

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	—○—○—○—○—
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:

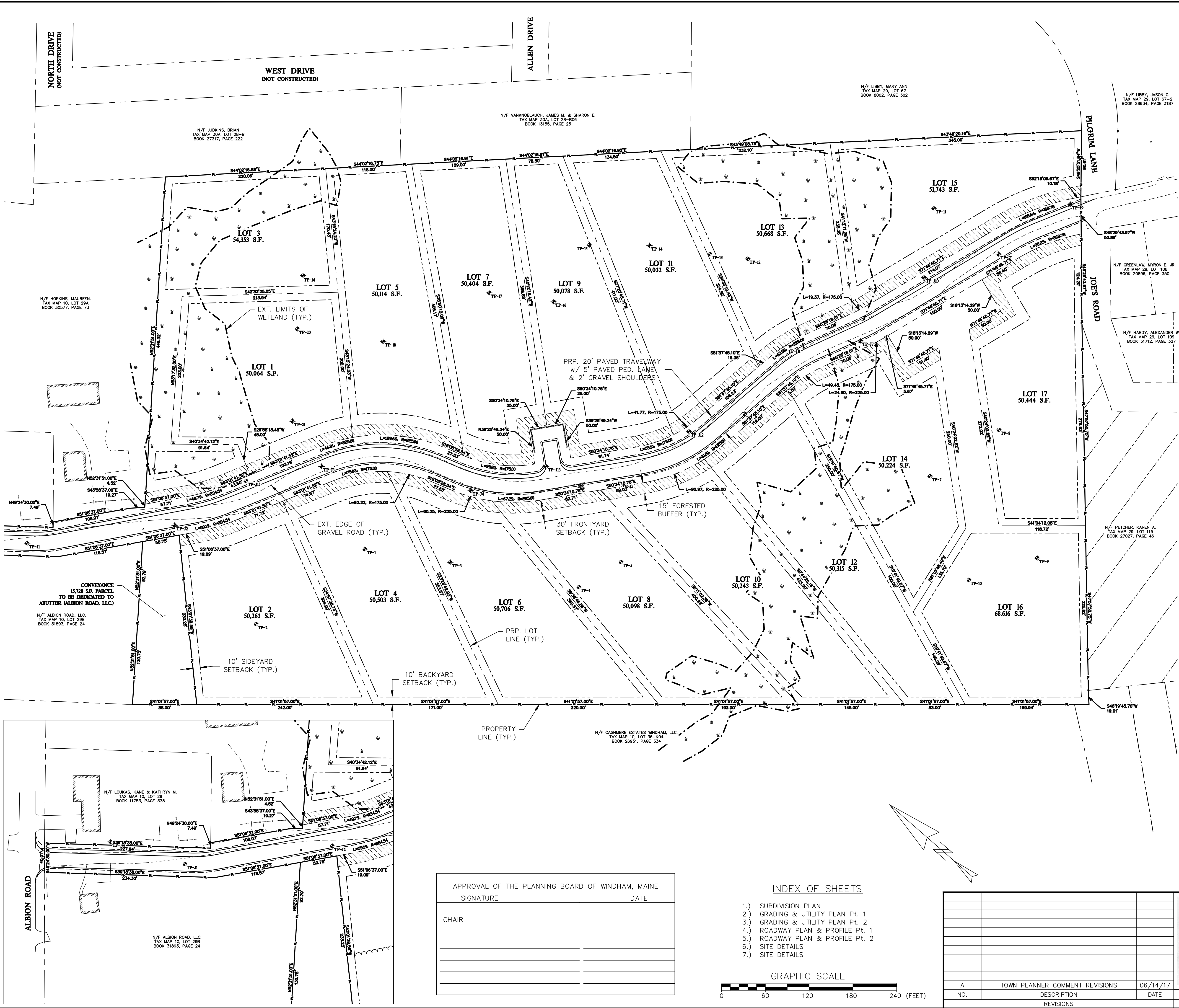
DRAWN BY:

MJS

REVISION DATE:

A : 06/14/17

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

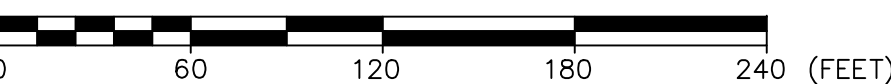


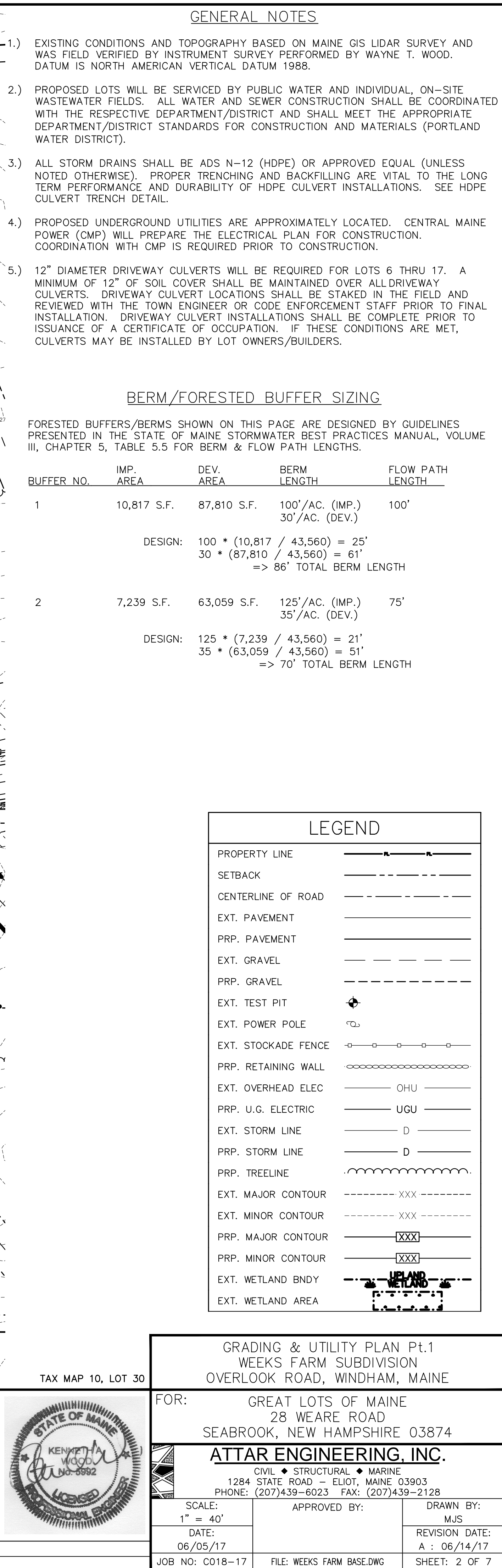
APPROVAL OF THE PLANNING BOARD OF WINDHAM, MAINE	
SIGNATURE	DATE
CHAIR	

INDEX OF SHEETS
















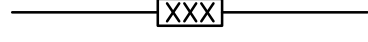





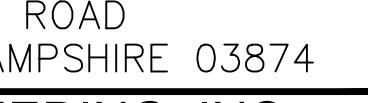
- 1.) SUBDIVISION PLAN
2.) GRADING & UTILITY PLAN Pt. 1
3.) GRADING & UTILITY PLAN Pt. 2
4.) ROADWAY PLAN & PROFILE Pt. 1
5.) ROADWAY PLAN & PROFILE Pt. 2
6.) SITE DETAILS
7.) SITE DETAILS


GRAPHIC SCALE





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	
PRP. U.G. ELECTRIC	
EXT. STORM LINE	
PRP. STORM LINE	
PRP. TREELINE	
EXT. MAJOR CONTOUR	
EXT. MINOR CONTOUR	
PRP. MAJOR CONTOUR	
PRP. MINOR CONTOUR	
EXT. WETLAND BNDY	
EXT. WETLAND AREA	

	GRADING & UTILITY PLAN Pt.1 WEEKS FARM SUBDIVISION OVERLOOK ROAD, WINDHAM, MAINE		
	FOR: GREAT LOTS OF MAINE 28 WEARE ROAD SEABROOK, NEW HAMPSHIRE 03874		
	<u>ATTAR ENGINEERING, INC.</u> CIVIL ♦ STRUCTURAL ♦ MARINE 1284 STATE ROAD – ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128		
SCALE: 1" = 40' DATE: 06/05/17	APPROVED BY:		DRAWN BY: MJS REVISION DATE: A : 06/14/17 SHEET: 2 OF 7
JOB NO: C018-17		FILE: WEEKS FARM BASE.DWG	

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.

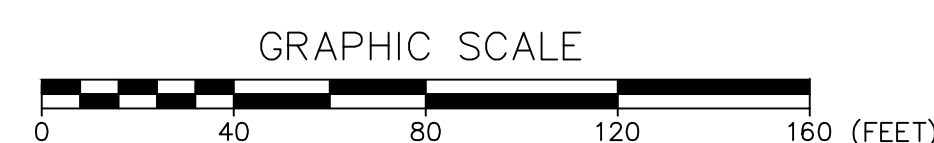
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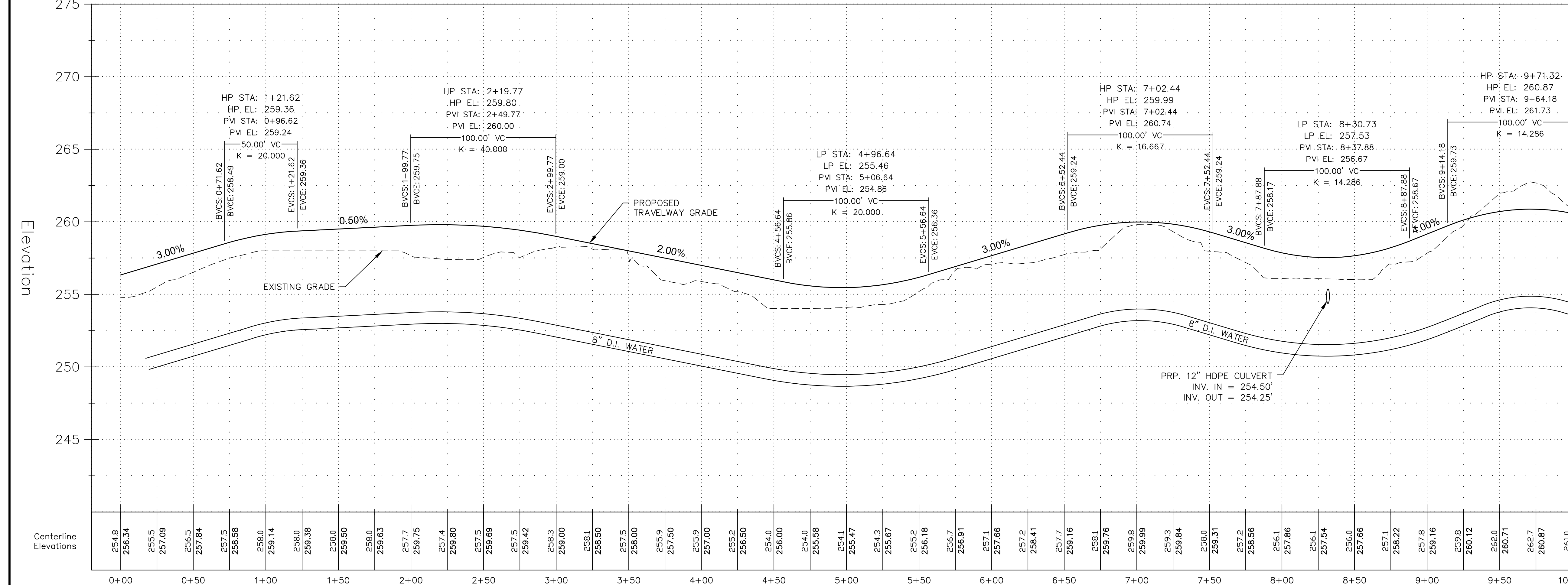
PROPERTY LINE	
SETBACK	
CENTERLINE OF ROAD	
EXT. PAVEMENT	
PRP. PAVEMENT	
EXT. GRAVEL	
PRP. GRAVEL	
EXT. TEST PIT	
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EXT. MINOR CONTOUR	
PRP. MAJOR CONTOUR	
PRP. MINOR CONTOUR	
EXT. WETLAND BNDY	
EXT. WETLAND AREA	

06/05/17	A : 06/14,
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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 license number "No. 5992". A stylized signature is written across the center of the seal, and the word "LICENSED" is printed at the bottom.

