

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.
<u>RESOURCE PROTECTION ZONE =</u>	<u>0</u>	<u>S.F.</u>
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 = 361,164 S.F.
 TOTAL AREA TREATED BY BUFFERS = (16,754 + 361,164)
 = 377,918 S.F.

$$\text{PERCENTAGE TREATED} = (377,918 / 459,324) = 82.2\% > 75\% \rightarrow \text{OK}$$

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.

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:	APPROVED BY:	DRAWN:
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" = 60'	
DATE:	REVISION:

DATE:	REVISION:
6/05/17	D : 0

NO: C018-17	FILE: WEEKS FARM BASE.DWG	SHEET:
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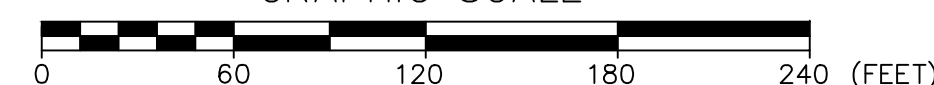
REFERENCES

- 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.
- 3.) "TRIP GENERATION - INSTITUTE OF TRANSPORTATION ENGINEERS" 2008 PUBLICATION.
LAND USE CODE 210: "SINGLE FAMILY DWELLING UNIT"

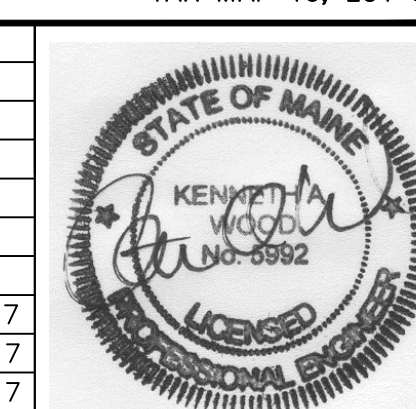
INDEX OF SHEETS

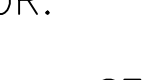
- 1.) SUBDIVISION PLAN
- 2.) GRADING & UTILITY PLAN Pt. 1
- 3.) GRADING & UTILITY PLAN Pt. 2
- 4.) ROADWAY PLAN & PROFILE Pt. 1
- 5.) ROADWAY PLAN & PROFILE Pt. 2
- 6.) SITE DETAILS
- 7.) SITE DETAILS
- 8.) TREATMENT PLAN

GRAPHIC SCALE

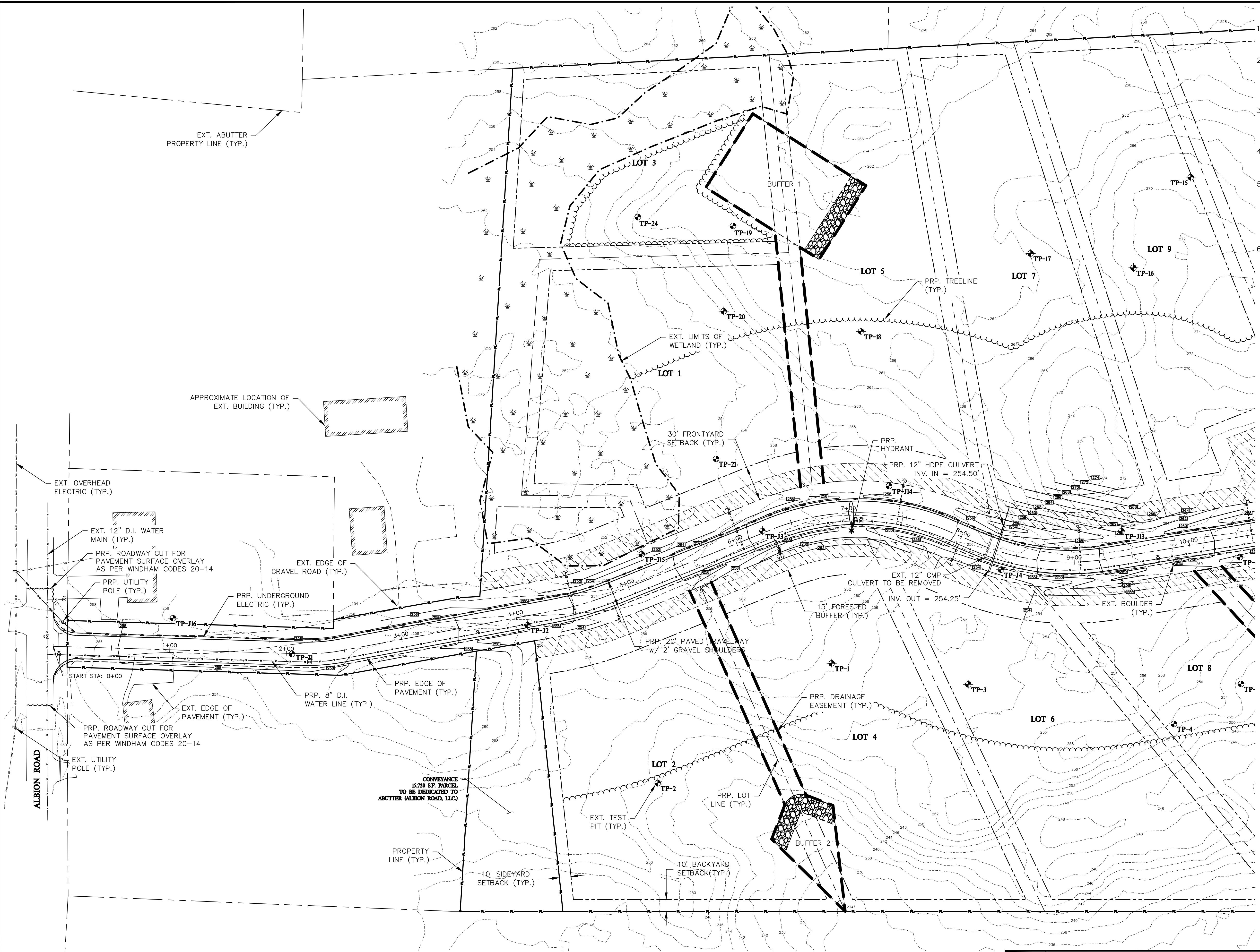


D	TOWN REVIEW REVISIONS	07/19/11
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A	TOWN PLANNER COMMENT REVISIONS	06/14/11
NO.	DESCRIPTION	DATE
	REVISIONS	



	<p>FOR: GREAT LOTS OF MAINE</p> <p>28 WEARE ROAD</p> <p>SEABROOK, NEW HAMPSHIRE 03874</p>		
	<p><u>ATTAR ENGINEERING, INC.</u></p> <p>CIVIL ♦ STRUCTURAL ♦ MARINE</p> <p>1284 STATE ROAD — ELIOT, MAINE 03903</p> <p>PHONE: (207)439-6023 FAX: (207)439-2128</p>		
	<p>SCALE:</p> <p>1" = 60'</p> <p>DATE:</p> <p>06/05/17</p>	<p>APPROVED BY:</p>	<p>DRAWN BY:</p> <p>MJS</p>
	<p>JOB NO: C018-17</p>	<p>FILE: WEEKS FARM BASE.DWG</p>	<p>REVISION DATE:</p> <p>D : 07/19/17</p> <p>SHEET: 1 OF 9</p>

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.
- AS PER WINDHAM CODES CHAPTER 20-14 "EXCAVATIONS AND RECONSTRUCTED STREETS", A BITUMINOUS PAVEMENT SURFACE OVERLAY SHALL BE INSTALLED ON THE FULL WIDTH OF ALBION ROAD ON BOTH SIDES OF THE PROPOSED ROADWAY FOR A DISTANCE OF 20 FEET FROM THE EDGES OF THE CUT.

