



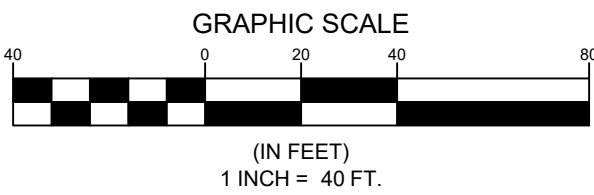
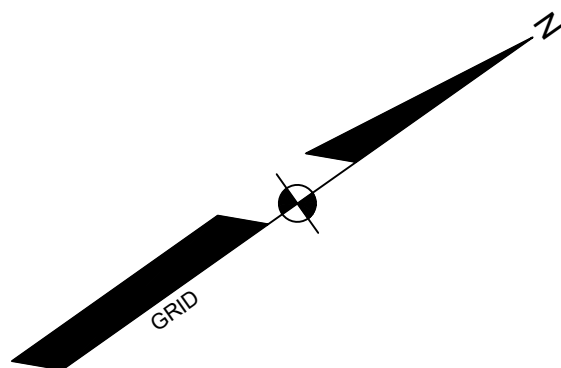
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	DEED LINE/R.O.W.	---
---	ZONE LINE	---
---	ZONE LINE ON PL	---
---	TIE LINE	---
---	SETBACK	---
---	EASEMENT	---
---	BUFFER	---
○	UTILITY POLE	●
T	TRANSFORMER PAD	T
W	WELL	W
TP-1	TEST PIT	TP-1
SOILS		
BUILDING		
EDGE PAVEMENT		
PAVEMENT SAWCUT		
EDGE GRAVEL		

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	UGU
TREELINE		
120 --- 118 ---	CONTOURS	120
---	EDGE WETLAND	---
---	STREAM	---
---	WETLANDS	---
---	WETLANDS & STREAM	---
---	SETBACK	---
---	APPROXIMATE LOCATION OF PROPOSED 20'x40' SEPTIC SYSTEM	---
---	PROPOSED WETLAND IMPACT	---
---	PROPOSED STORMWATER BUFFER	---

NOTES:

1. WETLAND IMPACT:
IMPACT AREA A= 1,415 SF
IMPACT AREA B= 294 SF
IMPACT AREA C= 182 SF
IMPACT AREA D= 1,924 SF
TOTAL IMPACT = 3,795 SF

A TIER 1 NRPA PERMIT IS NOT REQUIRED
2. ALL LOTS SHALL UTILIZE A 12" DIAMETER (MIN.) CULVERT FOR DRIVEWAY INSTALLATION.
3. CONTRACTOR SHALL MODIFY EXISTING GUARD RAIL TO ACCOMMODATE PROPOSED ENTRANCE LAYOUT. COORDINATE ALL WORK WITH MAINE DEPARTMENT OF TRANSPORTATION (MDOT) SOUTHERN REGION OFFICE (207-885-7000). ALL WORK SHALL CONFORM WITH MDOT STANDARD SPECIFICATIONS DATED MARCH 2020.
4. THE APPLICANT SHALL COORDINATE WITH THE TOWN REGARDING THE FINAL LOCATION OF, AND THE PURCHASE/INSTALLATION OF, A COBRA HEAD LIGHT FIXTURE AT THE INTERSECTION OF COOPER RIDGE AND ROOSEVELT TRAIL. THE APPLICANT SHALL ALSO PAY ALL REQUIRED FEES.
5. ACTIVITY WITHIN 75 FEET OF THE STREAM REQUIRES A DEP NRPA PERMIT.



