



DATE: 06/11/2026

NO.	DATE	REVISIONS
1	06/11/2026	ISSUED CORRECTED SUBDIVISION PLAN
2	06/11/2026	REVISED SUBDIVISION PLAN AND REBUILT
3	06/11/2026	LOCATIONS OF APPROVAL, ADDED TO SUBDIVISION PLAN & REBUILT FOR SOME ARE
4	06/11/2026	REVISED PER FAD COMMENTS
5	06/11/2026	REVISED PER FAD COMMENTS
6	06/11/2026	REVISED PER FAD COMMENTS
7	06/11/2026	REVISED PER FAD COMMENTS
8	06/11/2026	REVISED PER FAD COMMENTS
9	06/11/2026	REVISED PER FAD COMMENTS
10	06/11/2026	REVISED PER FAD COMMENTS

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Permit Drawing NOT FOR CONSTRUCTION

PROJECT: WINWOOD FARM SUBDIVISION PHASE 2
SHEET TITLE: CORRECTED SECOND AMENDED SUBDIVISION PLAN
SHEET NO.: 1
DATE: 06/11/2026
SCALE: 1" = 80'
JUN. NO.: 24-21-1
SHEET: C-1.0



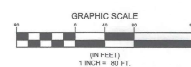
- Sheet C-1.1 FOR:
- (1) GENERAL NOTES
 - (2) DIMENSIONAL AND DISTANCE STANDARDS
 - (3) NET RESIDENTIAL AREA AND DENSITY CALCULATIONS
 - (4) PROPERTY LINE AND CURVE DATA TABLES, LOT FRONTAGE AND WIDTH TABLE
 - (5) CONDITIONS OF APPROVAL

LEGEND

- ADJUTER PROPERTY LINE
- EXISTING LOT LINE
- PROPERTY LINE
- NEW LOT LINE
- NEW SETBACK LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT
- NEW EASEMENT
- CHAIN LINK FENCE
- TEST PIT
- EXISTING IRON PIPE ROD
- CAPPED REPAIR TO RF SET
- GRANITE MONUMENT TO RF SET
- EXISTING BUILDING
- WETLAND AREA
- WETLAND DISTURBANCE
- LOW VALUE WETLAND
- HIGH VALUE WETLAND
- NO CUT/NO DISTURBANCE PERIMETER BUFFER
- STORMWATER BUFFER
- STORMWATER EASEMENT

OPEN SPACE NOTE:
OPEN SPACE 1 & 2 ARE PHASE 2 OPEN SPACE TO BE CONVEYED TO HOA - 21.91 AC.
OPEN SPACE 3 & 4 ARE THE REMAINING PORTIONS OF PHASE 1 OPEN SPACE - 2.48 AC.
TOTAL OPEN SPACE - 24.39 AC.

CORRECTED SUBDIVISION PLAN NOTE:
THIS SUBDIVISION PLAN IS A CORRECTED PLAN TO A PREVIOUSLY APPROVED AND RECORDED PLAN. THIS CORRECTED PLAN WAS MADE TO CORRECT THE FOLLOWING:
1. LOT 1 - UPDATED SQUARE FOOTAGE TO CORRECT SURVEYING ERROR AND REFLECT THE ADDITION OF THE TEMPORARY
2. LOT 2 - TWO BOUNDARY LINE LENGTH LABELS CORRECTED (S & N) AND WESTERLY LOT LINE AND L&L LENGTHENED BY 1.40' TO RESOLVE LOT CLOSURE ERROR.
3. LOT 4 - RESOLVED A TRIANGULAR PORTION OF THE STORMWATER EASEMENT NEAR WINWOOD FARM WAY THAT WAS NOT PART OF THE ORIGINAL EASEMENT WHEN THE PHASE 1 PLAN WAS RECORDED.
4. LOT 10 - UNLATER REBUILT FOOTAGE TO RES SET CLOSURE OF THE LOT, AN INCREASE OF 1 SQUARE FOOT.
THE ORIGINAL WINWOOD FARM SUBDIVISION PLAN WAS RECORDED IN THE CLUMBER AND COUNTY REGISTRY OF DEEDS PLAN BOOK 233 PAGE 388 ON DECEMBER 8, 2023 AS AMENDED BY THE FIRST AMENDED SUBDIVISION PLAN OF WINWOOD FARM SUBDIVISION RECORDED IN DEEDS PLAN BOOK 233 PAGE 388 ON MAY 18, 2024. THE SECOND AMENDED SUBDIVISION PLAN WAS RECORDED IN THE CLUMBER AND COUNTY REGISTRY OF DEEDS PLAN BOOK 233 PAGE 388 ON MAY 28, 2024 AND IS CALLED "2024 SECOND AMENDED SUBDIVISION PLAN OF WINWOOD FARM SUBDIVISION".



APPROVED: TOWN OF FAIRBANKS
PLANNING BOARD

STATE OF MAINE
CLUMBER AND COUNTY REGISTRY OF DEEDS
RECEIVED
AT _____ M AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____ REGISTER

