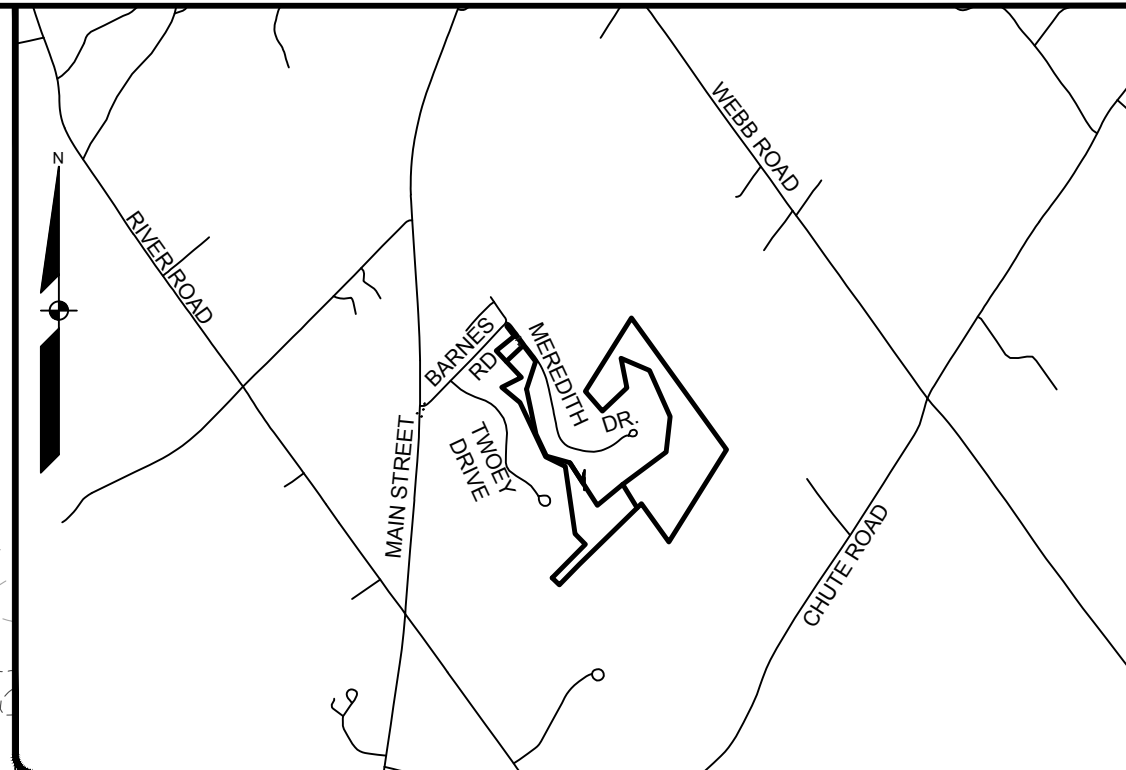


1. THE RECORD OWNER OF LOT 1 IS FRANK GRETTCHEN, LOT 3 IS ANITA LAMPRON, AND LOT 2 IS DARRYL HAWKES IN ACCORDANCE WITH CUMBERLAND COUNTY GENTRY CISTRY OF DEEDS IN BOOK 39996, PAGE 316, BOOK 32067, PAGE 271, AND BOOK 40036, PAGE 238.
2. THE PROPERTY IS SHOWN AS LOTS 38E-38C-01, AND 38E-02 ON THE TOWN OF WINDHAM TAX MAP 6 AND IS LOCATED IN THE FARM AND MEDIUM DENSITY DISTRICTS.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 34.93 ACRES.
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A, UPDATED RESEARCH, AND FIELD WORK PERFORMED BY SAGGIO TECHNICS, INC. IN THE SPRING OF 2024.
5. PLAN REFERENCES:
 - A. MYSTIC WOODS SUBDIVISION, PLANS 1 & 2, FOR DANA LAMPRON, BY PINKHAM & GREER CIVIL ENGINEERS, DATED THROUGH JANUARY 28, 2016, AND RECORDED IN THE CCRD PLAN BOOK 216 PAGES 91 & 92.
 - B. VALLEY VIEW SUBDIVISION, PLANS 1 & 2, FOR SUSAN DUCHAINE, LLC, BY PINKHAM & GREER CIVIL ENGINEERS, DATED THROUGH JULY 20, 2011, AND RECORDED IN THE CCRD IN PLAN BOOK 213 PAGES 422 & 423.
 - C. FIRST AMENDED SUBDIVISION PLAN OF MYSTIC WOODS SUBDIVISION FOR ANITA LAMPRON BY SAGGIO TECHNICS, INC. DATED THROUGH MAY __, 2024, TO BE RECORDED UPON APPROVAL.
6. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 (2011), GEOID18 IN U.S. SURVEY FEET.
7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CIVASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
8. WETLAND AND FLOOD INFORMATION SHOWN GRAPHICALLY PROVIDED BY MARK HAMPTON ASSOCIATES, INC.
9. SPACE AND BULK CRITERIA FOR EACH DISTRICT ARE AS FOLLOWS:

	FARM DISTRICT	MEDIUM DENSITY RESIDENTIAL DISTRICT
MINIMUM LOT SIZE:	80,000 SF	20,000 SF
MINIMUM STREET FRONTAGE:	200 FEET	100 FEET
MINIMUM FRONT YARD:	40 FEET	30 FEET
MINIMUM SIDE YARD:	10 FEET	10 FEET
MINIMUM REAR YARD:	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET
MAXIMUM BUILDING COVERAGE:	25%	20%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED MAY 30, 2024 AS AMENDED TBD AND SUPPORTING DOCUMENTS AND ORAL PRESENTATIONS. UNLIMITED AND AFFIRMED THE APPLICANT, AND CONDITIONS, IF ANY, IMPROVING THE PLANNED DEVELOPMENT, AND IN SUCH CASES, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH OR [§120-91.2](#) IF THE LAND USE ORDINANCE.
2. THE SIGNED SUBDIVISION RECORDING PLAN SHALL BE RECORDED THREE YEARS FROM THE DATE OF THE FINAL APPROVAL AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD), PER [§120-915B\(1\) & \(2\)](#), COMPLETED BEFORE ANY FURTHER PARCEL CONVEYANCES.



CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	127.46'	175.00'	S 00°48'46" E	124.66'
C2	41.54'	125.00'	N 10°31'56" E	41.35'
C3	58.16'	175.00'	N 10°31'56" E	57.89'
C4	91.04'	125.00'	S 00°48'46" E	89.04'

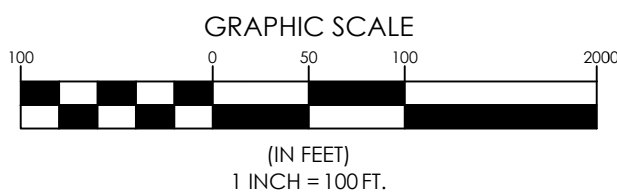
LINE	BEARING	DISTANCE
L1	N 77°59'30" W	60.09'
L2	N 21°40'41" W	98.10'
L3	S 01°00'43" W	99.56'
L4	N 32°49'17" W	89.80'
L5	S 01°00'43" W	24.97'
L6	N 21°40'41" W	131.43'

LEGEND	
	DESCRIPTION
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	DEED LINE/R.O.W.
	EASEMENT
	FLOODPLAIN
	MONUMENT
	NOW OR FORMERLY
	BUILDING
	DECK/STEPS/ OVERHANG
	EDGE OF WETLAND
	WETLANDS
	STREAM
	EDGE OF PAVEMENT
	EDGE GRAVEL
	CURB LINE
	ZONE LINE
	CONTOURS
	SETBACK
	EASEMENT

DATE _____

CHAIRPERSON _____

NET RESIDENTIAL AREA			
ZONE		F	RM
AREA		23.64 AC (1,029,758 SF)	11.29 AC (491,792 SF)
RIGHT OF WAY		0 SF	0 SF
SLOPES > 25%		68,647 SF	132,011 SF
PORTION IN 100YR FLOOD PLAIN		34,615 SF	197,139 SF
WETLAND AREAS (OUTSIDE OF #3)		163,445 SF	50,448 SF
RP DISTRICT		0 SF	0 SF
SURFACE WATER BODIES		INCLUDED IN 4	INCLUDED IN 4
SIGNIFICANT WILDLIFE HABITAT		0 SF	0 SF
ENDANGERED BOTANICAL RESOURCES		0 SF	0 SF
NRA = 763,051 SF LOTS @ 60,000 SF = 12 LOTS		NRA = 112,194 SF LOTS @ 15,000 SF = 7 LOTS	



STATE OF MAINE, CUMBERLAND
COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____
AT ____ H _____ M _____ M AND _____
RECORDED IN _____
PLAN BOOK _____, PAGE _____

ATTEST: _____

REGISTER

[illegible]

SEBAGO
TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath

MINOR SUBDIVISION PLAN
OF:
LAMPRON SUBDIVISION
125 OSSISPEE TRAIL EAST
STANDISH, MAINE 04084
FOR RECORD OWNER:
ANITA LAMPRON
125 OSSISPEE TRAIL EAST
STANDISH, MAINE 04084

DESIGNED	-
DRAWN	JMC
CHECKED	MWE
DATE	05/28/24
SCALE	1" = 100'
PROJECT	13451