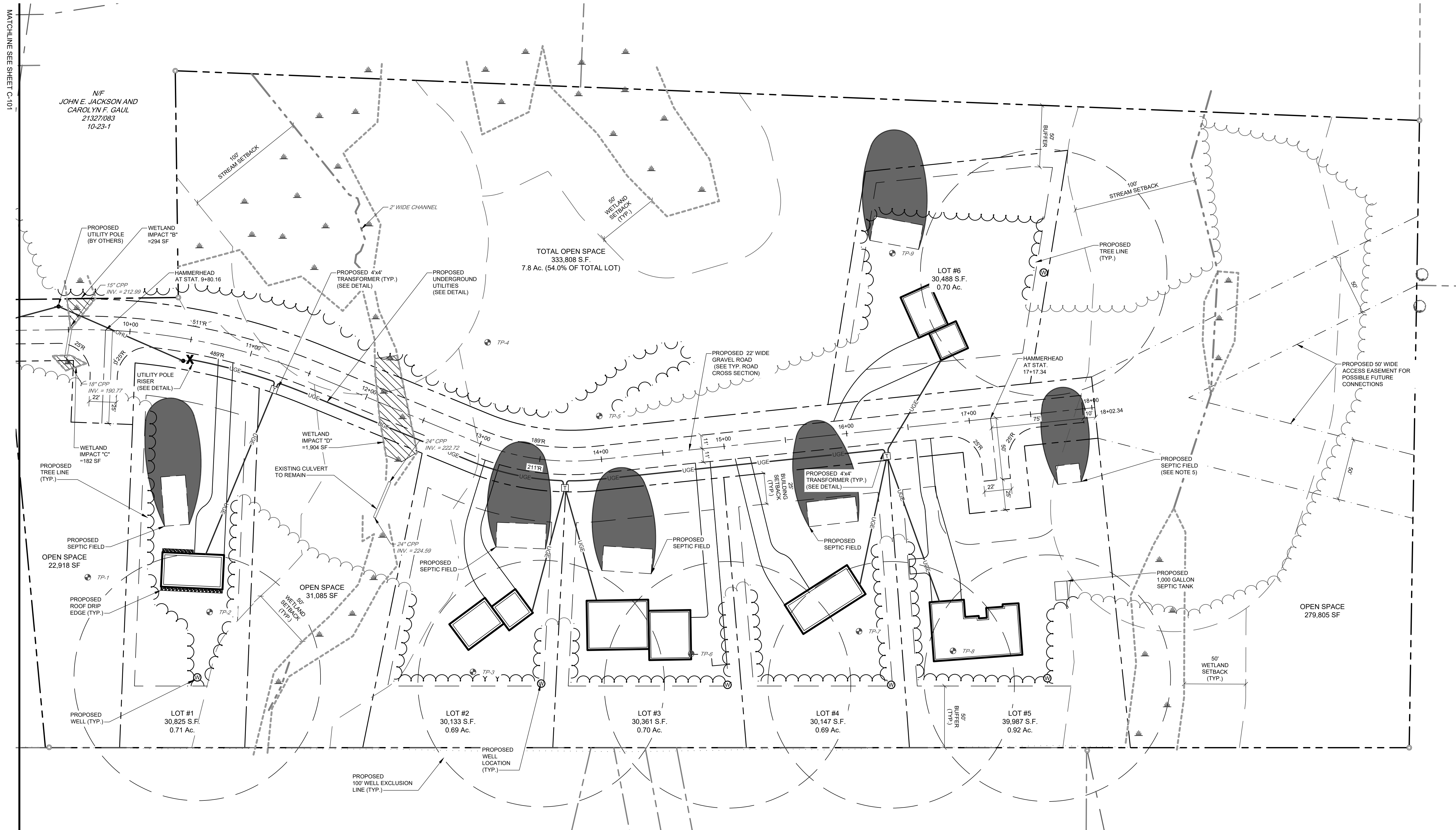
REVISIONS			
NO.	DATE	BY	DESCRIPTION
B	10/20/2025	WAG	ADDED NOTE 5
A	10/06/2025	WAG	SUBMITTED FOR TOWN REVIEW
REV.	BY	DATE	STATUS
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.			

SEBAGO
TECHNIQS
SEBAGOTECHNIQS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-266-2100
South Portland, Bridgton, Sanford and Bath

SITE LAYOUT & UTILITY PLAN
OF:
COLLEY WRIGHT BROOK SUBDIVISION
COPPER RIDGE ROAD
WINDHAM, MAINE
FOR:
SCOTT & LEA HENNIGAR
65 ALBION ROAD
WINDHAM, ME 04092

DESIGNED	WAG
DRAWN	STI
CHECKED	WAG
DATE	08/19/2025
SCALE	1" = 40'
PROJECT	250555

WILLIAM A. GERRISH PE #8830
PROGRESS PRINT
10/20/2025 10:59 AM



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	DEED LINE/R.O.W.	---
---	ZONE LINE	---
---	ZONE LINE ON PL	---
---	TIE LINE	---
---	SETBACK	---
---	EASEMENT	---
---	BUFFER	---
---	UTILITY POLE	---
---	TRANSFORMER PAD	---
---	WELL	---
---	TEST PIT	---
---	SOILS	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	PAVEMENT SAWCUT	---
---	EDGE GRAVEL	---

