

GENERAL NOTES

- 1.) THIS PLAN PROVIDES FOR A 17--LOT CLUSTER SUBDIVISION ON OVERLOOK ROAD IN WINDHAM, MAINE.
- 2.) THE EXISTING PARCEL IS 22.20 ACRES, LOCATED IN THE FARM--RESIDENTIAL (FR) ZONING DISTRICT, TAX MAP 10 LOT 30.
- 3.) EXISTING CONDITIONS AND TOPOGRAPHY BASED ON MAINE GIS LIDAR SURVEY AND WAS FIELD VERIFIED BY INSTRUMENT SURVEY PERFORMED BY WAYNE T. WOOD. DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (SEE REFERENCE #1).
- 4.) TOTAL LENGTH OF PROPOSED ROADWAY IS 1,800 FEET.
- 5.) IMPERVIOUS AREA CREATED BY THE PROPOSED ROAD (INCLUDING "T" TURNAROUND), INCLUDING GRAVEL SHOULDERS IS 19,800 S.F.
- 6.) DIMENSIONAL STANDARDS FOR THE FARM--RESIDENTIAL DISTRICT ARE AS FOLLOWS:

ZONING DISTRICT	FR
MIN. LOT AREA	50,000 S.F.
MIN. LOT FRONTAGE	150'
MAX. BLDG. COVERAGE	20%
MIN. FRONT SETBACK	30'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	10'
MAX. BLDG. HEIGHT	35'

- 7.) RESIDENTIAL AREA CALCS:
- | | | |
|----------------------------|---------|------|
| TOTAL PARCEL AREA = | 966,788 | S.F. |
| LESS PORTIONS >25% SLOPE = | 48,500 | S.F. |
| LESS DRAINAGE EASEMENTS = | 34,500 | S.F. |
| LESS WETLANDS = | 127,583 | S.F. |
| RESOURCE PROTECTION ZONE = | 0 | S.F. |
| NET RESIDENTIAL AREA = | 756,205 | S.F. |
- NET RESIDENTIAL DENSITY = 756,205 / 40,000 = 18.9 UNITS (17 PROPOSED)
- 8.) TRAFFIC IS CALCULATED AS FOLLOWS:
- | |
|--|
| 10 TRIPS PER DAY PER DWELLING |
| 17 LOTS |
| = 170 AVERAGE DAILY TRIPS |
| P.M. PEAK HOURS IS 17 TRIPS - 11 ENTERING, 6 EXITING |
| P.M. PEAK IS 5:00~6:00 PM WEEKDAYS |
| (SEE REFERENCE #3) |
- 9.) ALL LOTS SHOWN IN THIS PLAN SET HAVE NO DEEDED ACCESS TO HIGHLAND LAKE

WAIVERS

- 1.) FLOODING STANDARD: GREATER THAN 75% OF THE PROPOSED IMPERVIOUS AND DEVELOPED AREAS FOR THIS PROJECT ARE DEDICATED TO FORESTED BUFFERS LED BY STONE BERMS, AS DESCRIBED IN SECTION 911.J.6 OF THE TOWN OF WINDHAM'S LAND USE ORDINANCE. CALCULATIONS ARE AS FOLLOWS:

TOTAL AREA OF LOTS =	878,868	S.F.
DEVELOPED LOT AREA (ASSUME 50% LOT SIZE DEVELOPED)		
=	439,434	S.F.
TOTAL IMPERVIOUS AREA =	19,800	S.F.
TOTAL AREA TO BE TREATED = (439,434 + 19,800)		
=	459,324	S.F.

IMPERVIOUS AREA TO BE DEDICATED = 16,754 S.F.
 LOT AREA TO BE DEDICATED = 365,814 S.F.
 TOTAL AREA TREATED BY BUFFERS = (16,754 + 365,814)
 = 382,568 S.F.

$$\text{PERCENTAGE TREATED} = (382,568 / 459,324) = 83.3\% > 75\% \rightarrow \text{OK}$$

SEE SHEET 8 (GRADING & UTILITY PLANS) FOR SIZING OF FORESTED BUFFERS AS PER THE STATE OF MAINE STORMWATER BEST PRACTICES MANUAL, VOLUME III, CHAPTER 5, TABLE 5.5 FOR BERM & FLOW PATH LENGTHS.