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	XXX
EXT. MINOR CONTOUR	XXX
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	XXX
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
SEABROOK, NEW HAMPSHIRE 03874

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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:

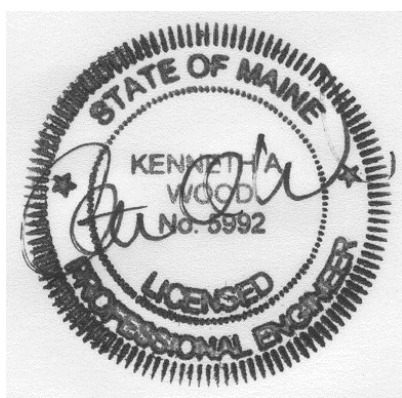
D : 07/19/17

JOB NO: C018-17

FILE: WEEKS FARM BASE.DWG

SHEET: 2 OF 9

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GRAPHIC SCALE





BERM/FORESTED BUFFER SIZING

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BUFFER NO.	IMP. AREA	DEV. AREA	BERM LENGTH	FLOW PATH LENGTH
3	14,335 S.F.	62,891 S.F.	100'/AC. (IMP.) 30'/AC. (DEV.)	100'
DESIGN: $100 * (14,335 / 43,560) = 33'$ $30 * (62,891 / 43,560) = 44'$ => 77' 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: $125 * (4,714 / 43,560) = 14'$ $35 * (00 / 43,560) = 0'$ => 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				

LEGEND	
PROPERTY LINE	---
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EXT. PAVEMENT	---
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EXT. STORM LINE	D
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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.2
WEEKS FARM SUBDIVISION
OVERLOOK ROAD, WINDHAM, MAINE

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28 WEARE ROAD
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SCALE:

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DATE:

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APPROVED BY:

DRAWN BY:

MJS

REVISION DATE:

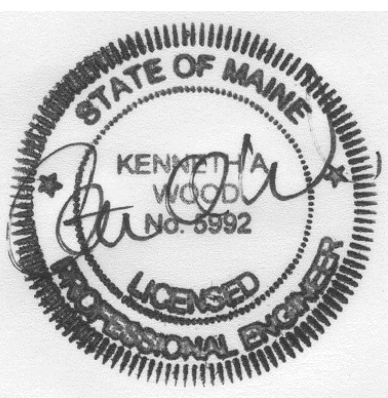
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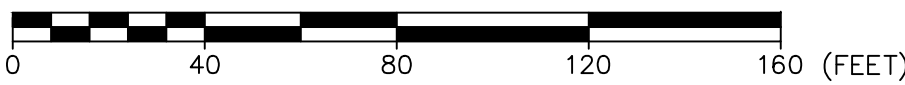
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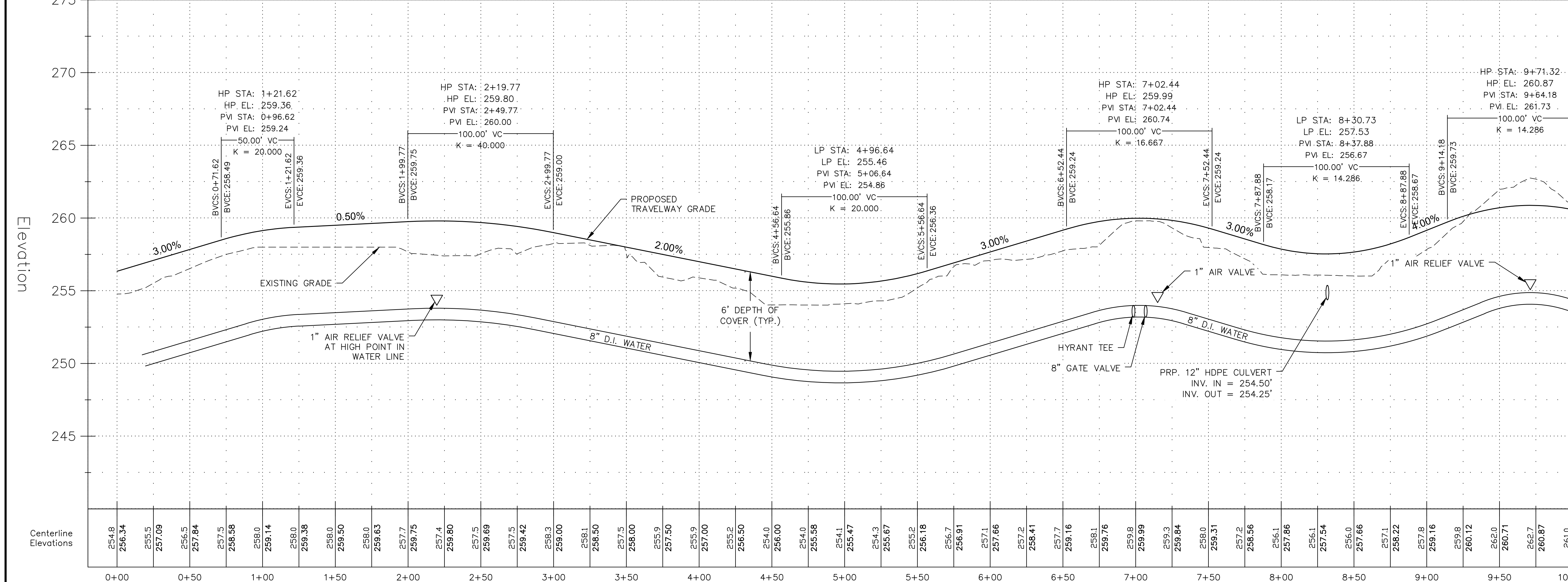
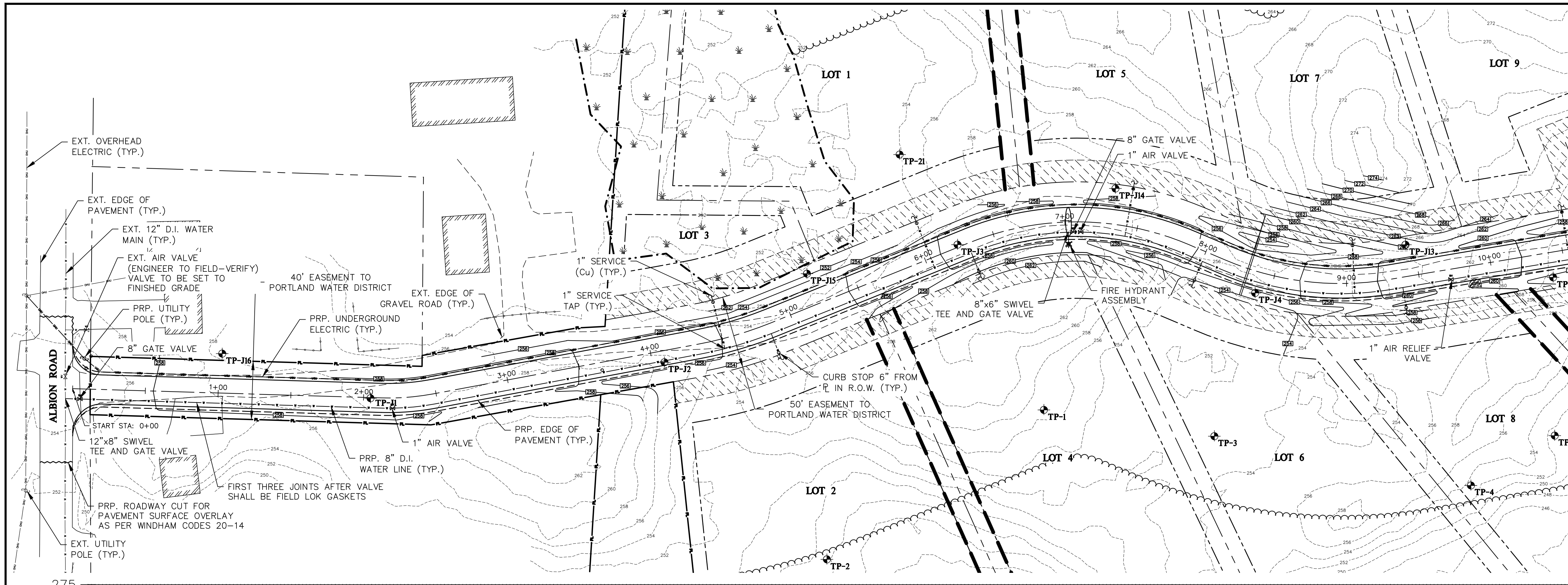
SHEET: 3 OF 9