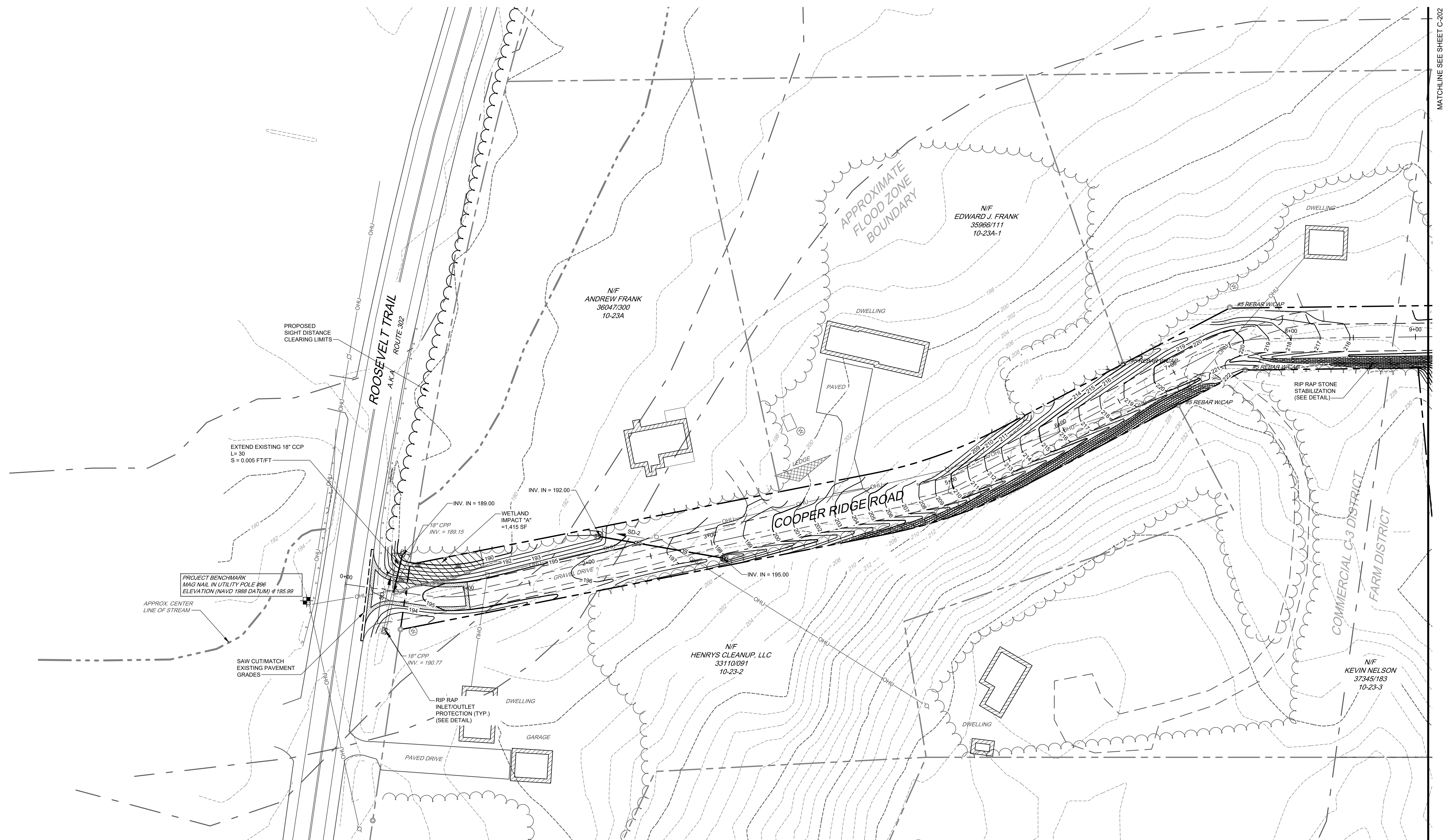
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	OHU	---
---	OVERHEAD UTILITY	---
---	UGU	---
---	UNDERGROUND UTILITY	---
---	TREELINE	---
---	CONTOURS	---
---	EDGE WETLAND	---
---	STREAM	---
---	WETLANDS	---
---	WETLANDS & STREAM	---
---	SETBACK	---
---	APPROXIMATE LOCATION OF PROPOSED 20"x40" SEPTIC SYSTEM	---
---	PROPOSED WETLAND IMPACT	---
---	PROPOSED STORMWATER BUFFER	---
---	APPROXIMATE 10mg-N/L NITRATE PLUME	---