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





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	
PRP. U.G. ELECTRIC	
EXT. STORM LINE	
PRP. STORM LINE	
EXT. MAJOR CONTOUR	
EXT. MINOR CONTOUR	
PRP. MAJOR CONTOUR	
PRP. MINOR CONTOUR	
EXT. WETLAND BNDY	
EXT. WETLAND AREA	

TAX MAP 10, LOT 30

ROADWAY PLAN & PROFILE Pt.1
WEEKS FARM SUBDIVISION
OVERLOOK ROAD, WINDHAM, MAINE

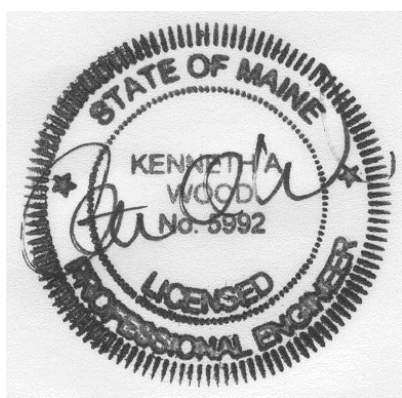
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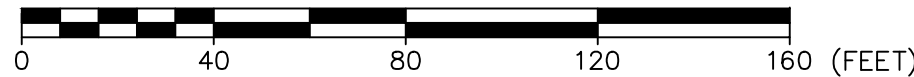
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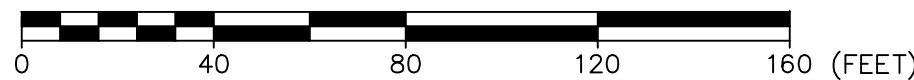
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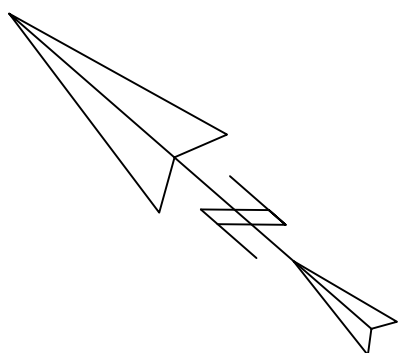
PLAN VIEW GRAPHIC SCALE

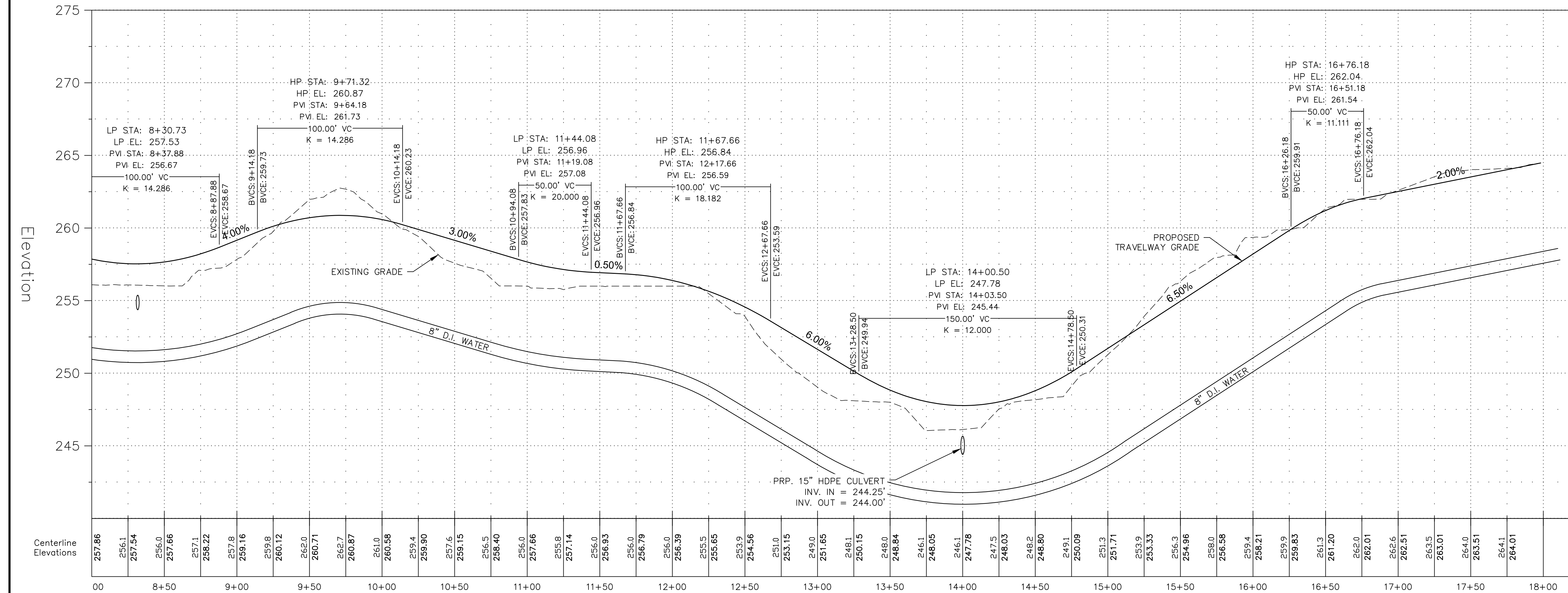


PROFILE VIEW HORZ. SCALE



PROFILE VIEW VERT. SCALE





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	
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EXT. STORM LINE	D
PRP. STORM LINE	D
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	XXX
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	XXX
EXT. WETLAND BNDY	
EXT. WETLAND AREA	