LEGEND

PROPERTY LINE	
SETBACK	
CENTERLINE OF ROAD	
EXT. PAVEMENT	
PRP. PAVEMENT	
EXT. GRAVEL	
PRP. GRAVEL	
EXT. TEST PIT	
EXT. STOCKADE FENCE	
PRP. RETAINING WALL	
EXT. WETLAND BNDY	
EXT. WETLAND AREA	

SUBDIVISION PLAN
WEEKS FARM SUBDIVISION
OVERLOOK ROAD, WINDHAM, MAINE

FOR:	GREAT LOTS OF MAINE 28 WEARE ROAD SEABROOK, NEW HAMPSHIRE 03874
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ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 60'		APPROVED BY:		DRAWN BY: MJS	
DATE: 06/05/17				REVISION DATE: E : 08/07/17	
JOB NO: C018-17		FILE: WEEKS FARM BASE.DWG		SHEET: 1 OF 1	

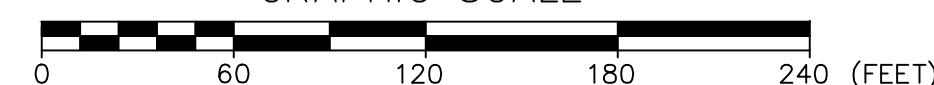
REFERENCES

- 1.) "WEEKS FARM ON OVERLOOK, ALBION ROAD & OVERLOOK ROAD" DATED 03/2017.
PREPARED FOR PAUL HOLLIS BY WANTIE T. WOOD & CO.
- 2.) "PROPOSED IMPROVEMENTS TO OVERLOOK ROAD, WINDHAM, MAINE" DATED 05/24/17
PREPARED FOR GREAT LOTS OF MAINE BY JOHN TURNER CONSULTING.
- 3.) "TRIP GENERATION - INSTITUTE OF TRANSPORTATION ENGINEERS" 2008 PUBLICATION
LAND USE CODE 210: "SINGLE FAMILY DWELLING UNIT"

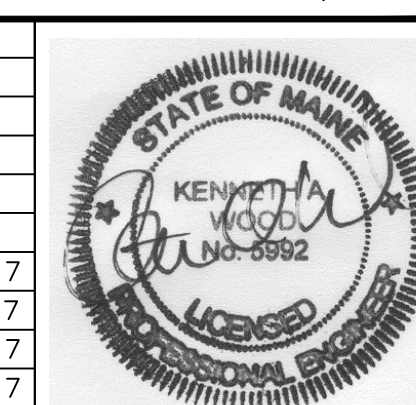
INDEX OF SHEETS

- 1.) SUBDIVISION PLAN
- 2.) GRADING & UTILITY PLAN Pt. 1
- 3.) GRADING & UTILITY PLAN Pt. 2
- 4.) ROADWAY PLAN & PROFILE Pt. 1
- 5.) ROADWAY PLAN & PROFILE Pt. 2
- 6.) SITE DETAILS
- 7.) SITE DETAILS
- 8.) TREATMENT PLAN

