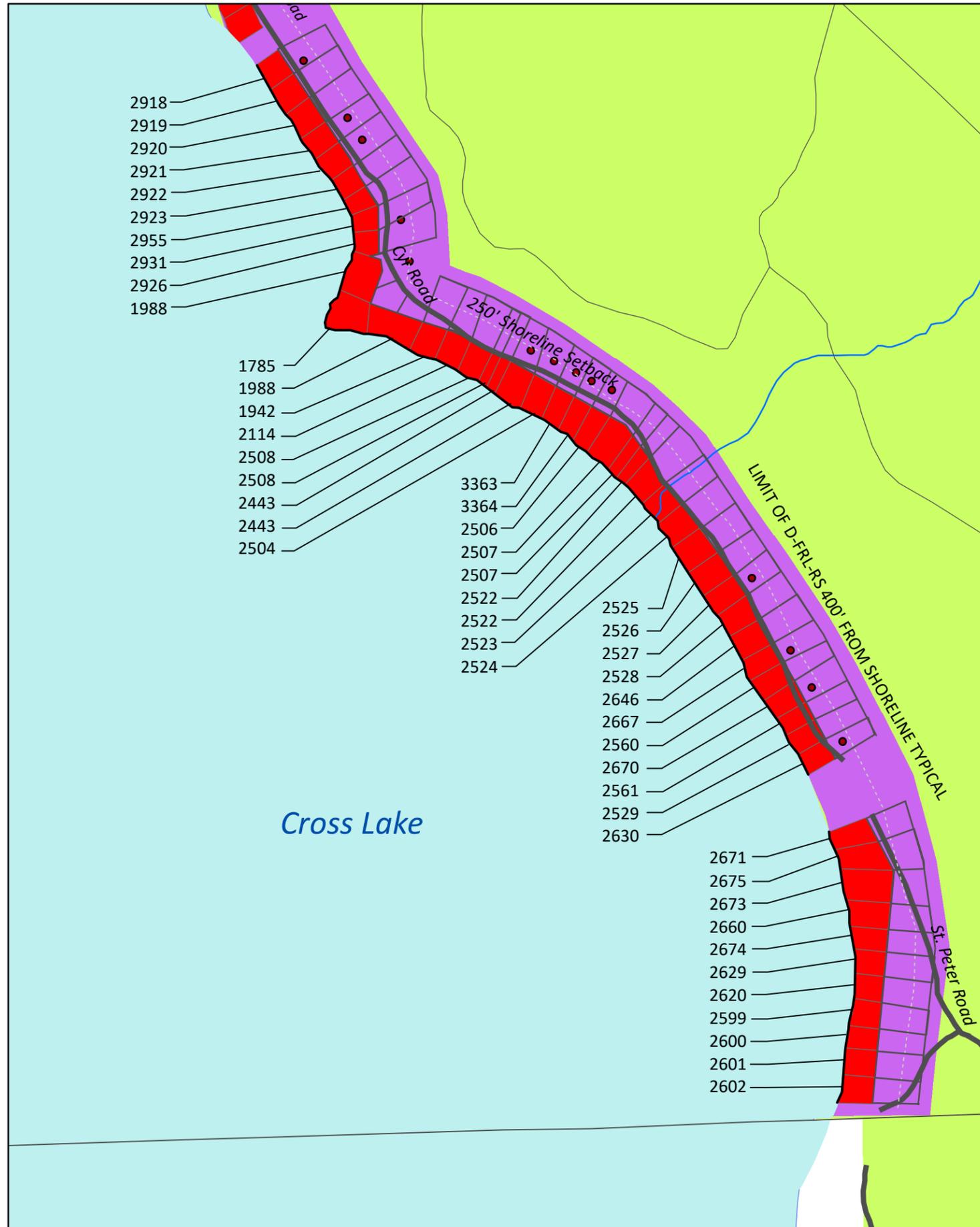
