



CONDITION OF APPROVAL

Approval is dependent upon, and limited to, the proposals and plans contained in the application dated xxxxx x, xxxx, as amended xxxxx xx, xxxx, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning board or the Town Planner in accordance with section 913 of the Subdivision Ordinance.

- PLAN REFERENCES**
1. "Amended Plan of Land on Overlook Road in Windham, Maine for John C. & Mary A. Libby" dated August 2003 by Daniel T. C. LaPoint.
 2. "Standard Boundary Survey on Allen Road & Albion Road ~ Windham, Maine for Town of Windham" dated April 1996 by Wayne T. Wood.
 3. "Plan of Allen Acres ~ Windham, Maine" dated May 21, 1965 by E. A. Saunders recorded in Plan Book 68 on Page 35.
 4. "Definition of a Portion of the Right of Way Overlook Road, Windham, Maine made for Overlook Park Association" by James Lauzier dated Technologies, Inc. 9/10/84 recorded in Plan Book 192 Page 336.
 5. "Plan of Land on Overlook Road in Windham, Maine for John C. & Mary A. Libby" dated January 1984 by Daniel T. C. LaPoint recorded in Plan Book 152 on Page 64.
 6. "Plan of Overlook Park ~ Windham, Maine owned by Chester D. Swan" dated June 1936 by Ralph P. Cummings recorded in Plan Book 23 on Page 26.
 7. "Highland Lake Vista ~ Windham, Maine owned by Chester D. Swan" by E. A. Rand recorded 6/29/1931 in Plan Book 20 on Page 20.
 8. "Plan of Lots in Town of Windham ~ Highland Lake ~ Maine" recorded 9/24/1923 in Plan Book 15 on Page 42.
 9. "Final Major Subdivision Plan of Patriots Way subdivision Albion Road, Windham, Maine for CMA Carpentry" by Sebago Technics dated 8/30/05 recorded in Plan Book 207 Page 110.
 10. "Plan of Land on Overlook Road in Windham, Maine for John Libby" by Wayne T. Wood & Co. dated August 2016.
 11. "Plan Depicting the Results of a Boundary Survey and Proposed Land Division made for Harlow G. Sternberg ~ Southeasterly sideline of the Albion Road & Northwestern Portion of Overlook Road, Windham, Maine" by Nadeau Land Surveys dated 9/11/14.

Approved by the Town of Windham Planning Board:

Signed: _____

Date: _____

WAIVERS GRANTED

Flooding Standard: Section 911.J.6

0 60 120 180

- NOTES**
1. Owner of record is Ralph W. Weeks by deed recorded in the Cumberland County Registry of Deeds in book 2331 page 370.
 2. All bearings are referenced to Magnetic North as observed in March 2017 and calculated from angles of an actual on the ground survey.
 3. This property is shown as Lot 30 on Tax Map 10 and is in the Farm Residential Zone.
 4. The Topography shown on this plan is from the Maine GIS lidar survey with field verification.
 5. Soils and Wetlands Information is from Mark Cenci Geologic.
 6. The total area of the parcel is 22.20 acres.
 7. There are no areas on this property that fall within any special flood hazard zones as defined by FEMA.
 8. There are no areas within or adjacent to this property that are listed or eligible to be listed on the National Register of Historic Places or have been identified by the Maine Historic Preservation Commission as sensitive.
 9. This property is not located within or adjacent to any area identified by the Maine Department of Inland Fisheries and Wildlife "Beginning with Habitat Project" or within the Comprehensive Plan as environmentally sensitive.
 10. The "Forested Buffers" and the "Stormwater Buffers" as shown on this plan shall remain in their natural state with the exception of 20' wide openings for driveways through the Forested Buffers. The removal of any dead or diseased trees is allowed. These buffers will be marked on the ground prior to construction. The Stormwater Buffers will have permanent markers at all corners.
 11. All lots shown on this plan have no deeded access to Highland Lake.
 12. Reference is made to the engineering plans as prepared by Attor Engineering, Inc. and submitted as part of this approval.
 13. No cutting of trees beyond the treeline shown on this plan is allowed for 5 years from the date of approval except for dead or diseased trees.
 14. All roads in this subdivision shall remain private roads to be maintained by the developer, lot owners, or road association, and shall not be offered for acceptance or maintained, by the Town of Windham until they meet all municipal street design and construction standards.
 15. This plan is an amendment to the final plan of "Weeks Farm on Overlook" as approved by the Town of Windham Planning Board on July 24, 2017 by changing stormwater buffer #3 and the tree line on Lot 10-30-13.

NET RESIDENTIAL ACERAGE CALCULATION

Total Lot Area	987,386 sq.ft.
Wetland Slopes	127,012 sq.ft.
Sleep Slopes	48,500 sq.ft.
Rights of Way	87,905 sq.ft.
Flood Zone	0 sq.ft.
Resource Protection	0 sq.ft.
Wildlife Areas	0 sq.ft.
Botanical Areas	0 sq.ft.
Net Residential Acreage	703,949 sq.ft.
Zoning Density	40,000 sq.ft.
Lots Allowed	17.60 lots

State of Maine, Cumberland ss.
Registry of Deeds
Received _____ 20____
at _____ m _____ and recorded in
Plan Book _____ Page _____
Attest: _____ Register

Final Amended Plan
Weeks Farm on Overlook
On
Albion Road & Overlook Road
Windham, Maine
For
Great Lots of Maine
19 Main Road, Windham, ME 05087

WAYNE T. WOOD & CO.
Gray, Maine 04039
Drawn By: WW/KW
Scale: 1"=60'
Draw. No. 1 of 1
Blk.No.

(207)657-3330
Date August 2017
Job No. 216165