GRAPHIC SCALE

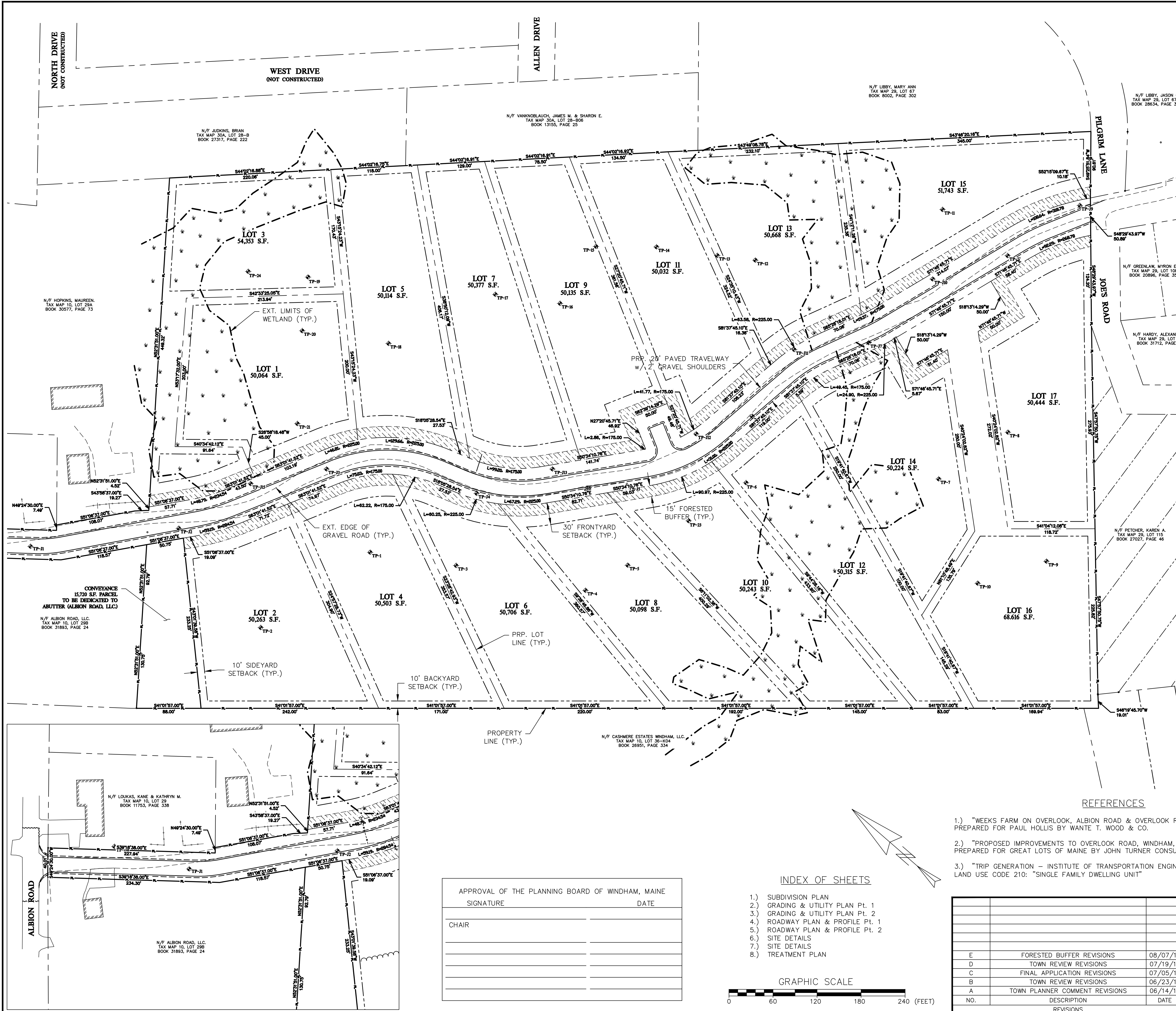


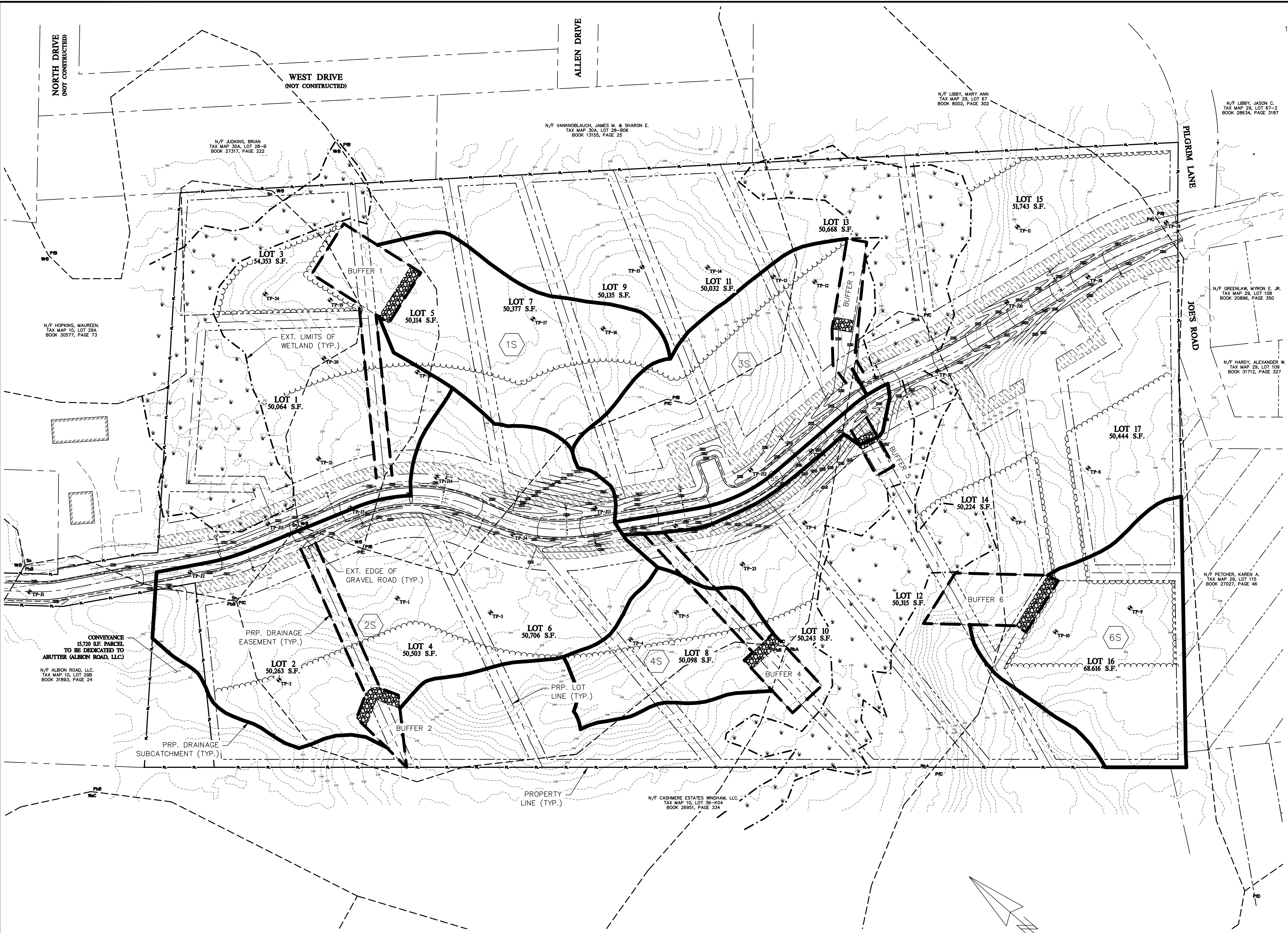
E	FORESTED BUFFER REVISIONS	08/07/11
D	TOWN REVIEW REVISIONS	07/19/11
C	FINAL APPLICATION REVISIONS	07/05/11
B	TOWN REVIEW REVISIONS	06/23/11
A	TOWN PLANNER COMMENT REVISIONS	06/14/11
NO.	DESCRIPTION	DATE
	REVISIONS	



TAX MAP 10, LOT 30

APPROVAL OF THE PLANNING BOARD OF WINDHAM, MAINE	
SIGNATURE	DATE
CHAIR	





WAIVERS

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PERCENTAGE TREATED = (382,568 / 459,324) = 83.3% > 75% -> OK

BERM/FORESTED BUFFER SIZING

FORESTED BUFFERS/BERMS SHOWN ON THIS PAGE ARE DESIGNED BY GUIDELINES PRESENTED IN THE STATE OF MAINE STORMWATER BEST PRACTICES MANUAL, VOLUME III, CHAPTER 5, TABLE 5.5 FOR BERM & FLOW PATH LENGTHS.

