

CONDITION OF APPROVAL

Approval is dependent upon, and limited to, the proposals and plans contained in the application dated March 7, 2017, as amended August 7, 2017, 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

- "Amended Plan of Land on Overlook Road in Windham, Maine for John C. & Mary A. Libby" dated August 2003 by Daniel T. C. Lapoint.
- "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. Lapoint 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 Survey 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 & Northwestern Portion of Overlook Road, Windham, Maine" by Nadeau Land Surveys dated 9/11/14.

Approved by the Town of Windham Planning Board:

Signed: *[Signature]*

Date: _____

WAIVERS GRANTED

Flooding Standard: Section 911.J.6

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.
- There are no areas on this property that fall within any special flood hazard zones as defined by FEMA.
- 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.
- 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.
- 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 or 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.
- All lots shown on this plan have no deeded access to Highland Lake.
- Reference is made to the engineering plans as prepared by Attar Engineering, Inc. and submitted as part of this approval.
- 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.
- 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.
- 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 recorded in plan book 217 page 368 by changing stormwater buffer #3 and the tree line on Lot 10-30-13.

NET RESIDENTIAL ACERAGE CALCULATION

Total Lot Area	967,366 sq.ft.
Wetlands	127,012 sq.ft.
Steep 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
26 Weeks Road ~ Section 10, 10874

WAYNE WOOD & CO.
Gray, Maine 04039
Drawn By: WJW/KJW
Scale: 1"=60'
Date: September 2017
Job No. 216165

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 = 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:	APPROVED BY:	DRAWN BY:
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1" = 60'		MJS
DATE:		REVISION DAT

06/05/17		E : 08/07/17
JOB NO: C018-17	FILE: WEEKS FARM BASE.DWG	SHEET: 1 OF 9

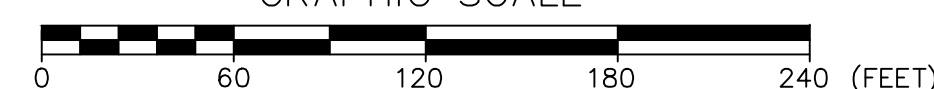
REFERENCES

- 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"