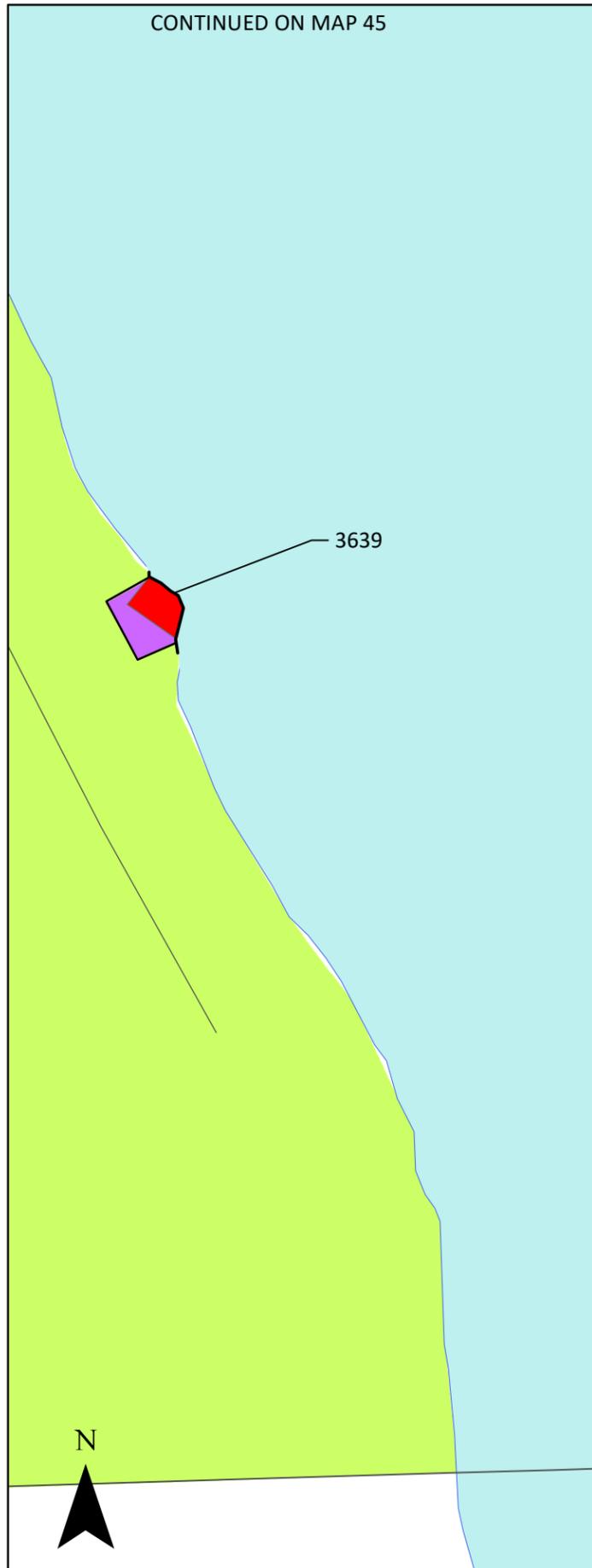
Irving Woodlands, LLC