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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	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

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

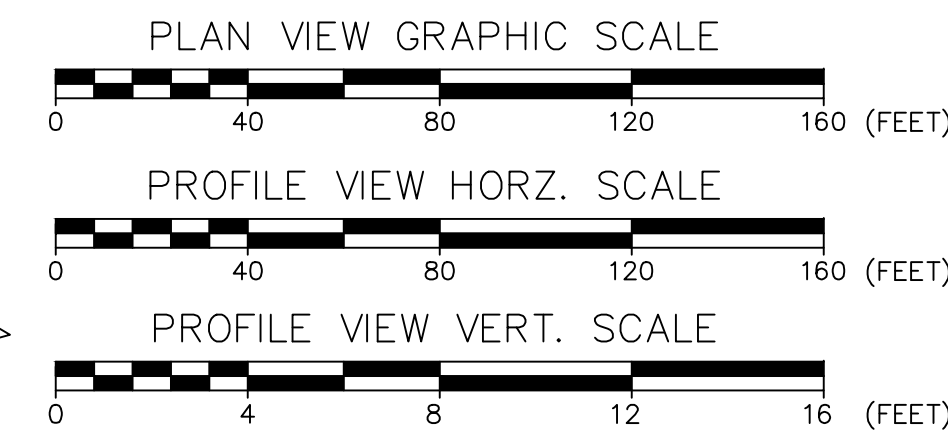
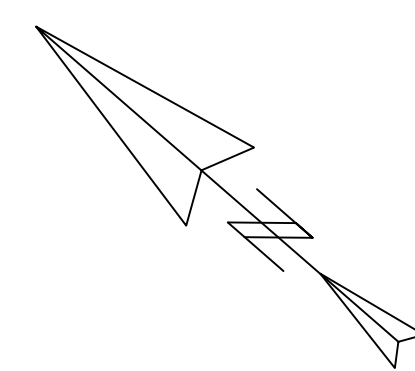
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28 WEARE ROAD
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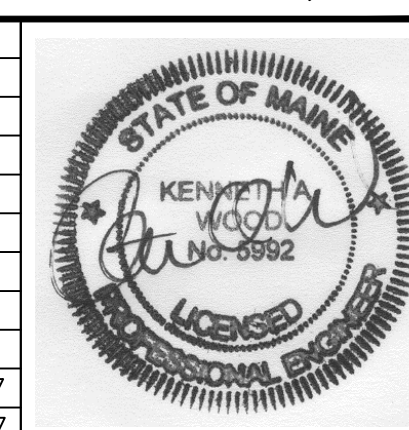
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JOB NO: C018-17

