

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 CALCULATIONS:

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

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 =	361,164 S.F.
TOTAL AREA TREATED BY BUFFERS = (16,754 + 361,164)	377,918 S.F.

PERCENTAGE TREATED = (377,918 / 459,324) = 82.2% > 75% -> OK

SEE SHEETS 2 & 3 (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.

REFERENCES

- 1.) "WEEKS FARM ON OVERLOOK, ALBION ROAD & OVERLOOK ROAD" DATED 03/2017. PREPARED FOR PAUL HOLLIS BY WANTE 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.

LEGEND

PROPERTY LINE	— — — — —
SETBACK	- - - - -
CENTERLINE OF ROAD	- - - - -
EXT. PAVEMENT	=====
PRP. PAVEMENT	=====
EXT. GRAVEL	=====
PRP. GRAVEL	=====
EXT. TEST PIT	⊕
EXT. STOCKADE FENCE	— o — o — o — o —
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

ATTAR ENGINEERING, INC.

CIVIL ♦ STRUCTURAL ♦ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 60'

DATE: 06/05/17

APPROVED BY: MJS

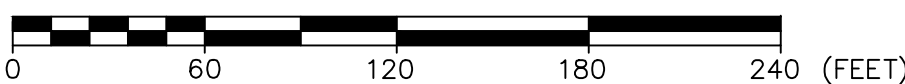
REVISION DATE: 06/05/17

JOB NO: C018-17 FILE: WEEKS FARM BASE.DWG SHEET: 1 OF 7

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

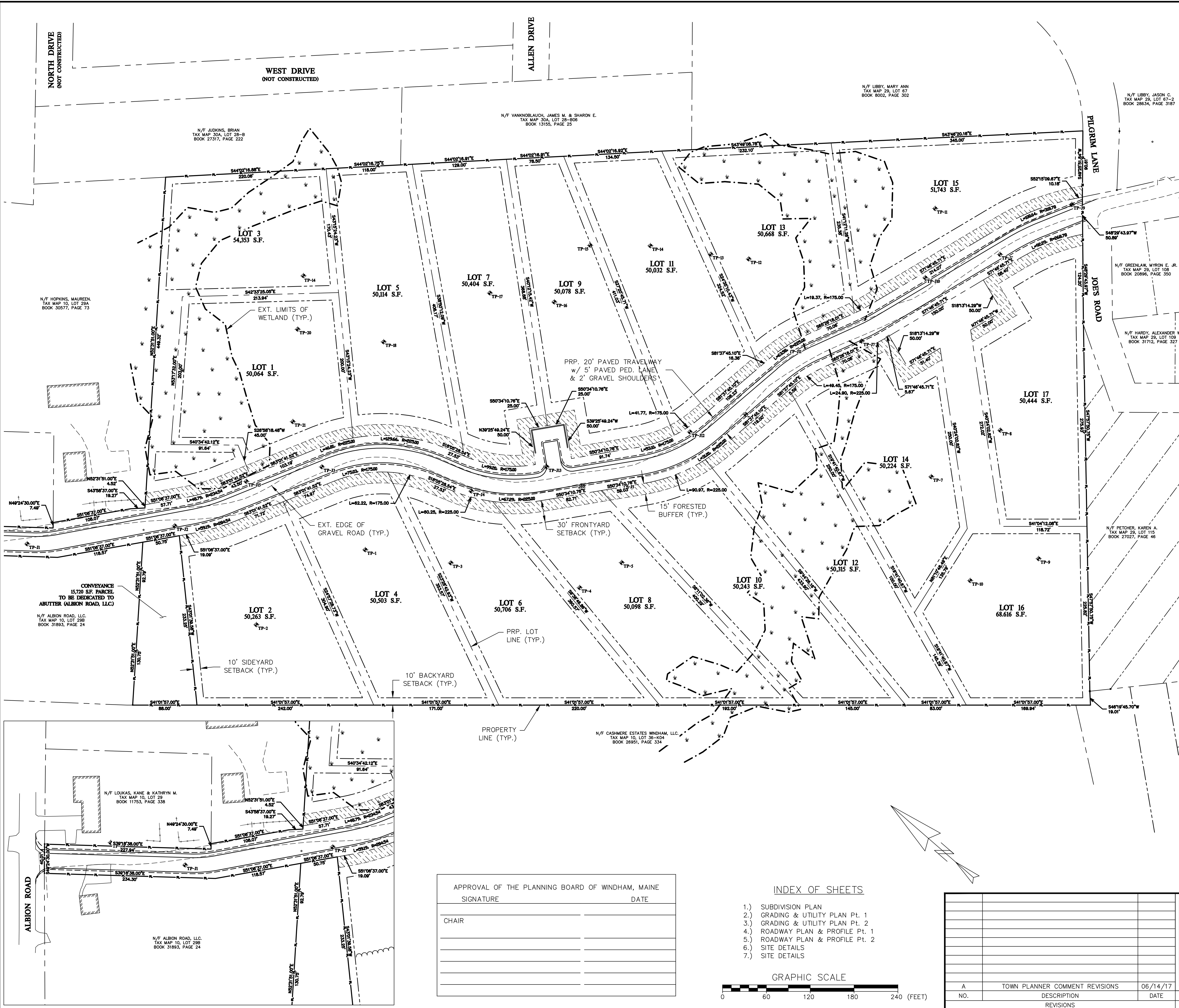