May 2017

MAP 45

CONTINUED ON MAP 45



BACK LOTS

Fish River Chain of Lakes Concept Plan

Legend

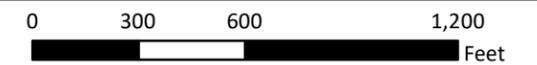
- Existing Roads
- Proposed D-FRL-RS
- Concept Plan Area
- Existing Camp Lots
- Additional Licensed Land
- 250' Shoreline Setback

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.

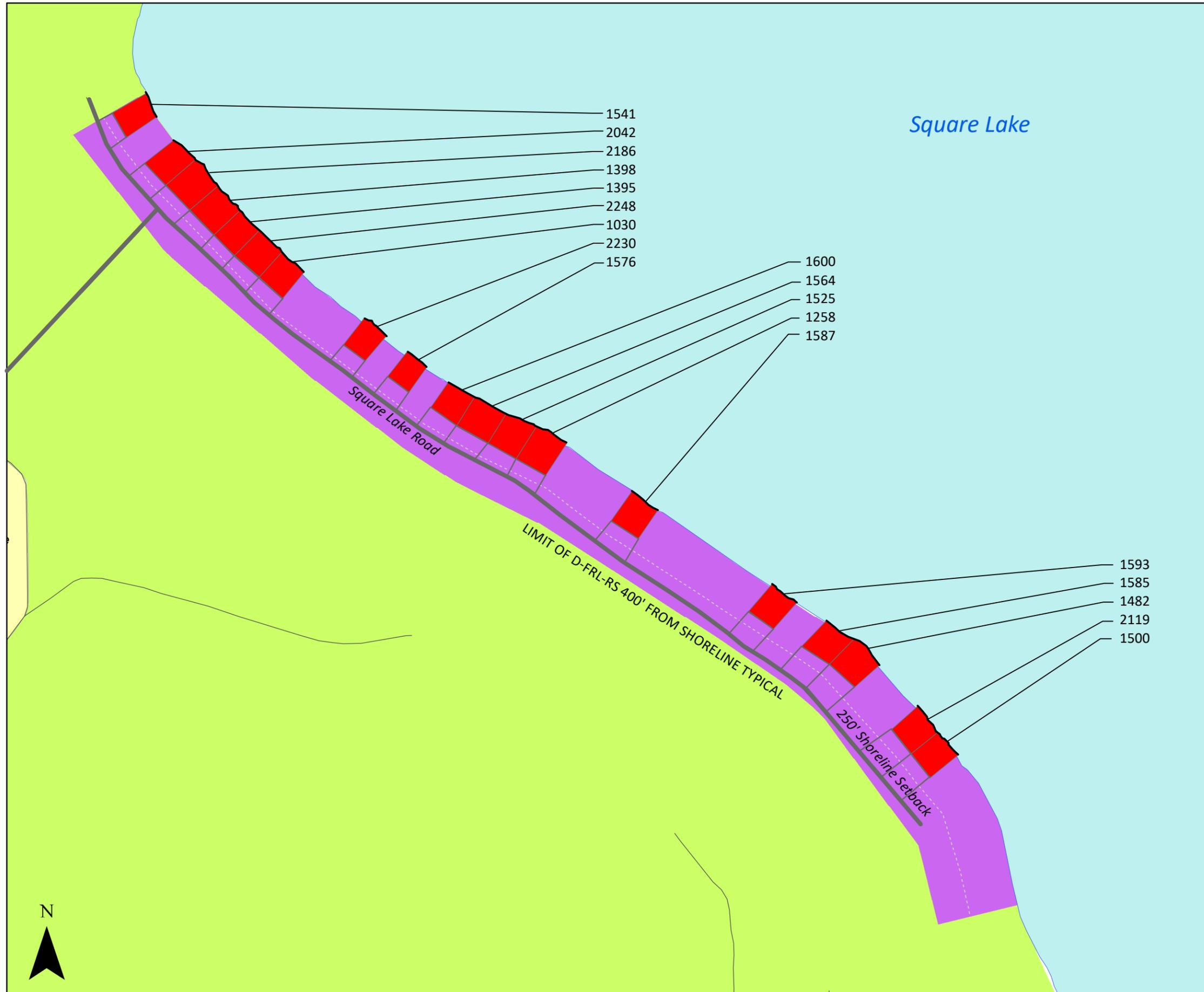
Source

Irving Woodlands, LLC



May 2017

MAP 46



BACK LOTS

Fish River Chain of Lakes Concept Plan

Legend

- Existing Roads
- 250' Shoreline Setback
- 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