ROADWAY PLAN & PROFILE Pt.2
WEEKS FARM SUBDIVISION
OVERLOOK ROAD, WINDHAM, MAINE

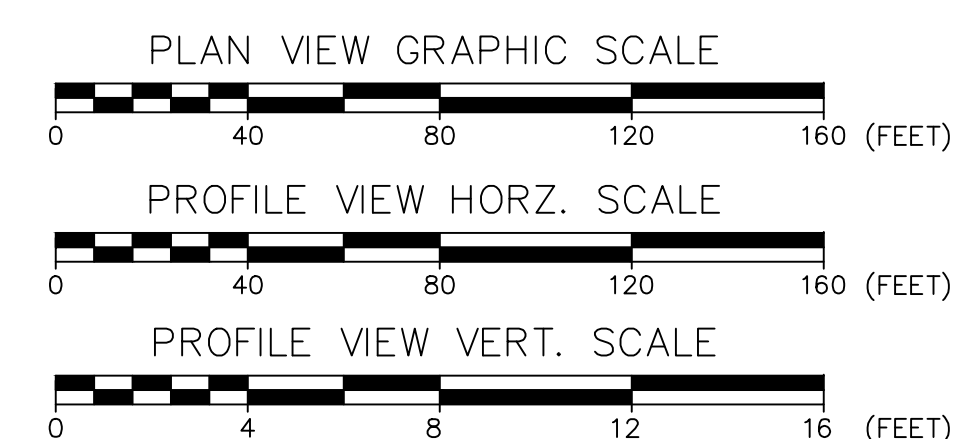
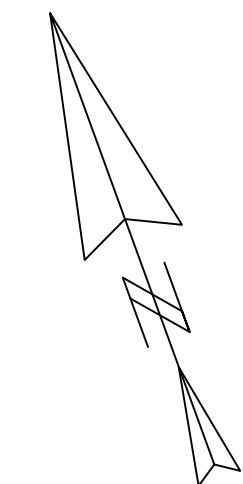
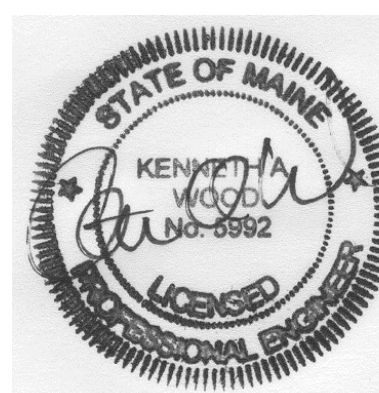
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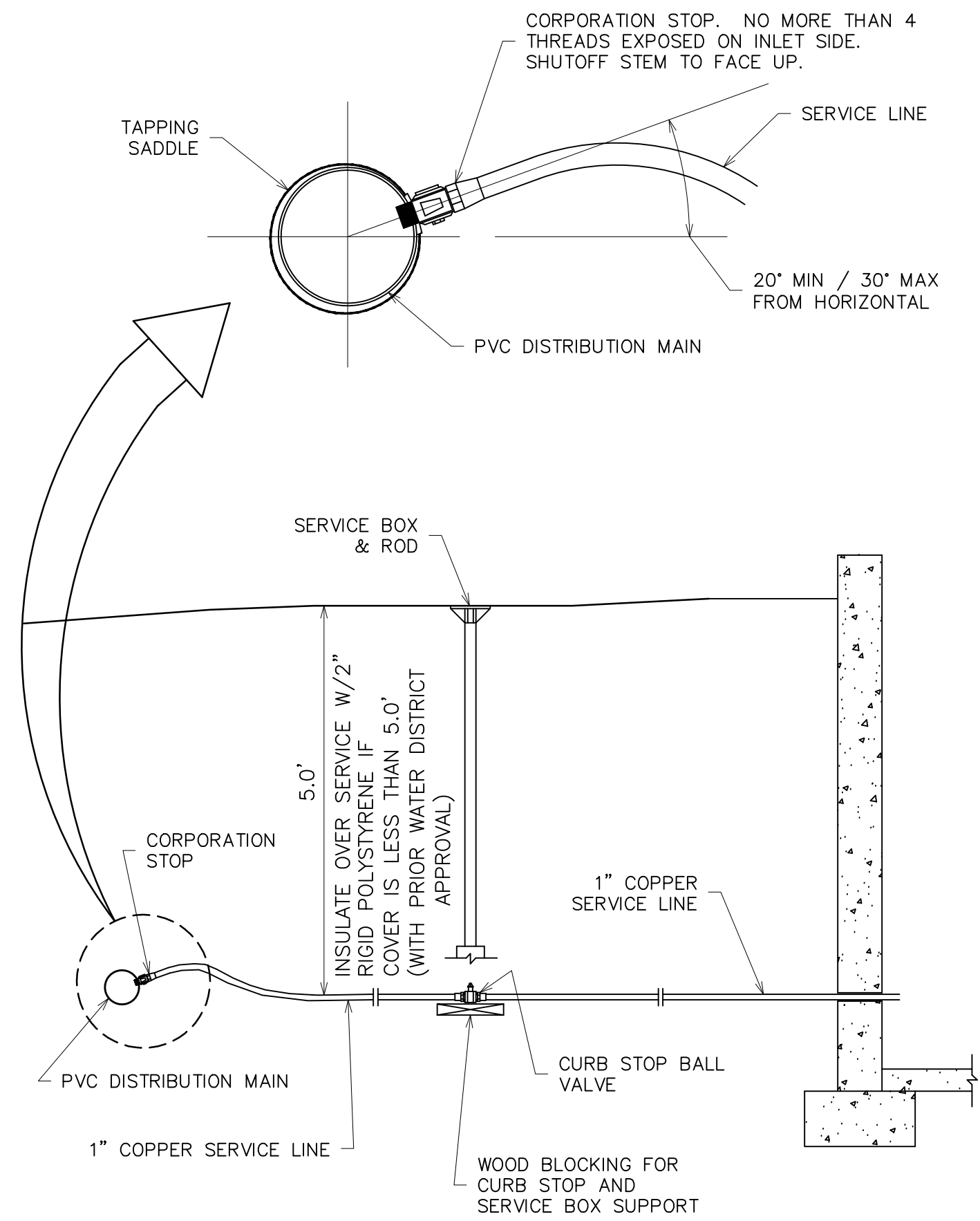
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DATE: 05/17	REVISION DATA
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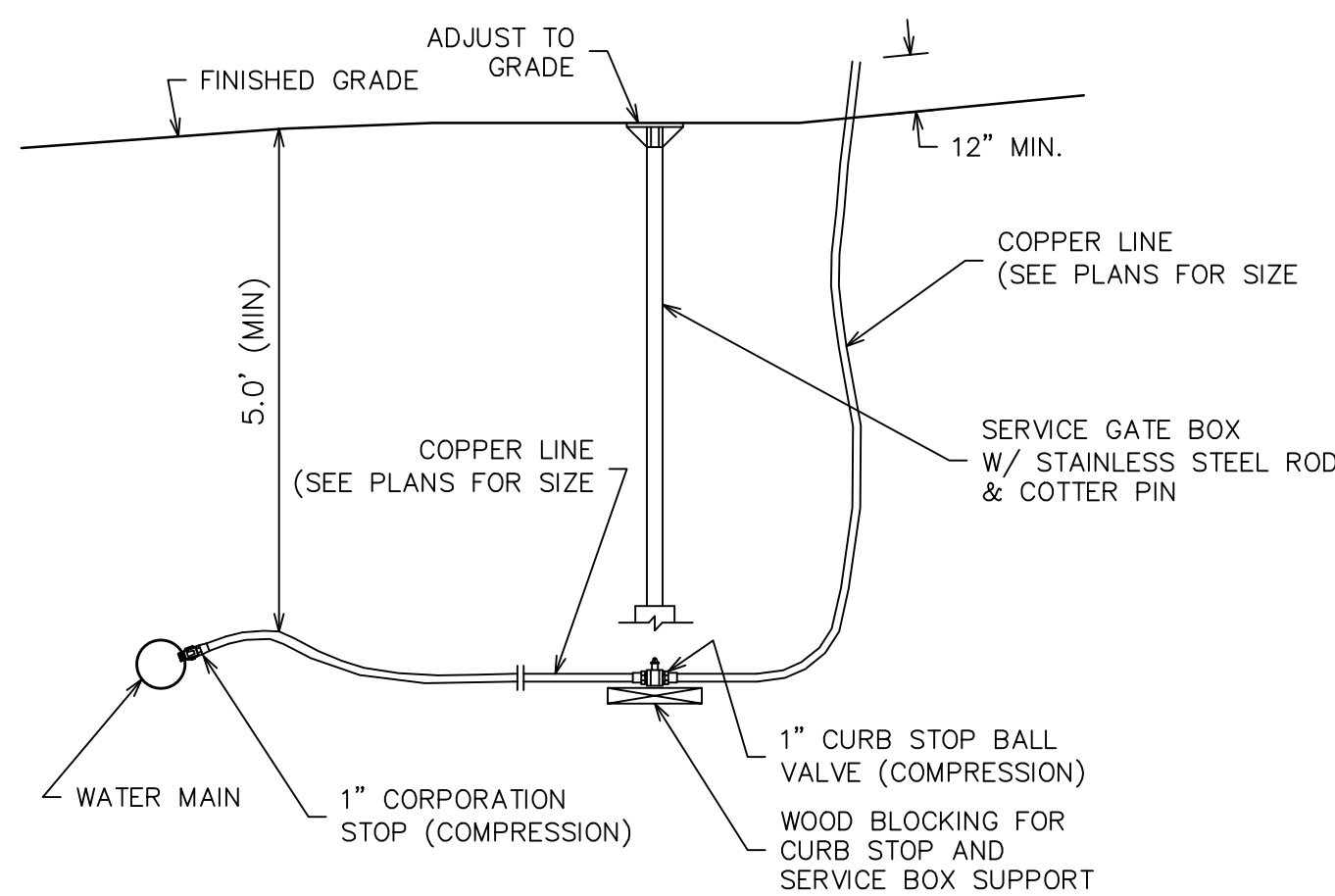
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C018-17	FILE: WEEKS FARM BASE.DWG	SHEET: 5 OF