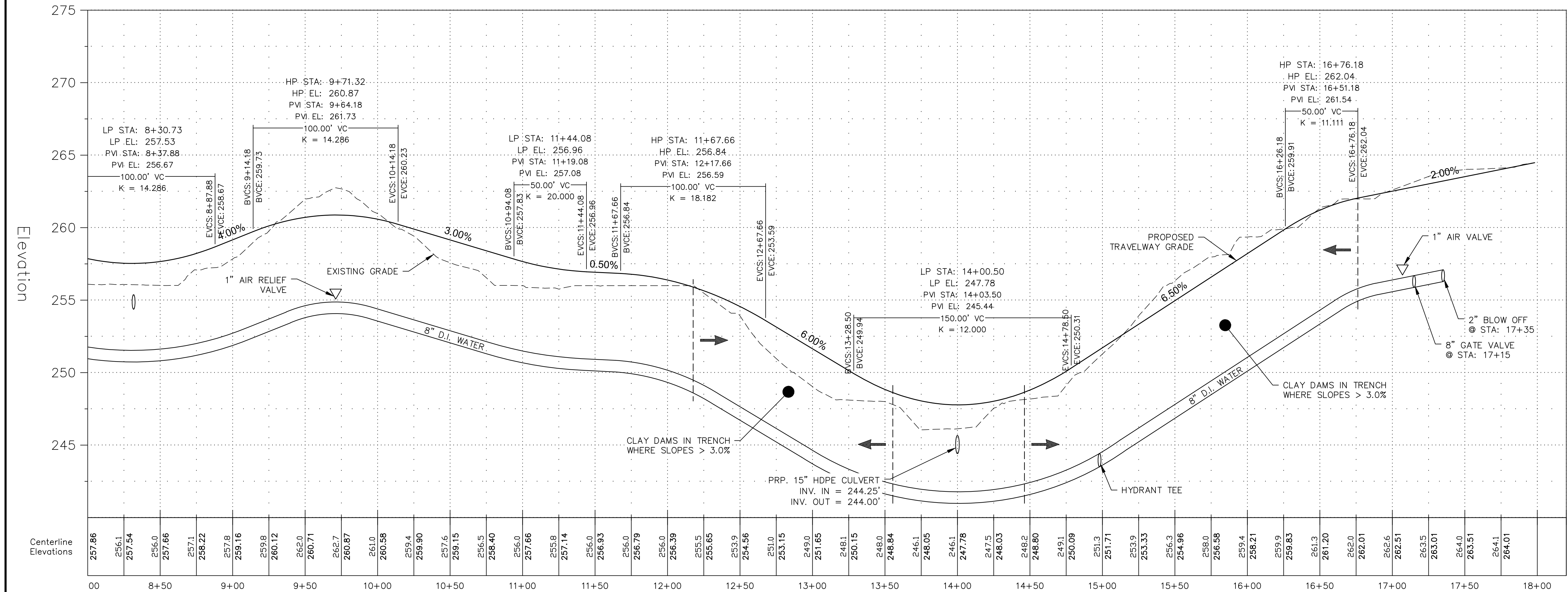
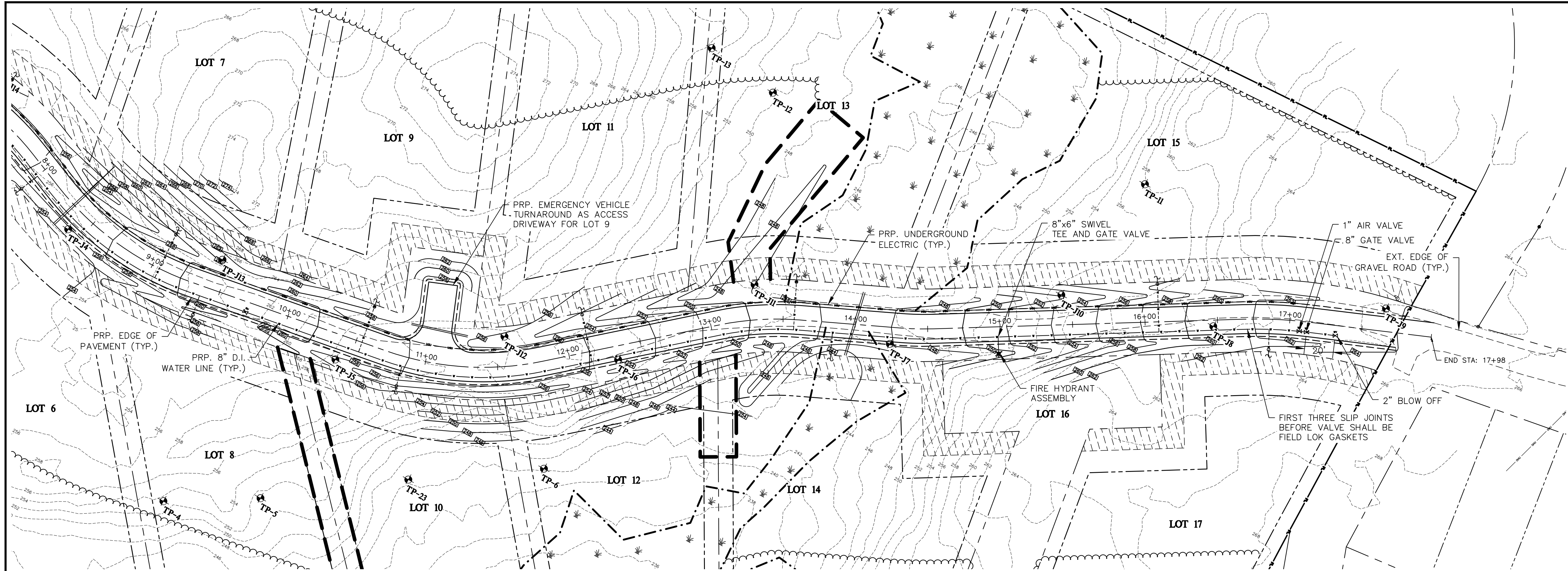
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FILE: WEEKS FARM BASE.DWG

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REVISION DATE: B : 07/19/17
SHEET: 4 OF 9

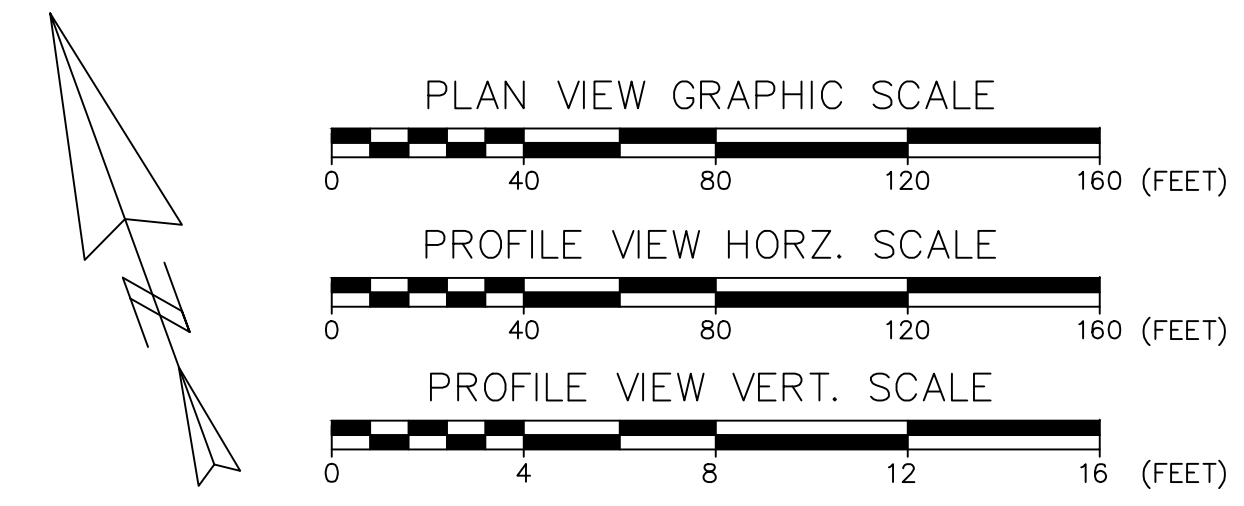


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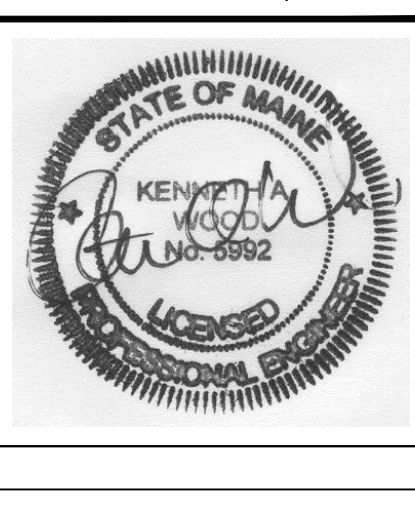




LEGEND	
PROPERTY LINE	---
SETBACK	---
CENTERLINE OF ROAD	---
EXT. PAVEMENT	---
PRP. PAVEMENT	---
EXT. GRAVEL	---
PRP. GRAVEL	---
EXT. TEST PIT	⬮
EXT. POWER POLE	⌚
EXT. STOCKADE FENCE	⌚
PRP. RETAINING WALL	⌚
EXT. OVERHEAD ELEC	OHU
PRP. U.G. ELECTRIC	UGU
EXT. STORM LINE	D
PRP. STORM LINE	D
PRP. TREELINE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