GRAPHIC SCALE

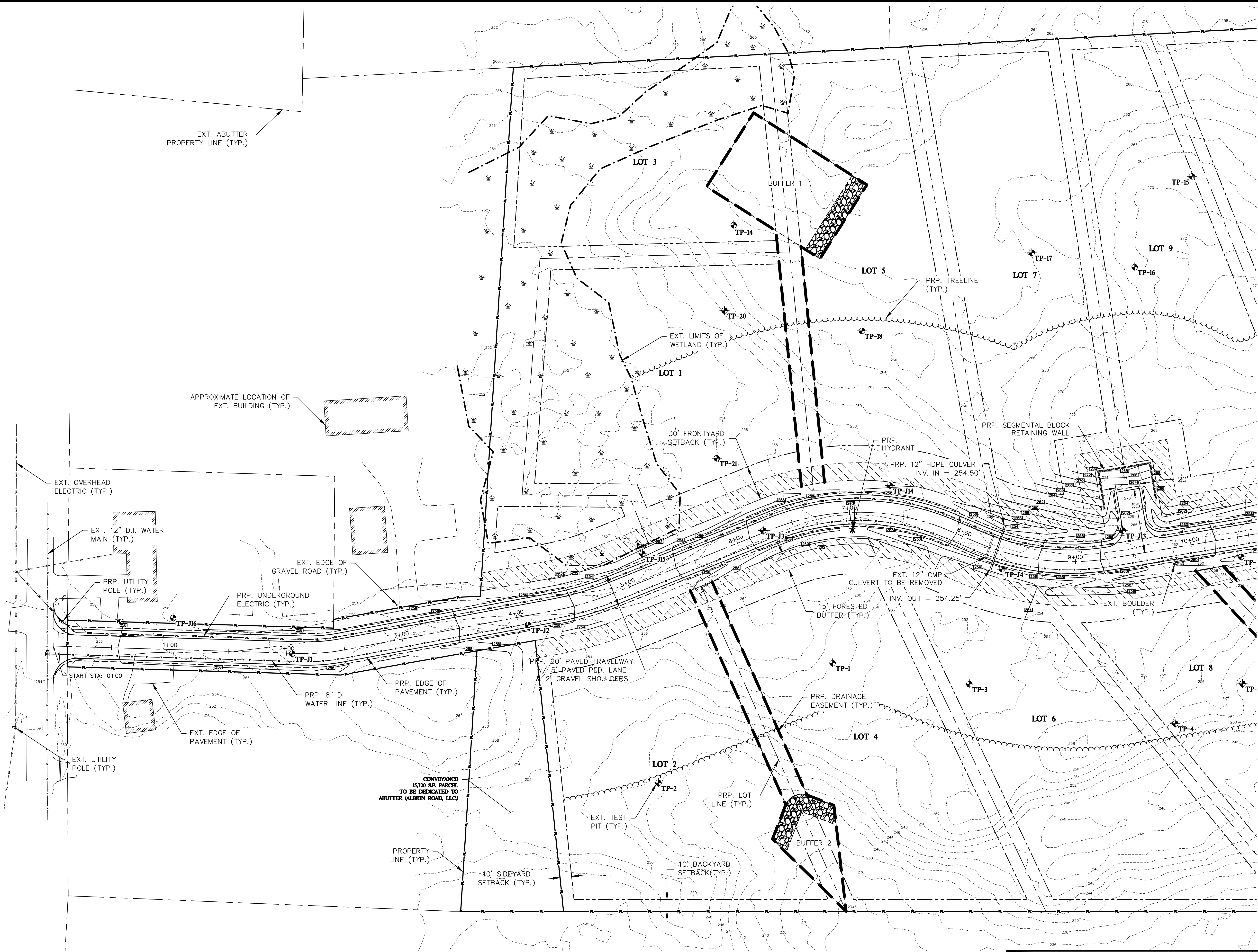


APPROVAL OF THE PLANNING BOARD OF WINDHAM, MAINE

SIGNATURE DATE

CHAIR	





GENERAL NOTES

- 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.
- PROPOSED LOTS WILL BE SERVICED BY PUBLIC WATER AND INDIVIDUAL, ON-SITE WASTEWATER FIELDS. ALL WATER AND SEWER CONSTRUCTION SHALL BE COORDINATED WITH THE RESPECTIVE DEPARTMENT/DISTRICT AND SHALL MEET THE APPROPRIATE DEPARTMENT/DISTRICT STANDARDS FOR CONSTRUCTION AND MATERIALS (PORTLAND WATER DISTRICT).
- ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL (UNLESS NOTED OTHERWISE). PROPER TRENCHING AND BACKFILLING ARE VITAL TO THE LONG TERM PERFORMANCE AND DURABILITY OF HDPE CULVERT INSTALLATIONS. SEE HDPE CULVERT TRENCH DETAIL.
- PROPOSED UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. CENTRAL MAINE POWER (CMP) WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION. COORDINATION WITH CMP IS REQUIRED PRIOR TO CONSTRUCTION.
- 12" DIAMETER DRIVEWAY CULVERTS WILL BE REQUIRED FOR LOTS 6 THRU 17. A MINIMUM OF 12" OF SOIL COVER SHALL BE MAINTAINED OVER ALL DRIVEWAY CULVERTS. DRIVEWAY CULVERT LOCATIONS SHALL BE STAKED IN THE FIELD AND REVIEWED WITH THE TOWN