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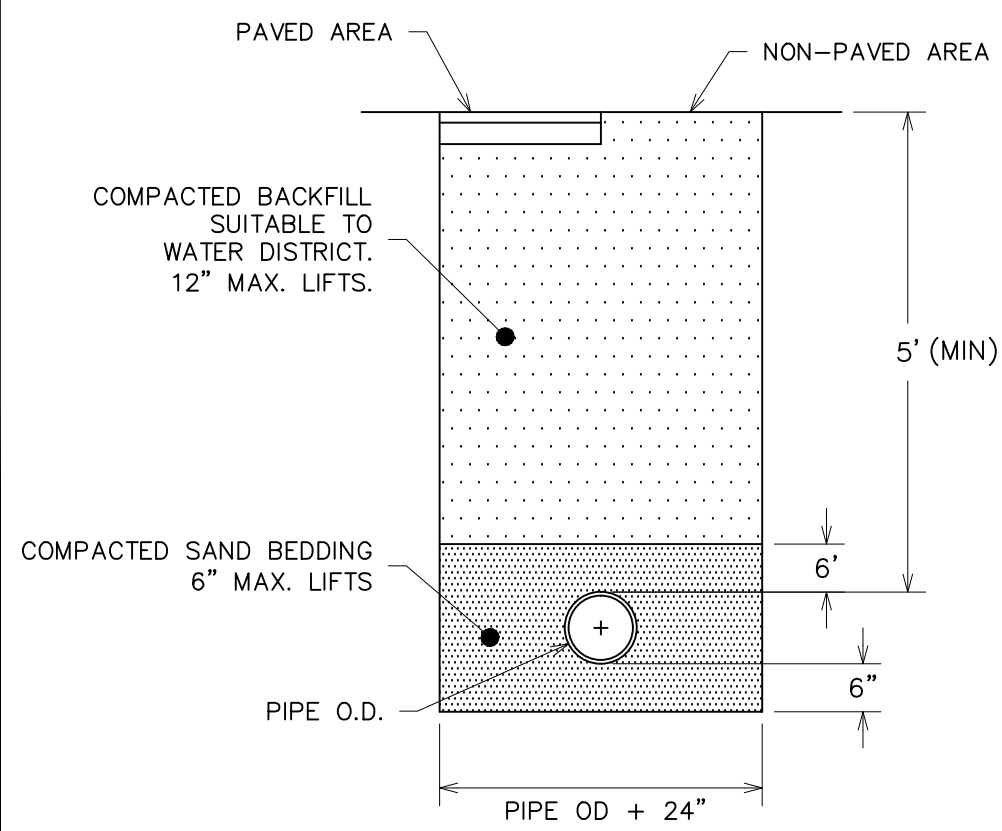
TAX MAP 10, LOT 30