NOTES:

1. WETLAND IMPACT:
IMPACT AREA A= 1,415 SF
IMPACT AREA B= 294 SF
IMPACT AREA C= 182 SF
IMPACT AREA D= 1,924 SF
TOTAL IMPACT = 3,795 SF

A TIER 1 NRPA PERMIT IS NOT REQUIRED
2. ALL LOTS SHALL UTILIZE A 12" DIAMETER (MIN.) CULVERT FOR DRIVEWAY INSTALLATION.
3. CONTRACTOR SHALL MODIFY EXISTING GUARD RAIL TO ACCOMMODATE PROPOSED ENTRANCE LAYOUT. COORDINATE ALL WORK WITH MAINE DEPARTMENT OF TRANSPORTATION (MDOT) SOUTHERN REGION OFFICE (207-885-7000). ALL WORK SHALL CONFORM WITH MDOT STANDARD SPECIFICATIONS DATED MARCH 2020.
4. THE APPLICANT SHALL COORDINATE WITH THE TOWN REGARDING THE FINAL LOCATION OF, AND THE PURCHASE/INSTALLATION OF, A COBRA HEAD LIGHT FIXTURE AT THE INTERSECTION OF COOPER RIDGE AND ROOSEVELT TRAIL. THE APPLICANT SHALL ALSO PAY ALL REQUIRED FEES.
5. ACTIVITY WITHIN 75 FEET OF THE STREAM REQUIRES A DEP NRPA PERMIT.



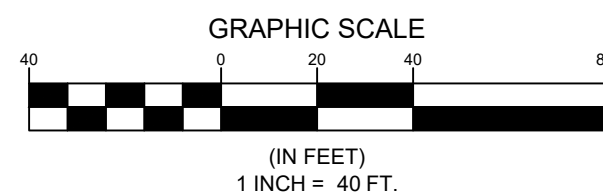
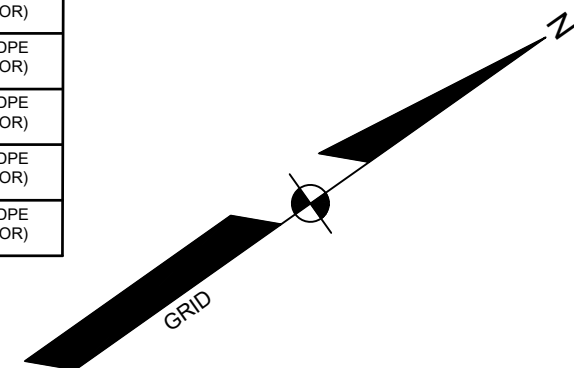
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
_____	PROPERTY LINE, O.W.	
_____	ADJUTER LINE, O. W.	
_____	DEED LINE, O.W.	
_____	ZONE LINE	
	ZONE LINE ON PL	
_____	TIE LINE	
_____	SETBACK	
_____	EASEMENT	
_____	BUFFER	
	UTILITY POLE	
	TRANSFORMER PAD	
	WELL	
	TEST PIT	
_____	SOILS	
	BUILDING	
_____	EDGE PAVEMENT	_____
_____	PAVEMENT SAWCUT	_____
_____	EDGE GRAVEL	_____