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

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

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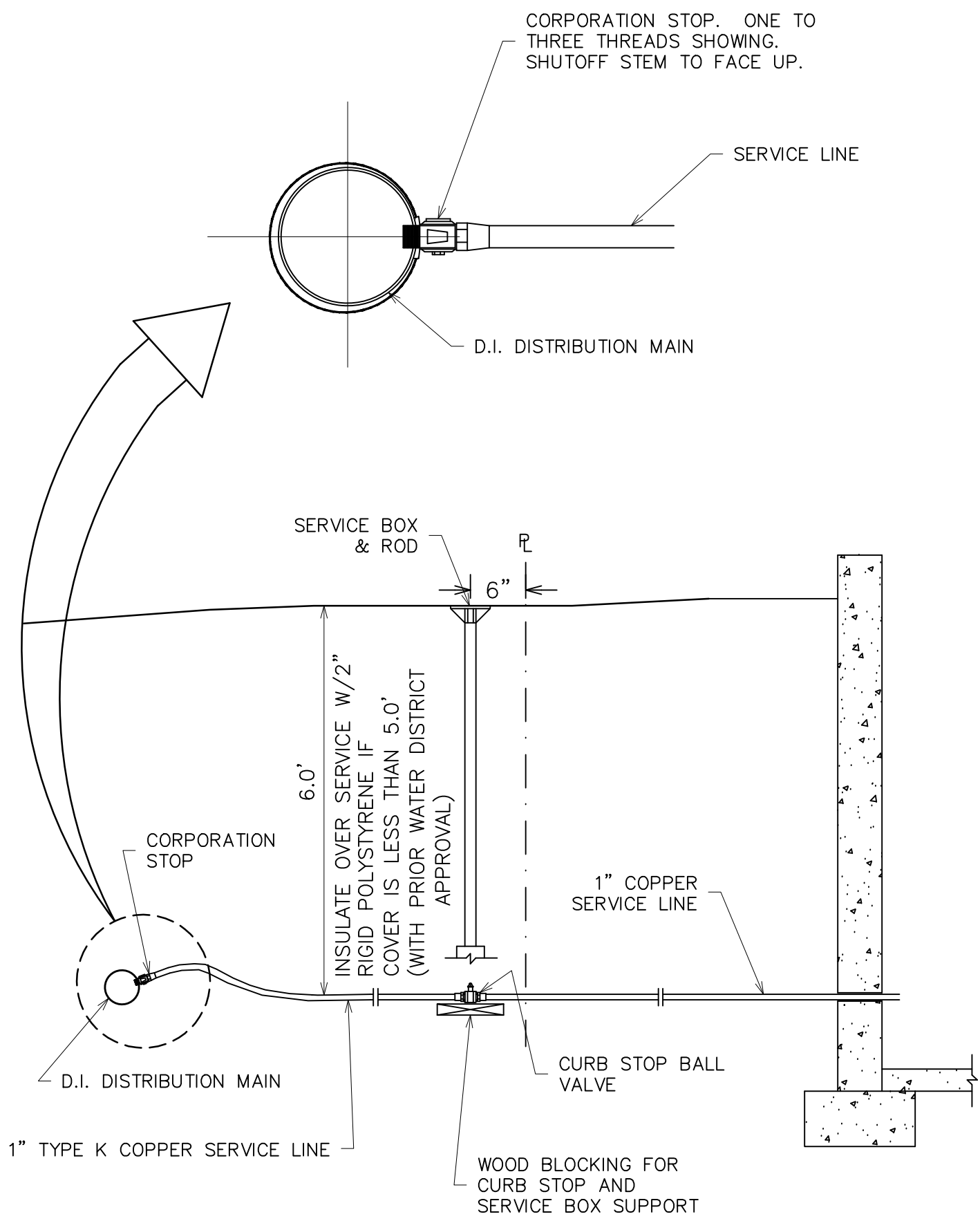
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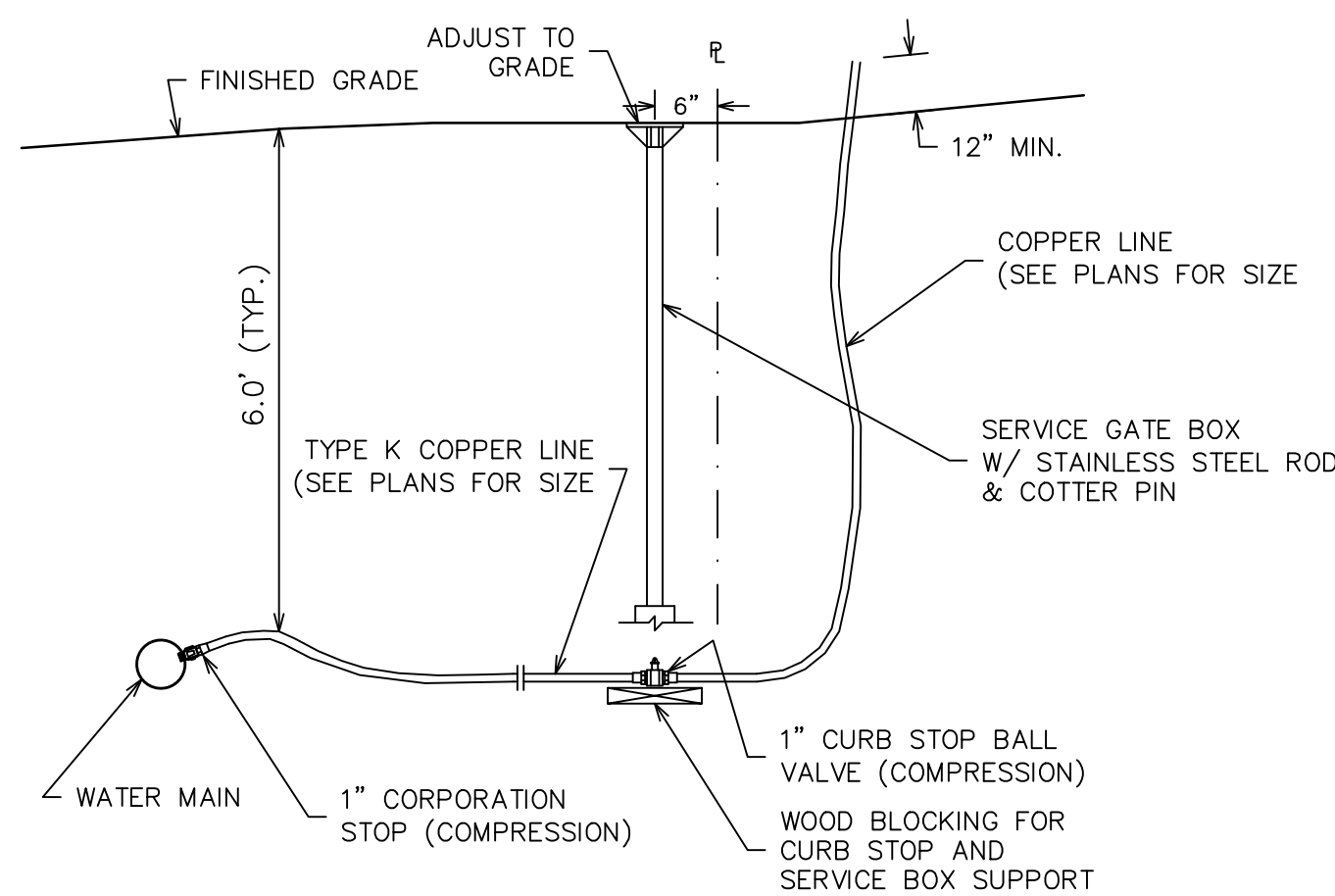
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REVISION DATE:
B : 07/19/17