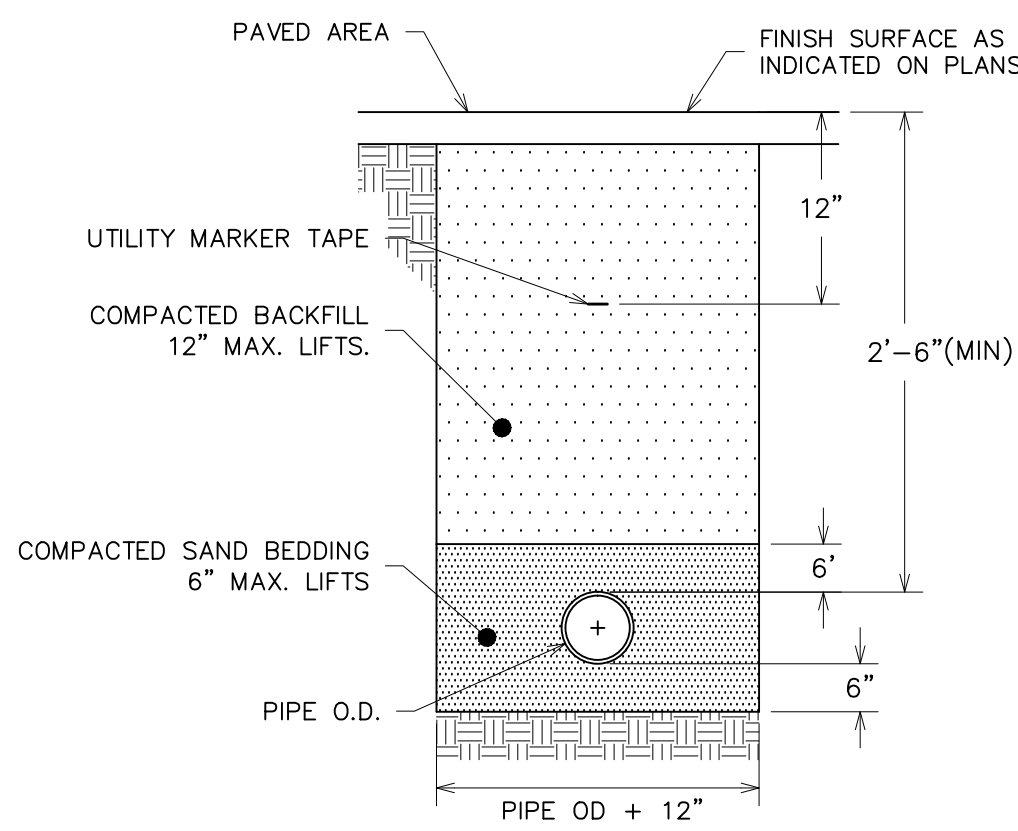
WATER SERVICE DETAIL
(NTS)



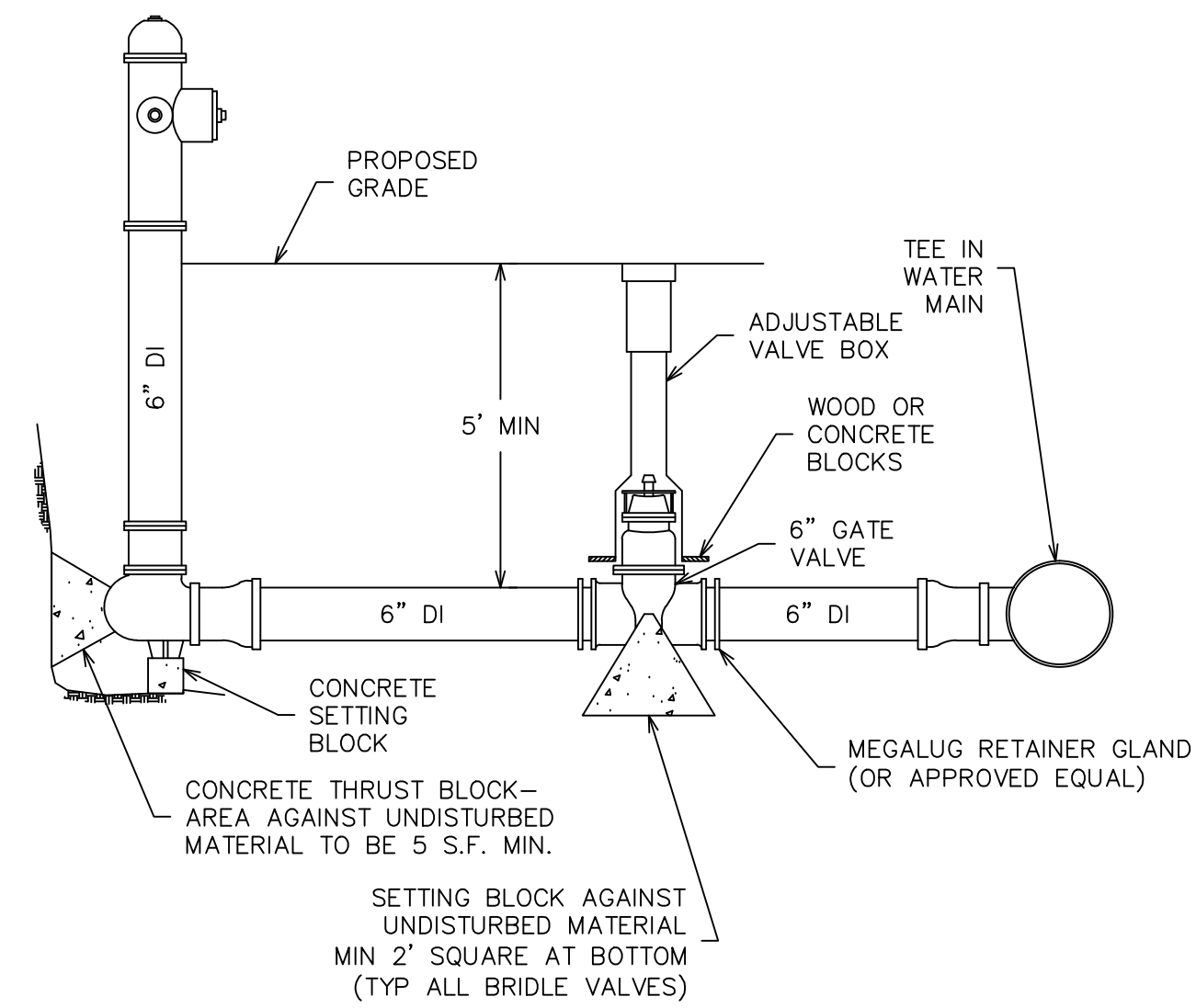
WATER BLOWOFF ASSEMBLY DETAIL
(NTS)



