



GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCELS ARE AS FOLLOWS:
- | LOT | OWNER | DEED DATE | DEED BOOK/PAGE |
|-----|--------------------------|-----------|----------------|
| 26 | K.P. GAGNON COMPANY, LLC | 6/17/2016 | 33207/319 |
| 27 | K.P. GAGNON COMPANY, LLC | 6/17/2016 | 33207/317 |
| 23 | SCOTT McFARLAND | 5/25/2004 | 21330/331 |
- ALL RECORDED INFORMATION REFERS TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)
2. THE PROPERTIES ARE SHOWN AS LOTS 23, 26 & 27 ON THE TOWN OF WINDHAM TAX MAP 11B AND ARE LOCATED IN THE FARM (F) DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE FARM DISTRICT ARE AS FOLLOWS:
- | | CLUSTER |
|----------------------------|------------------------------|
| MINIMUM LOT SIZE: | 30,000 S.F. |
| MINIMUM STREET FRONTAGE: | 100 FEET |
| MINIMUM FRONT YARD: | 25 FEET (LOT 26 SEE NOTE 13) |
| MINIMUM SIDE YARD: | 10 FEET (LOT 26 SEE NOTE 14) |
| MINIMUM REAR YARD: | 10 FEET |
| MAXIMUM BUILDING HEIGHT: | 35 FEET |
| MAXIMUM BUILDING COVERAGE: | 25% |
- * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A, TOPOGRAPHIC INFORMATION SHOWN WITHIN LOTS 26 & 27 WAS PERFORMED BY SEBAGO TECHNICS, INC. IN JUNE OF 2016.
5. PLAN REFERENCES:
- A. FINAL SUBDIVISION PLAN OF OTTERBROOK ESTATES FOR CHARLES & EASTER ROBE, BY SEBAGO TECHNICS, INC., DATED JULY 9, 1987, AND RECORDED IN CCRD IN PLAN BOOK 177 PAGE 8 (4 SHEETS).
- B. OTTERBROOK ESTATES SUBDIVISION LOT 15 SPLIT, FOR NORMAN HARRIS, BY WAYNE T. WOOD & CO., DATED FEBRUARY 2012, AND RECORDED IN CCRD IN PLAN BOOK 212 PAGE 106.
- C. SECOND AMENDED SUBDIVISION PLAN OF OTTERBROOK ESTATES FOR JANA ANN MERRILL, BY SEBAGO TECHNICS, INC., DATED MAY 19, 2014 AND RECORDED IN CCRD IN PLAN BOOK 214 PAGE 203.
7. PLAN ORIENTATION IS MAGNETIC NORTH PER PLAN REFERENCE A.
8. THE LOCUS PROPERTY AS DEPICTED HEREON MAY FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY COMMUNITY FLOOD NUMBERS 2301890010B & 2301890015B, HAVING AN EFFECTIVE DATE OF 9/2/1981. PORTIONS OF THE LOCUS PARCEL MAY FALL WITHIN AN AREA IDENTIFIED AS ZONE A, AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
9. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN MAY OF 2016 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FEATURES WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION.
10. SEE PLAN REFERENCES A-C FOR ADDITIONAL NOTES.
11. LOT 26 SHALL USE A STANDARD SEPTIC DISPOSAL SYSTEM AND SHALL NOT BE RESTRICTED TO A PEAT FILTRATION SYSTEM.
12. TEST PITS LOCATION PERFORMED BY GARY M. FULLERTON, LICENSED SITE EVALUATOR #355, ON 05/19/2016. SOILS DATA ARE CONTAINED IN TEST PITS LOGS PREPARED BY SEBAGO TECHNICS, DATED AUGUST 10, 2016, PROJECT NUMBER 16190.
13. LOT 26 SHALL BE DEED RESTRICTED TO A MINIMUM FRONT BUILDING SETBACK OF 40 FEET.
14. LOT 26 SHALL BE DEED RESTRICTED TO A 25 FOOT WIDE NATURAL VEGETATED STATE BUFFER ALONG LOT 25.

AMENDMENT NOTE:

THIS PLAN AMENDS THE ORIGINAL SUBDIVISION OF OTTERBROOK ESTATES AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 177, PAGE 8 (4 SHEETS) RELATIVE TO LOTS 26 AND 27. LOTS 26 AND 27 ARE CURRENTLY IN THE SAME OWNERSHIP. THIS AMENDMENT CONSISTS OF THE SWAP OF LAND BETWEEN LOTS 26 AND 27 WHILE MAINTAINING THE SAME AREA WITHIN EACH LOT.

APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD

[illegible]

STATE OF MAINE

____ COUNTY SS REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

DESIGNED		CHECKED
MWE		CDM
E	MME 9/23/16	REVISED BUFFER AND SETBACKS OF LOT 26
D	MME 8/11/16	REVISED PER MDEP COMMENTS
C	MME 8/10/16	ADDED TEST PIT LOCATIONS PER MDEP
B	MME 6/22/16	REVISED PER TOWN REVIEW COMMENTS
A	MME 6/6/16	RELEASED FOR TOWN REVIEW
REV: BY:	DATE:	STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEABO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEABO TECHNICS, INC.		

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Suite B
Lewiston, ME 04240
Tel. 202-783-5656

THIRD AMENDED SUBDIVISION PLAN

OTTERBROOK ESTATES
ROCKLUND DRIVE
WINDHAM, MAINE
FOR: KP GAGNON COMPANY LLC
PO BOX 445
RAYMOND, MAINE 04071

PROJECT NO.	SCALE
16190	1" = 50'

SHEET 1 OF 1