BUFFER NO.	IMP. AREA	DEV. AREA	BERM LENGTH	FLOW PATH LENGTH
1	10,817 S.F.	87,810 S.F.	100'/AC. (IMP.) 30'/AC. (DEV.)	100'
DESIGN: $100 * (10,817 / 43,560) = 25'$ $30 * (87,810 / 43,560) = 61'$ => 86' TOTAL BERM LENGTH				
2	7,239 S.F.	63,059 S.F.	125'/AC. (IMP.) 35'/AC. (DEV.)	75'
DESIGN: $125 * (7,239 / 43,560) = 21'$ $35 * (63,059 / 43,560) = 51'$ => 70' TOTAL BERM LENGTH				
3	14,335 S.F.	67,541 S.F.	100'/AC. (IMP.) 30'/AC. (DEV.)	100'
DESIGN: $100 * (14,335 / 43,560) = 33'$ $30 * (67,541 / 43,560) = 46'$ => 79' TOTAL BERM LENGTH				
4	0 S.F.	62,847 S.F.	125'/AC. (IMP.) 35'/AC. (DEV.)	75'
DESIGN: $125 * (0 / 43,560) = 0'$ $35 * (62,847 / 43,560) = 50'$ => 50' TOTAL BERM LENGTH				
5	4,714 S.F.	0 S.F.	100'/AC. (IMP.) 30'/AC. (DEV.)	75'
DESIGN: $125 * (4,714 / 43,560) = 14'$ $35 * (0 / 43,560) = 0'$ => 14' TOTAL BERM LENGTH ADJUSTED TO 25'W x 50'L				
6	4,942 S.F.	84,557 S.F.	125'/AC. (IMP.) 35'/AC. (DEV.)	100'
DESIGN: $100 * (4,942 / 43,560) = 12'$ $30 * (84,557 / 43,560) = 58'$ => 70' TOTAL BERM LENGTH				

1S SUBCATCHMENT

LEGEND	
PRP. FORESTED BUFFER	---
PRP. DRAINAGE ESMT.	---
EXT. WETLAND BNDY	---
EXT. WETLAND AREA	---
PRP. SUBCATCHMENT	---
SOIL TYPE BOUNDARY	---

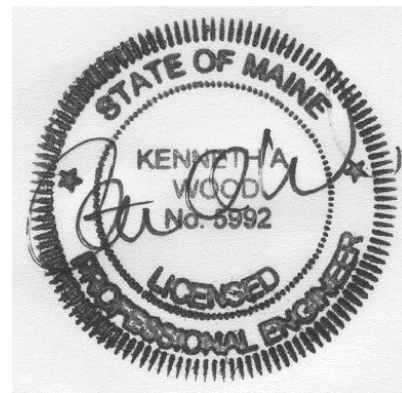
SOILS LEGEND

SYMBOL	SOIL SERIES NAME	HSG	SLOPES
PbB	PAXTON FINE SANDY LOAM	C	3-8%
PtB	PAXTON VERY STONY FINE SANDY LOAM	C	3-8%
PtC	PAXTON VERY STONY FINE SANDY LOAM	C	8-15%
RbA	RIDGEBURY FINE SANDY LOAM	C/D	0-3%
Sn	SCANTIC SILT LOAM	D	0-3%
WbB	WOODBIDGE FINE SANDY LOAM	C	0-8%
WbC	WOODBIDGE VERY STONY FINE SANDY LOAM	C	8-15%

NOTE: SOILS INFORMATION IS TAKEN FROM A CUSTOM SOIL RESOURCE REPORT FOR CUMBERLAND COUNTY, MAINE, MEDIUM INTENSITY. INFORMATION GATHERED FROM THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS). SURVEY AREA DATA IS VERSION 12, DATED 09/15/16.



A	FORESTED BUFFER REVISIONS	08/07/17
NO.	DESCRIPTION	DATE
	REVISIONS	



TREATMENT PLAN WEEKS FARM SUBDIVISION OVERLOOK ROAD, WINDHAM, MAINE		
FOR: GREAT LOTS OF MAINE 28 WEARE ROAD SEABROOK, NEW HAMPSHIRE 03874		
ATTAR ENGINEERING, INC. CIVIL ♦ STRUCTURAL ♦ MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128		
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