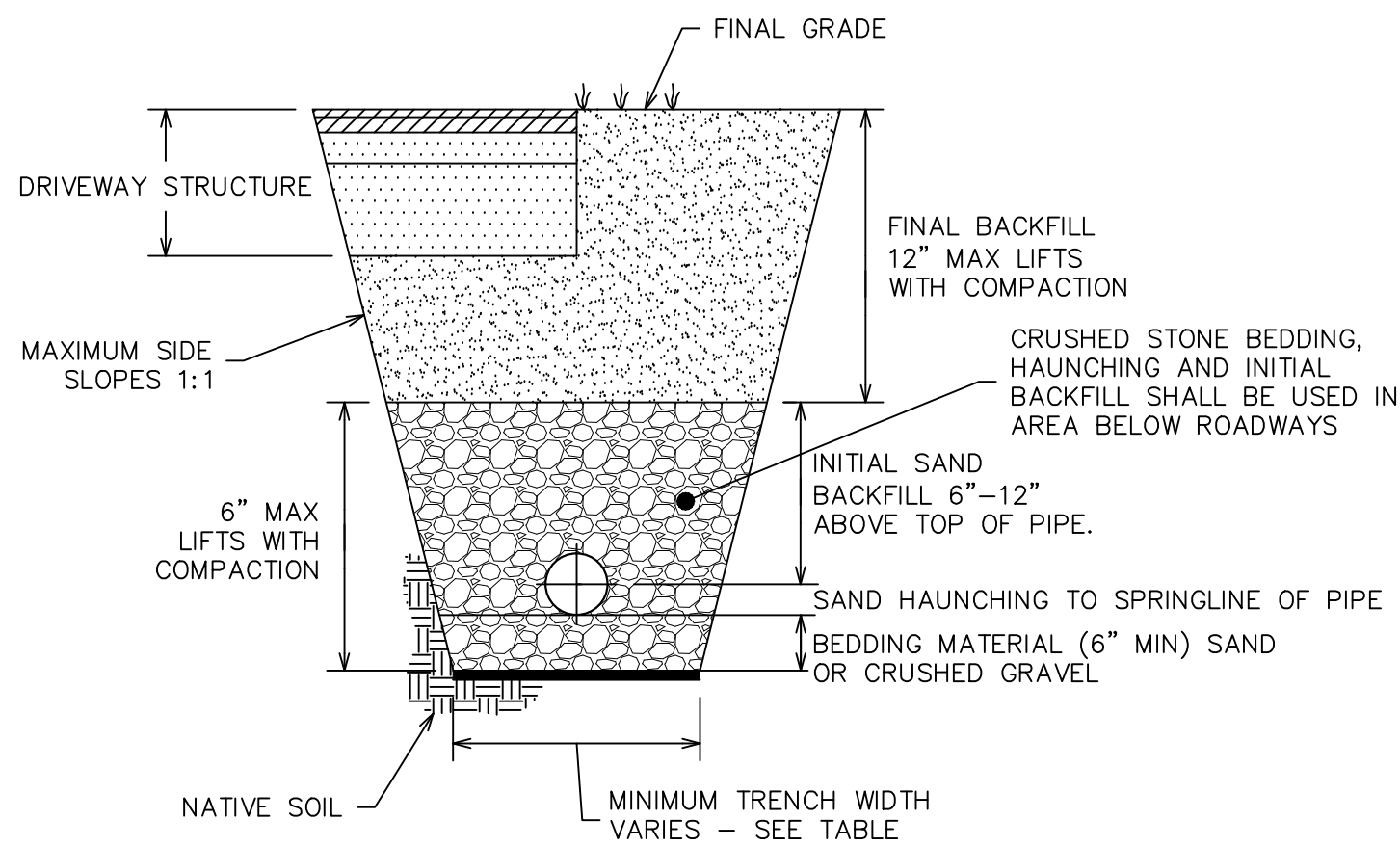
WATER LINE
TRENCH DETAIL
(NTS)



UTILITY CONDUIT
TRENCH DETAIL
(NTS)