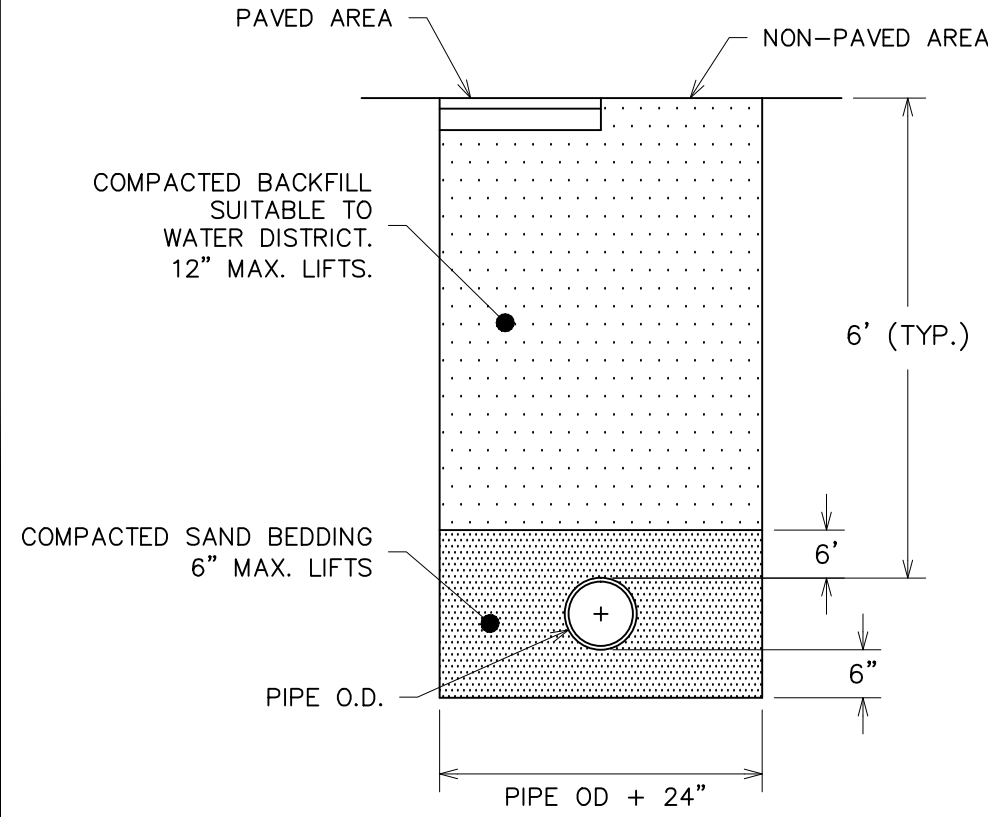
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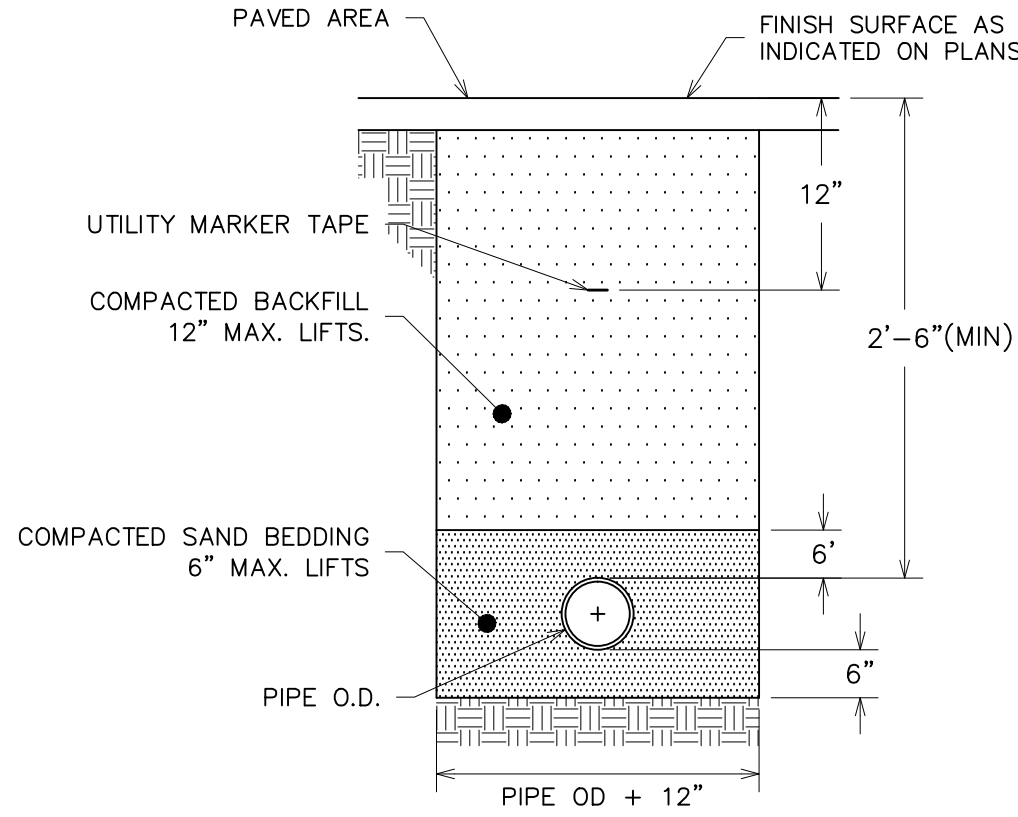
WATER SERVICE DETAIL
(NTS)