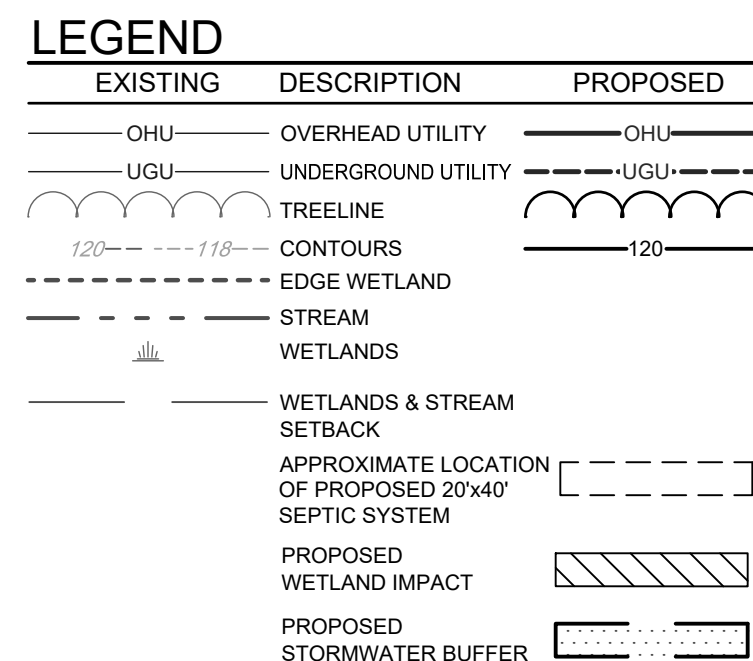
EXISTING	DESCRIPTION	PROPOSED
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	---UGU---
	TREELINE	
120' --- 118'	CONTOURS	120'
-----	EDGE WETLAND	
	STREAM	
-----	WETLANDS	
-----	WETLANDS & STREAM SETBACK	
	APPROXIMATE LOCATION OF PROPOSED 20'x40' SEPTIC SYSTEM	
	PROPOSED WETLAND IMPACT	
	PROPOSED STORMWATER BUFFER	

NOTES:

- WETLAND IMPACT:**
- | | | |
|--------------|----|-----------------|
| IMPACT AREA | A= | 1,415 SF |
| IMPACT AREA | B= | 294 SF |
| IMPACT AREA | C= | 162 SF |
| IMPACT AREA | D= | <u>1,904 SF</u> |
| TOTAL IMPACT | | = 3,795 SF |
- A TIER 1 NRPA PERMIT IS NOT REQUIRED
2. ALL LOTS SHALL UTILIZE A 12" DIAMETER (MIN.) CULVERT FOR DRIVEWAY INSTALLATION.
3. CONTRACTOR SHALL MODIFY EXISTING GRAD DRAIN TO ACCOMMODATE PROPOSED ENTRANCE LAYOUT. COORDINATE ALL WORK WITH MAINE DEPARTMENT OF TRANSPORTATION (MDOT) SOUTHERN REGION OFFICE (207-885-7000). ALL WORK SHALL CONFORM WITH MDOT STANDARD SPECIFICATIONS DATED MARCH 2020.
4. THE APPLICANT SHALL COORDINATE WITH THE TOWN REGARDING THE FINAL LOCATION OF, AND THE PURCHASE/INSTALLATION OF, A COBRA HEAD LIGHT FIXTURE AT THE INTERSECTION OF COOPER RIDGE AND ROOSEVELT TRAIL. THE APPLICANT SHALL ALSO PAY ALL REQUIRED FEES.

PIPE SCHEDULE				
PIPE	PIPE DIAMETER	PIPE LENGTH	PIPE SLOPE (F/T/FT)	TYPE
SD-1	18"	30'	0.005	CORRUGATED HOPE (SMOOTH INTERIOR)
SD-2	12"	100'	0.003	CORRUGATED HOPE (SMOOTH INTERIOR)
SD-3	15"	43'	0.006	CORRUGATED HOPE (SMOOTH INTERIOR)
SD-4	15"	56'	0.018	CORRUGATED HOPE (SMOOTH INTERIOR)
SD-5	18"	75'	0.004	CORRUGATED HOPE (SMOOTH INTERIOR)
SD-6	15"	44'	0.005	CORRUGATED HOPE (SMOOTH INTERIOR)
SD-7	12"	56'	0.018	CORRUGATED HOPE (SMOOTH INTERIOR)