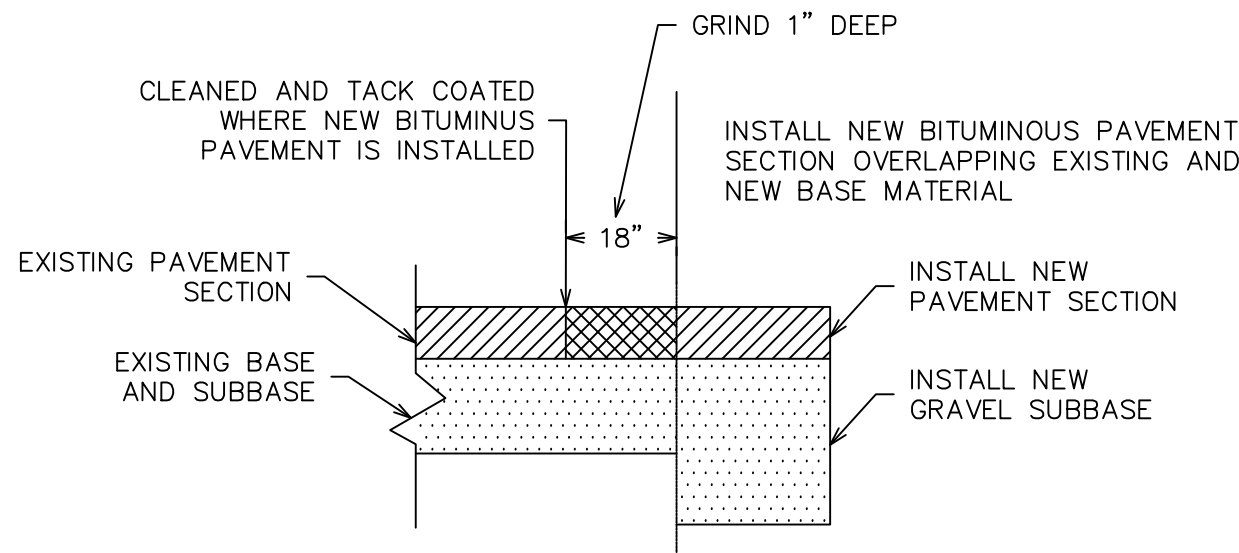
FIRE HYDRANT ASSEMBLY DETAIL
NTS



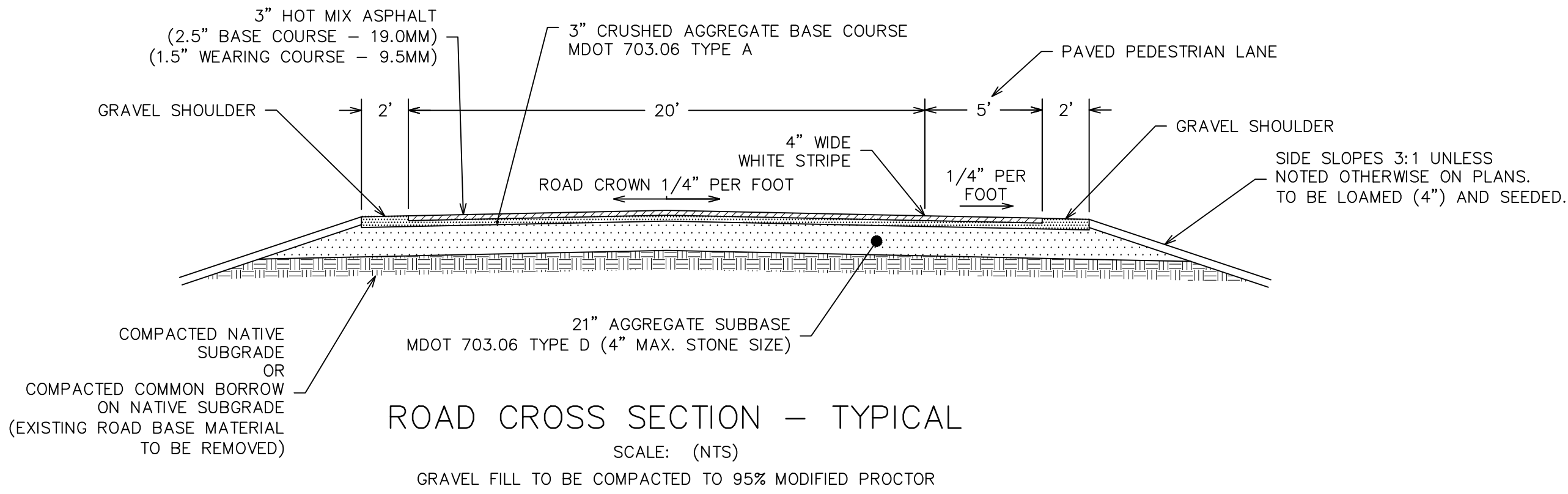
HDPE CULVERT TRENCH DETAIL
(NTS)

TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102



PAVEMENT JOINT CROSS SECTION
NEW PAVEMENT ABUTTING EXISTING PAVEMENT
(NTS)



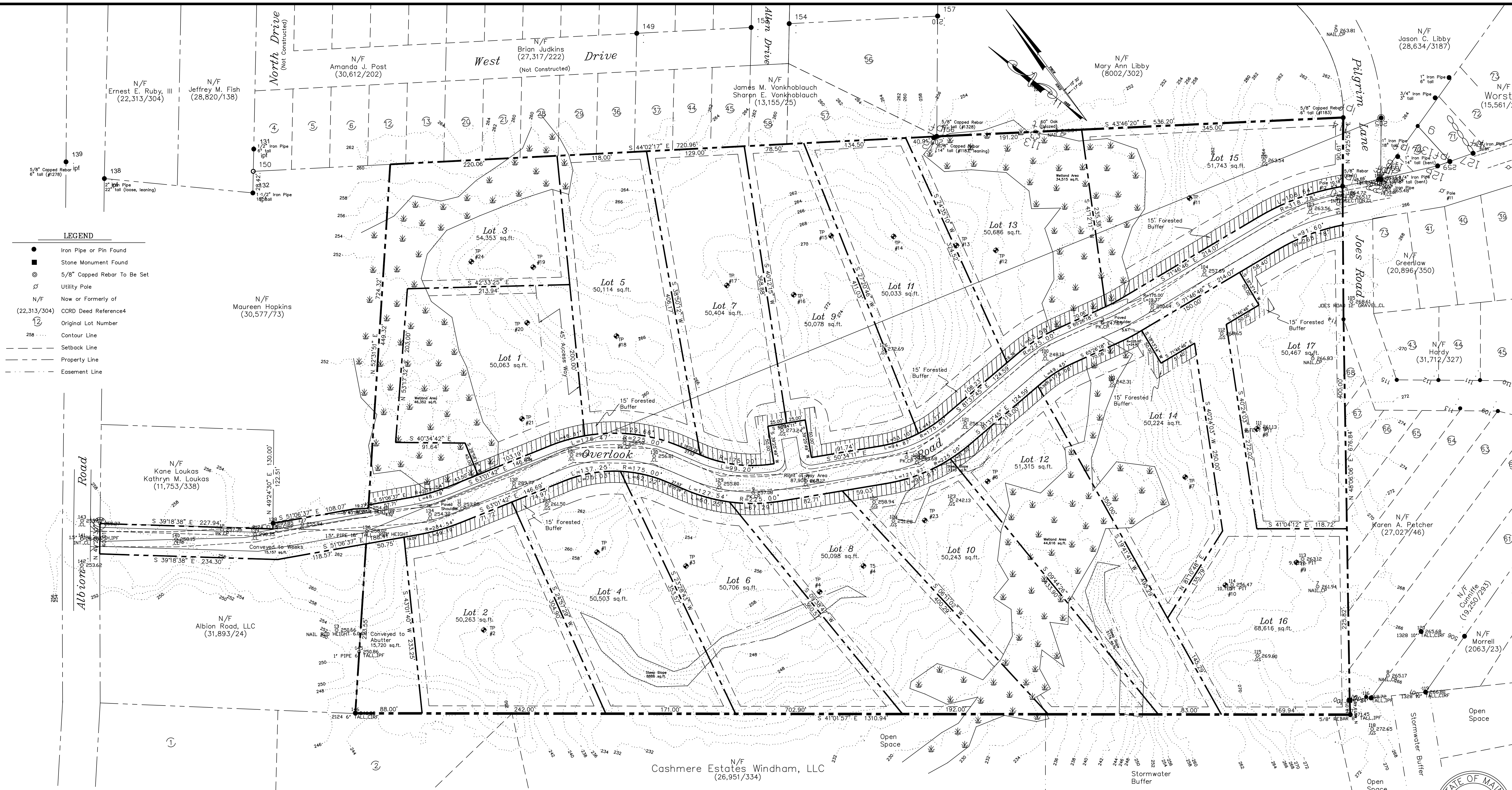
NO.	DESCRIPTION	DATE
	REVISIONS	

SITE DETAILS
WEEKS FARM SUBDIVISION
OVERLOOK ROAD, WINDHAM, ME

FOR: GREAT LOTS OF MAINE
28 WEARE ROAD
SEABROOK, NH 03874

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY: STB	DRAWN BY: STB
DATE: 6/5/17		REVISION : DATE - : -
JOB NO: C018-17	CAD FILE: WEEKS FARM DET	SHEET 6



- 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. Rand 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