ENGINEER OR CODE ENFORCEMENT STAFF PRIOR TO FINAL INSTALLATION. DRIVEWAY CULVERT INSTALLATIONS SHALL BE COMPLETE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPATION. IF THESE CONDITIONS ARE MET, CULVERTS MAY BE INSTALLED BY LOT OWNERS/BUILDERS.

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				

LEGEND

PROPERTY LINE	---
SETBACK	---
CENTERLINE OF ROAD	---
EXT. PAVEMENT	---
PRP. PAVEMENT	---
EXT. GRAVEL	---
PRP. GRAVEL	---
EXT. TEST PIT	⬮
EXT. POWER POLE	⬮
EXT. STOCKADE FENCE	---
PRP. RETAINING WALL	---
EXT. OVERHEAD ELEC	OHU
PRP. U.G. ELECTRIC	UGU
EXT. STORM LINE	D
PRP. STORM LINE	D
PRP. TREELINE	---
EXT. MAJOR CONTOUR	---
EXT. MINOR CONTOUR	---
PRP. MAJOR CONTOUR	---
PRP. MINOR CONTOUR	---
EXT. WETLAND BNDY	---
EXT. WETLAND AREA	---

TAX MAP 10, LOT 30

GRADING & UTILITY PLAN Pt.1
WEEKS FARM SUBDIVISION
OVERLOOK ROAD, WINDHAM, MAINE

FOR: GREAT LOTS OF MAINE
28 WEARE ROAD
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PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:

1" = 40'

DATE:

06/05/17

APPROVED BY:

DRAWN BY:

MJS

REVISION DATE:

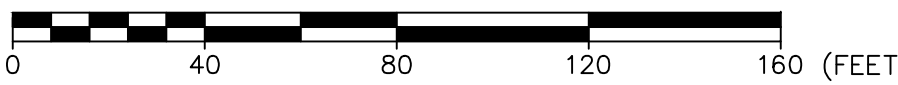
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JOB NO: C018-17