1. **WETLAND IMPACT:**

IMPACT AREA	A=	1,415 SF
IMPACT AREA	B=	294 SF
IMPACT AREA	C=	162 SF
IMPACT AREA	D=	1,904 SF

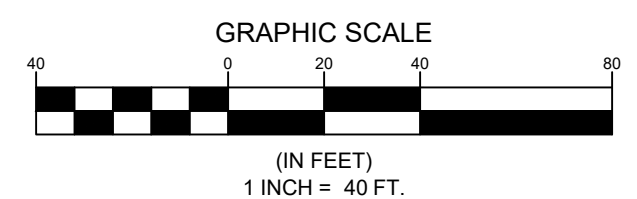
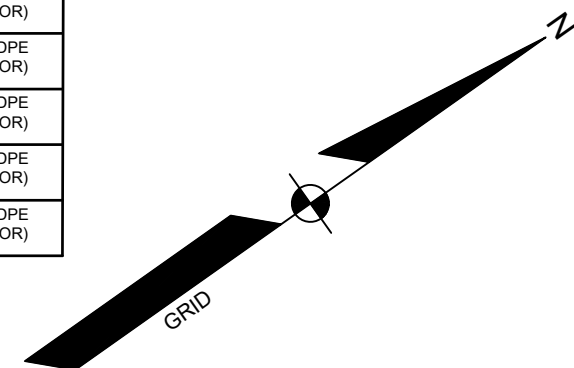
TOTAL IMPACT = 3,795 SF
A TIER 1 NRPA PERMIT IS NOT REQUIRED

2. ALL LOTS SHALL UTILIZE A 12" DIAMETER (MIN.) CULVERT FOR DRIVEWAY INSTALLATION.

3. CONTRACTOR SHALL MODIFY EXISTING GUARD RAIL TO ACCOMMODATE PROPOSED ENTRANCE LAYOUT. COORDINATE ALL WORK WITH MAINE DEPARTMENT OF TRANSPORTATION (MDOT) SOUTHERN REGION OFFICE (207-885-7000). ALL WORK SHALL CONFORM WITH MDOT STANDARD SPECIFICATIONS DATED MARCH 2020.

4. THE APPLICANT SHALL COORDINATE WITH THE TOWN REGARDING THE FINAL LOCATION OF, AND THE PURCHASE/INSTALLATION OF A COBRA HEAD LIGHT FIXTURE AT THE INTERSECTION OF COOPER RIDGE AND ROOSEVELT TRAIL. THE APPLICANT SHALL ALSO PAY ALL REQUIRED FEES.

PIPE SCHEDULE				
PIPE	PIPE DIAMETER	PIPE LENGTH	PIPE SLOPE (FT/FT)	TYPE
SD-1	18"	30'	0.005	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-2	12"	100'	0.03	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-3	15"	43'	0.06	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-4	15"	56"	0.018	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-5	18"	75'	0.04	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-6	15"	44'	0.005	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-7	12"	56"	0.018	CORRUGATED HDPE (SMOOTH INTERIOR)



South Portland, Bridgton, Sanford and Bath

N/F
JOHN E. JACKSON AND
CAROLYN F. GAUL
21327/083
10-23-1

2' WIDE CHANNEL

TOTAL OPEN SPACE
333,808 S.F.
7.8 Ac. (54.0% OF TOTAL LOT)

LOT #6
30,488 S.F.
0.70 Ac.
DRIVEWAY = 1,685 SF
GRASS = 18,383 SF
BUILDING = 1,512 SF
WOODS = 8,908 SF

OPEN SPACE
22,918 SF

LOT #1
30,825 S.F.
0.71 Ac.
GRASS = 13,504 SF
DRIVE = 2,183 SF
BUILDING = 1,625 SF
WOODS = 13,513 SF

OPEN SPACE
31,085 SF

LOT #2
30,133 S.F.
0.69 Ac.
DRIVEWAY = 1,773 SF
BUILDING = 1,512 SF
GRASS = 17,043 SF
WOODS = 9,805 SF

LOT #3
30,361 S.F.
0.70 Ac.
DRIVEWAY = 2,283 SF
BUILDING = 3,360 SF
GRASS = 15,352 SF
WOODS = 9,366 SF

LOT #4
30,147 S.F.
0.69 Ac.
DRIVEWAY = 1,735 SF
BUILDING = 1,680 SF
GRASS = 16,926 SF
WOODS = 9,786 SF

LOT #5
30,987 S.F.
0.62 Ac.
DRIVEWAY = 2,202 SF
BUILDING = 3,012 SF
GRASS = 20,513 SF
WOODS = 14,260 SF

