APPROVED BY
TOWN OF NORWAY
PLANNING BOARD

DATE _____

CONDITIONS OF APPROVAL

PHOSPHORUS CONTROL

This plan is subject to a Phosphorus Control Plan, prepared by Jones Associates, dated October, 2006, to protect the Hobbs Pond Watershed and the Pennesseewassee Lake Watershed.

Individual driveways are limited to a maximum length of 150 feet, except for Lots #5 and #8 which are limited to a maximum length of 400 feet.

Cleared areas for Lots #1,2,3,4,6,7 and 8 are limited to 15,000 square feet. Cleared area for Lot #5 can be more than 15,000 square feet, but is limited by the posphorus buffer.

PLAN REFERENCES

1. "CAMP LOT DEVELOPMENT ON LITTLE PENNESSEEWASSEE LAKE or HOBBS POND TOWN OF NORWAY, OXFORD CO., ME. for MAURICE E. FLINT", Surveyed 8/11/1937, Surveyors name not on Plan, Recorded O.C.R.D. PLAN # 367.
2. "BOUNDARY SURVEY FOR LLOYD L. POLAND, WATSON ROAD, NORWAY, MAINE" Plan dated November 3, 2004 Revised through November 24, 2004 by John A. Belding P.L.S. ME #1093, Plan Recorded O.C.R.D. Plan # 3775

NOTES

1. Bearings refer to 2004 magnetic meridian.
2. Iron rods set, or to be set, are 3/4" rebar, 4' long, with cap P.L.S. #1093, set to within 12" of ground surface, unless otherwise noted.
3. Deed references are to Oxford County Registry of Deeds.
4. Watson Road described in Oxford Co. Commissioners Records, September Term, 1809, Pgs.59 to 62, 4 rods(66') wide.
5. The Oxford Central Electric Railroad Company existed from 1896 to 1897. Construction of the railroad was never completed and there are no easements on this lot connected to it.
6. Total Area 44 Acres +/- "Rolling Meadow Drive" - Length of traveled way = 950 feet.
7. This lot shown on Town of Norway Tax Map 9, Lot 15 E.
8. Oxford County Registry of Deeds Reference: Book 3627, Page 269.
9. Owner of Record: Lloyd L. Poland
   P.O. Box 890
   Oxford, Maine 04270
10. Property falls within the Pennesseewassee Lake watershed and the Hobbs Pond watershed
11. Property is outside the 100-year floodplain per Flood Insurance Rate Map for Town of Norway, Community Panel #230096-0005-B dated September 4, 1991.
12. Wetland boundaries were investigated by Jones Associates Inc. using U.S. Army Corps of Engineers standard techniques (1987).

LEGEND

- Iron Rod, Set
- Iron Rod, To Be Set
- Angle Point In Line, Not Monumented
- Stone Wall
- Soil Test Pit
- Power Pole
- Utility Lines
- Brook
- Treeline at Edge of Field
- Fir Trees
- Wetland
- Phosphorus Buffer

PROPOSED COVENANT, AGREEMENTS, OR DEED RESTRICTIONS

1. No lot may be futher divided or subdivided;
2. There shall be no single wide mobile homes allowed. Double wide and modular housing are permitted;
3. Each lot shall be used for single family residential use only with the exception of a home office;
4. No boarding or breeding kennels may be kept or maintained on any lot;
5. All structures erected or placed on the premises shall be promptly and expeditiously completed and thereafter maintained in a neat and orderly manner;
6. Owners of Lots #1 through #7 agree to become members of the road association to be established for maintenance of the roadway depicted on the plan. Each lot owner shall share equally in the maintenance and repair of the roadway shown on the plan, which shall be limited to routine repairs and maintenance to a pre-established acceptable condition, such as grading in the spring, plowing and/or sanding in the winter. Repairs and maintenance shall not include major improvements such as paving the road or substantially upgrading the existing roadway. The sharing of costs for this type of major improvement shall require the unanimous consent of all the owners of Lots #1 - #7. Any lot owner causing extraordinary damage to the road shall be soley responsible for immediately returning the road to its prior condition.

SUBDIVISION PLAN
OF
ROLLING MEADOW ESTATES
WATSON ROAD
NORWAY, MAINE

OWNER OF RECORD
LLOYD L. POLAND
P.O. BOX 890
OXFORD, ME. 04270

JOHN A. BELDING LAND SURVEYOR
711 BOLSTERS MILLS ROAD
HARRISON ME. 04040

SCALE 1"=100' DATE - JULY 13, 2006
REVISED - 10/12/06

100' 0 100' 200'

35-677

FILE NAME		
35-677.TRV 10/12/06 SUBDIV PLAN		
SCALE	DATE	DRAWN BY
100 Ft/In	1-26-2011	TM FANNING & MATTHEW BURKE
JOB	REVISION	SHEET
35-677	10/12/06	1/1

This map drawn with TRAVERSE PC Software

Traverse PC