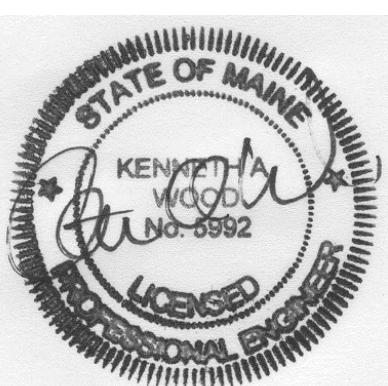
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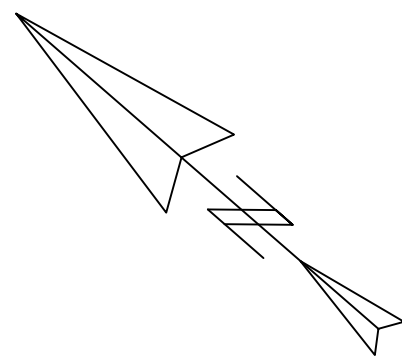
SHEET: 2 OF 7

GRAPHIC SCALE



A	TOWN PLANNER COMMENT REVISIONS	06/14/17
NO.	DESCRIPTION	DATE
REVISIONS		



A circular professional engineer seal for the State of Maine. The outer ring contains the text "STATE OF MAINE" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the name "KENNETH A. WOOD" is printed above the handwritten signature "K. A. Wood". Below the signature is the license number "No. 5992". At the bottom of the inner circle, the word "LICENSED" is printed.

JOB NO: C018-17	FILE: WEEKS FARM BASE.DWG	SHEET: 3 OF
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- LEGEND
- Iron Pipe or Pin Found
 - Stone Monument Found
 - ⊙ 5/8" Capped Rebar To Be Set
 - ⊘ Utility Pole
 - N/F Now or Formerly of
 - (22,313/304) CCRD Deed Reference#
 - 12 Original Lot Number
 - 258 Contour Line
 - Setback Line
 - - - Property Line
 - - - Easement Line

- PLAN REFERENCES
- "Amended Plan of Land on Overlook Road in Windham, Maine for John C. & Mary A. Libby" dated August 2003 by Daniel T. C. LoPoint.
 - "Standard Boundary Survey on Allen Road & Albion Road ~ Windham, Maine for Town of Windham" dated April 1996 by Wayne T. Wood.
 - "Plan of Allen Acres ~ Windham, Maine" dated May 21, 1965 by E. A. Saunders recorded in Plan Book 68 on Page 35.
 - "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.
 - "Plan of Land on Overlook Road in Windham, Maine for John C. & Mary A. Libby" dated January 1984 by Daniel T. C. LoPoint recorded in Plan Book 152 on Page 64.
 - "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.
 - "Highland Lake Vista ~ Windham, Maine owned by Chester D. Swan" by E. A. Rond recorded 6/29/1931 in Plan Book 20 on Page 20.
 - "Plan of Lots in Town of Windham ~ Highland Lake ~ Maine" recorded 9/24/1923 in Plan Book 15 on Page 42.
 - "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.
 - "Plan of Land on Overlook Road in Windham, Maine for John Libby" by Wayne T. Wood & Co. dated August 2016.
 - "Plan Depicting the Results of a Boundary Survey and Proposed Land Division made for Harlow G. Sternberg ~ Southeasterly sideline of the Albion Road & Northwesterly Portion of Overlook Road, Windham, Maine" by Nadeau Land Surveys dated 9/11/14.

Approved by the Town of
Windham Planning Board:

Signed: _____

Date: _____



NOTES

- Owner of record is Ralph W. Weeks by deed recorded in the Cumberland County Registry of Deeds in book 2331 page 370.
- All bearings are referenced to Magnetic North as observed in March 2017 and calculated from angles of an actual on the ground survey.
- This property is shown as Lot 30 on Tax Map 10 and is in the Farm Residential Zone.
- The Topography shown on this plan is from the Maine GIS lidar survey with field verification.
- Soils and Wetlands information is from Mark Cenci Geologic.
- The total area of the parcel is 22.20 acres.

NET RESIDENTIAL ACERAGE CALCULATION

Total Lot Area	967,214 sq.ft.
Wetlands	125,482 sq.ft.
Steep Slopes	17,769 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 Agerage	736,058 sq.ft.
Zoning Density	40,000 sq.ft.
Lots Allowed	18.40 lots

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

Preliminary Plan

Weeks Farm on Overlook
On
Albion Road & Overlook Road
Windham, Maine
For
Paul Hollis
28 Weeks Road ~ Sebok, NH 03674

WAYNE WOOD & CO.
Gray, Maine 04039
Drwn. By: WLW/KIW
Scale: 1"=60'
Drwg. No. 1 of 1
Bk.No. _____

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