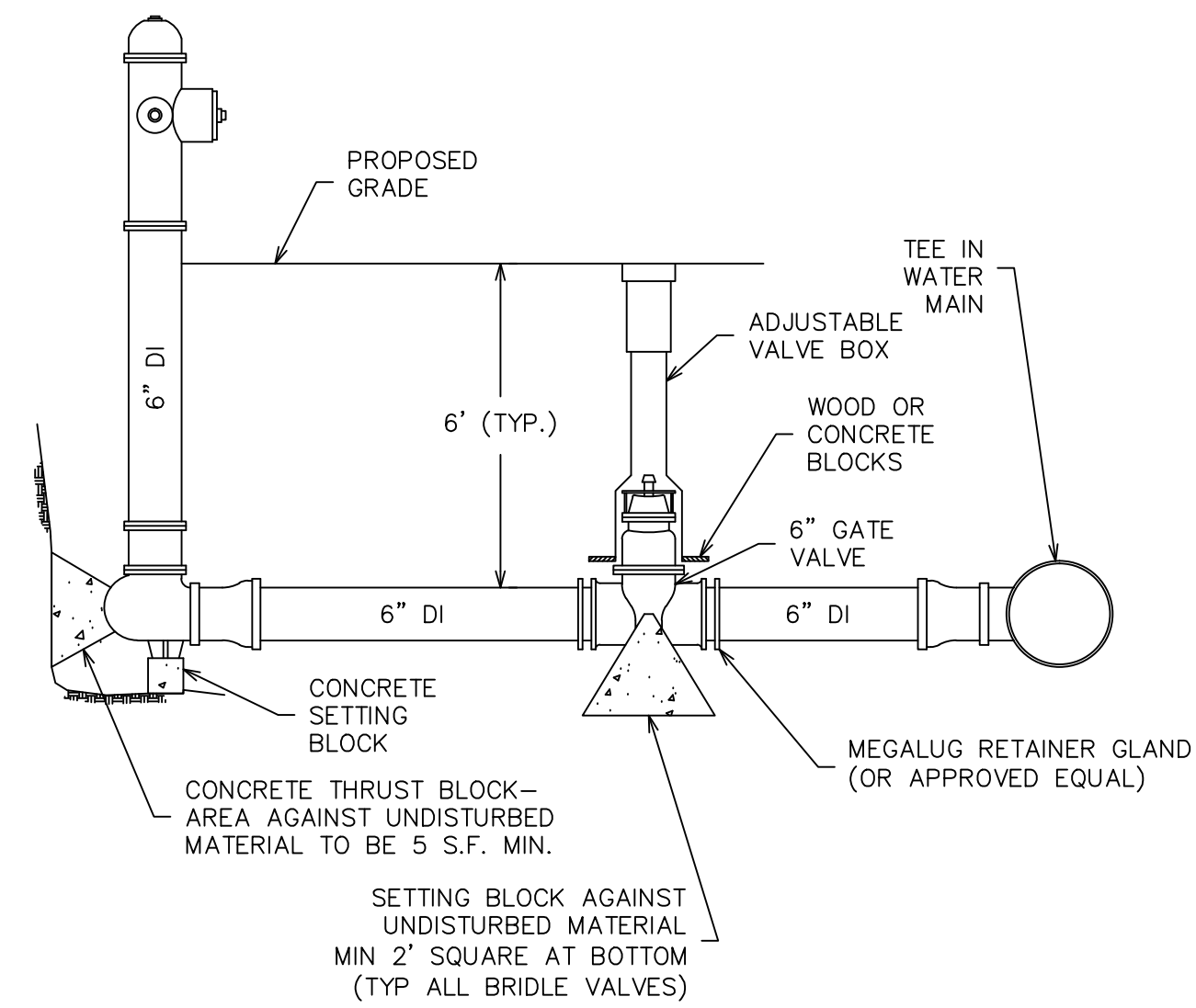
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(NTS)



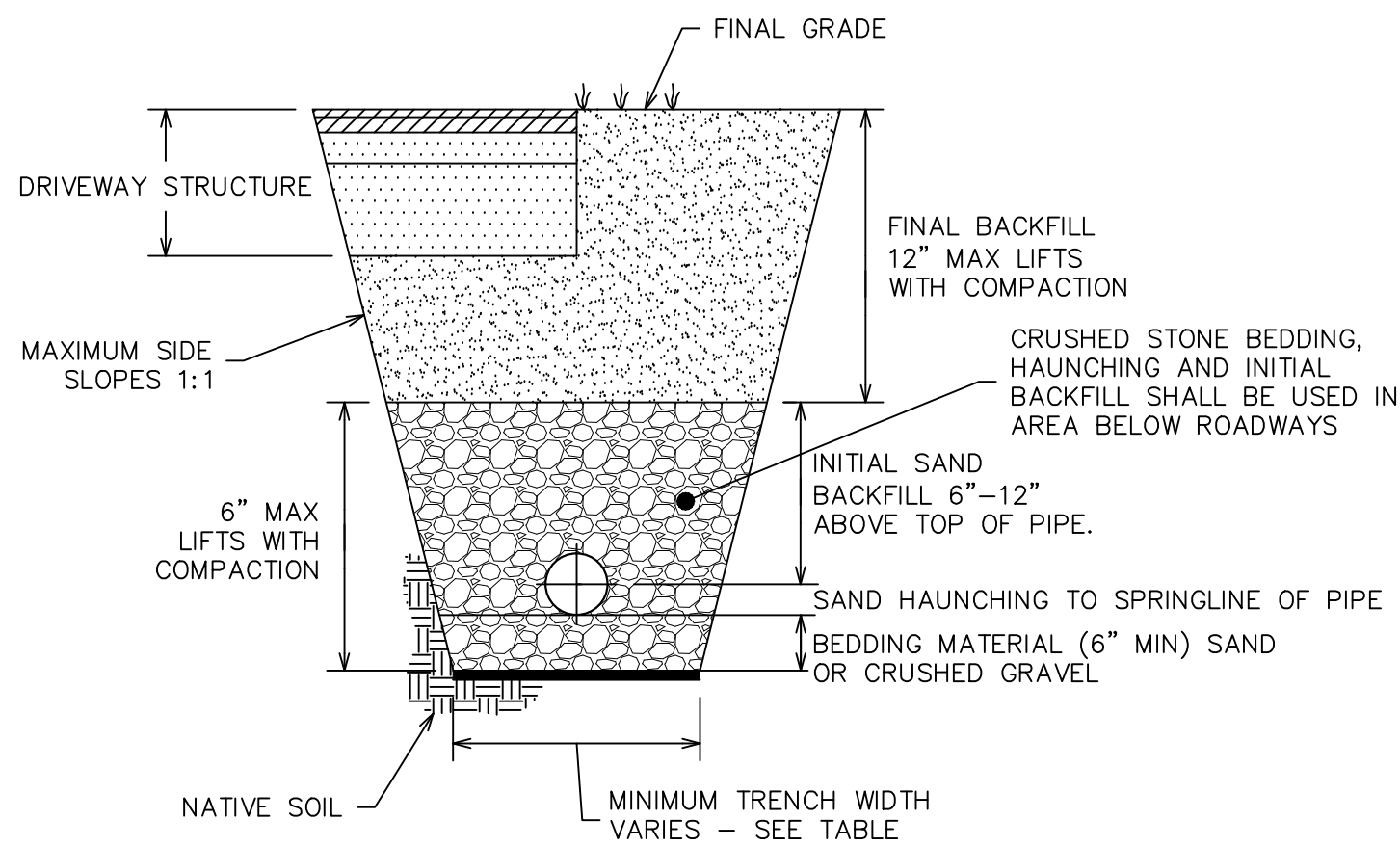
WATER LINE
TRENCH DETAIL
(NTS)



UTILITY CONDUIT
TRENCH DETAIL
(NTS)



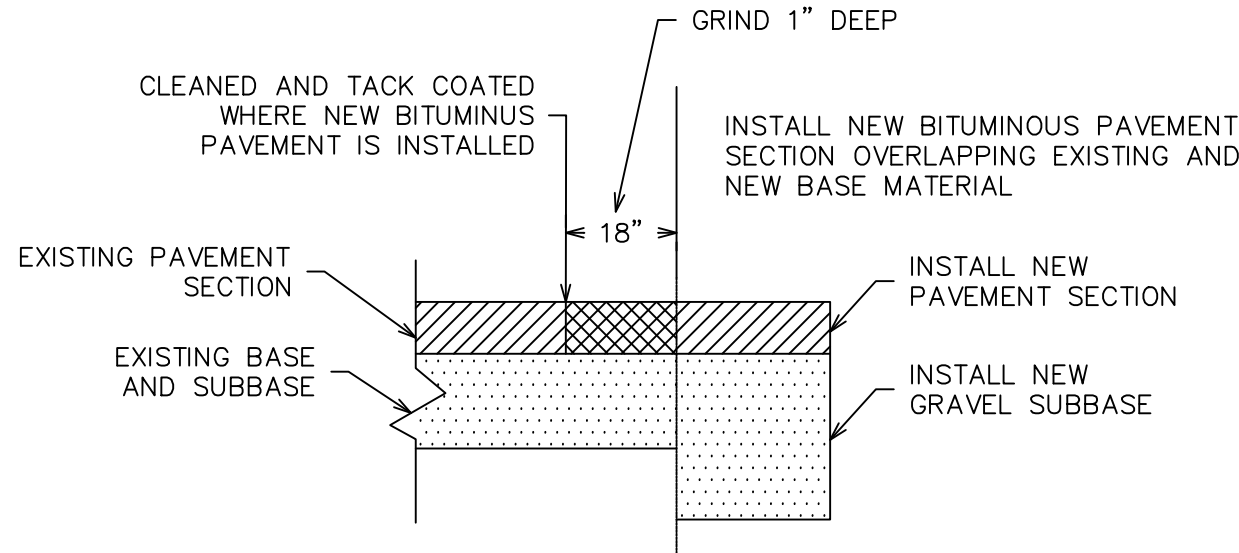
FIRE HYDRANT ASSEMBLY DETAIL
(NTS)



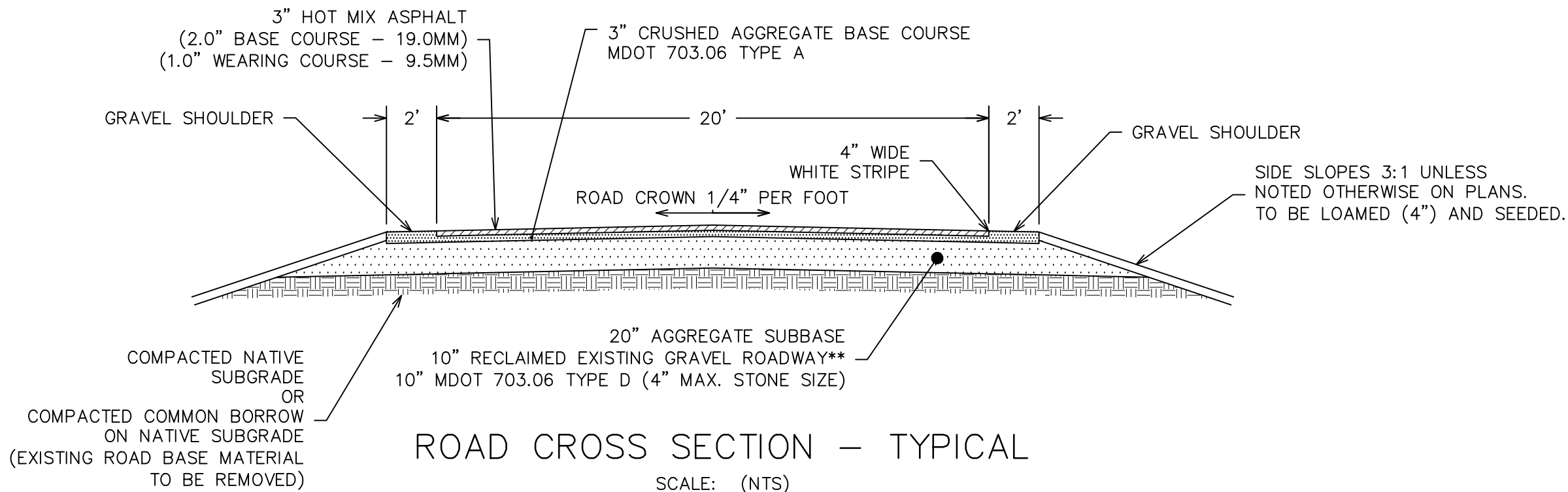
HDPE CULVERT TRENCH DETAIL
(NTS)

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)



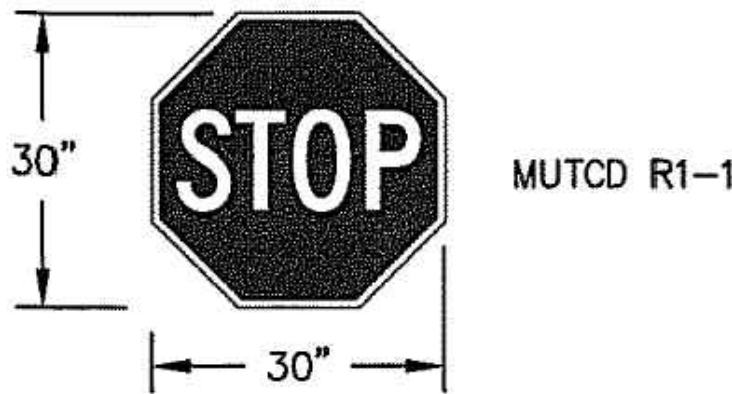
ROAD CROSS SECTION - TYPICAL

SCALE: (NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

NOTE:

1.) **RECLAIMED BASE COURSE FROM EXISTING GRAVEL ROADWAY TO BE USED FOR AGGREGATE SUBBASE MUST BE TESTED AND VERIFIED AS MEETING MDOT 703.06 STANDARDS FOR TYPE D GRAVEL.



- NOTES:
1. WHITE LEGEND & BORDER ON RED BACKGROUND
 2. SIGN SHALL BE RETROFLECTIVE
 3. SIGN SHALL COMPLY W/ MUTCD STANDARDS

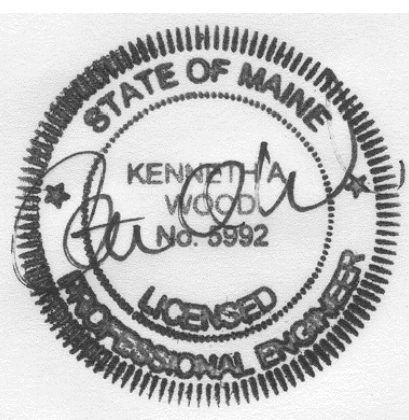
STOP SIGN (R1-1)

NOT TO SCALE

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



NO.	DESCRIPTION	DATE
B	P.W.D. COMMENT REVISIONS	07/19/17
A	FINAL APPLICATION REVISIONS	07/05/17
NO.	REVISIONS	

SCALE: AS NOTED	APPROVED BY: MJS	DRAWN BY: MJS
DATE: 06/05/17	REVISION : DATE B : 07/19/17	
JOB NO: C018-17	FILE: WEEKS FARM DET.DWG	SHEET: 6 OF 9