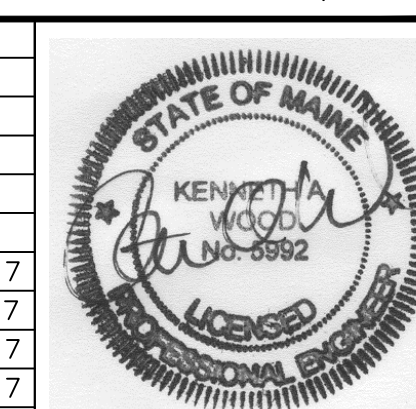
INDEX OF SHEETS

- 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

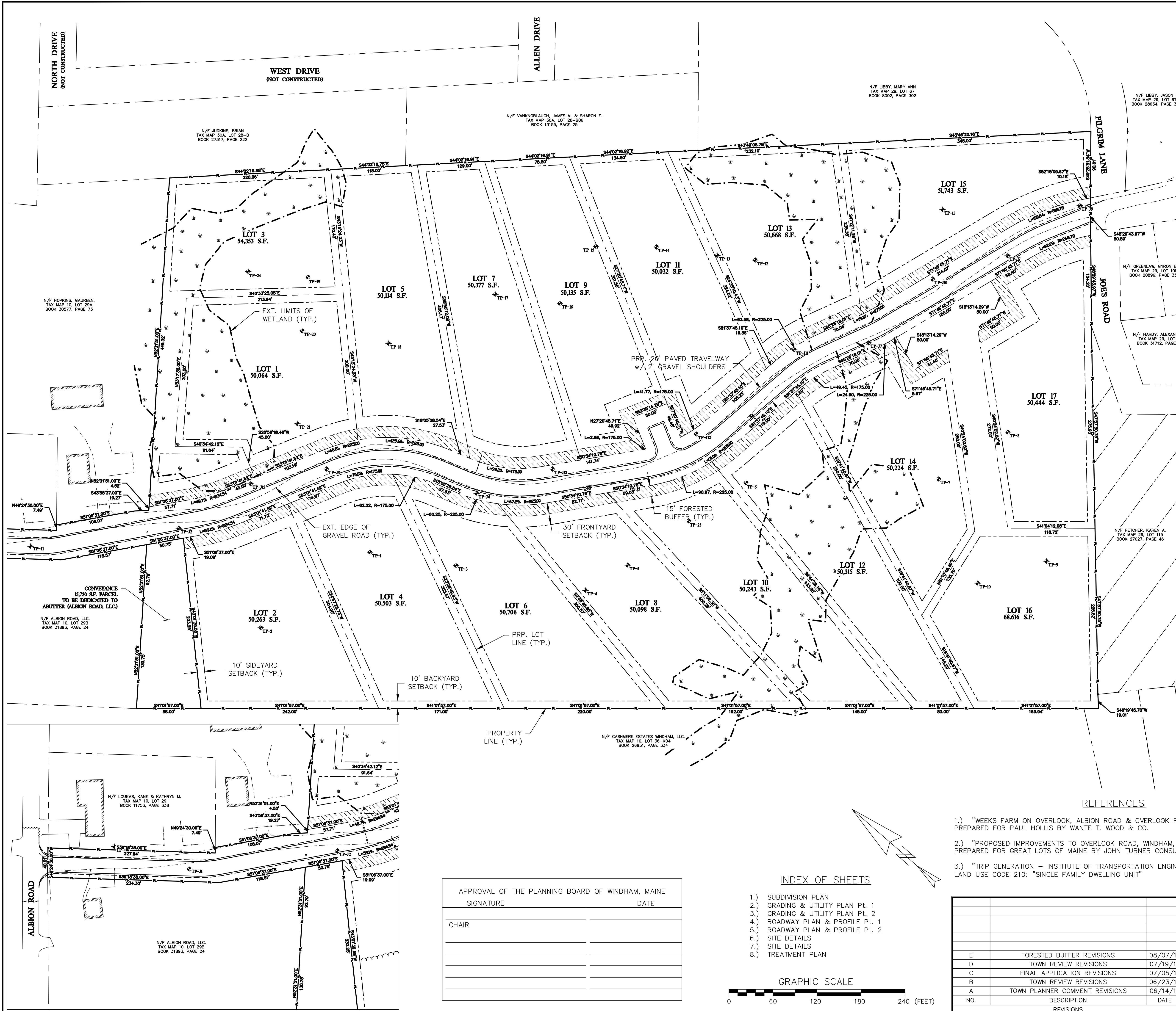


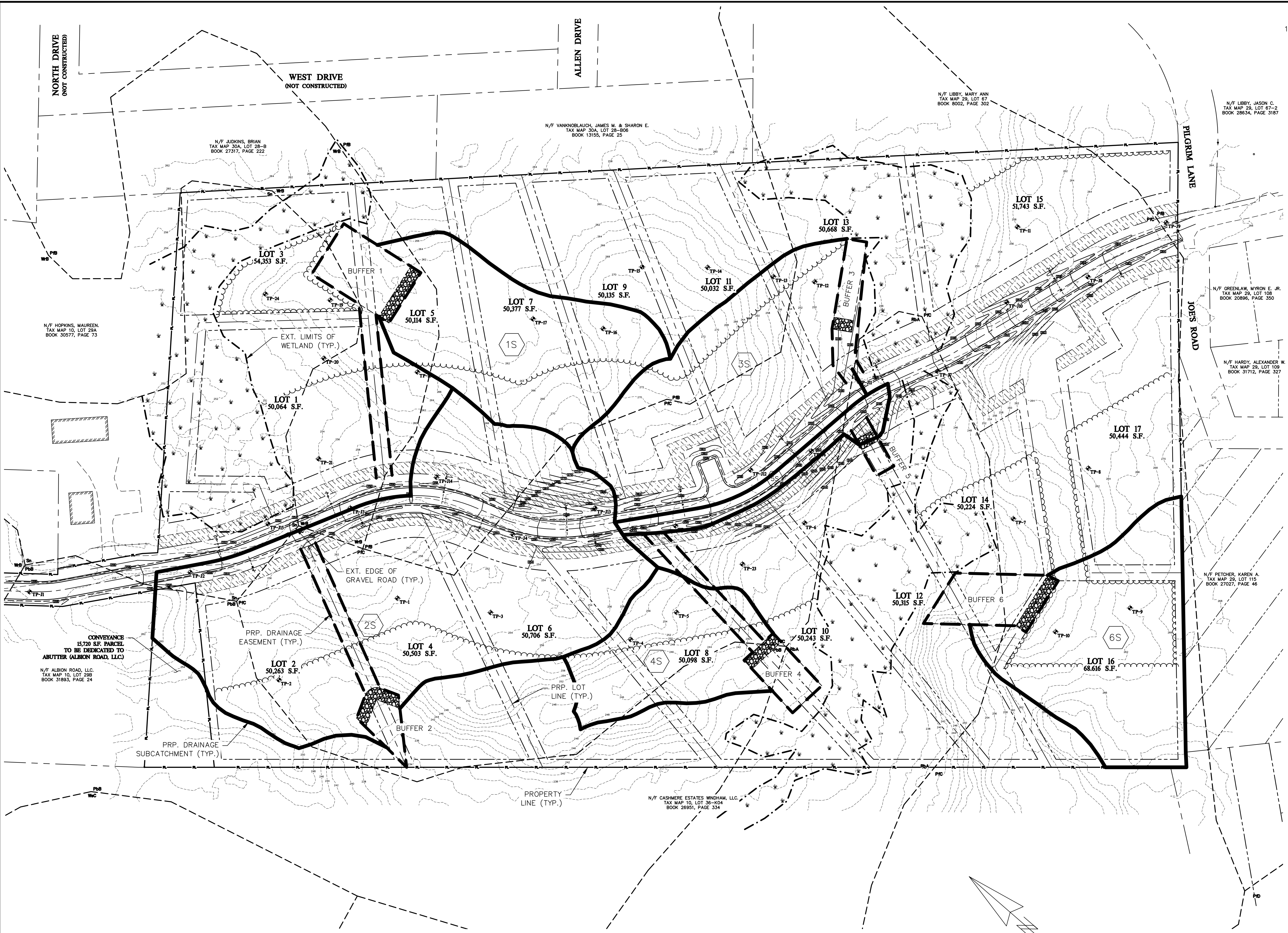
E	FORESTED BUFFER REVISIONS	08/07/11
D	TOWN REVIEW REVISIONS	07/19/11
C	FINAL APPLICATION REVISIONS	07/05/11
B	TOWN REVIEW REVISIONS	06/23/11
A	TOWN PLANNER COMMENT REVISIONS	06/14/11
NO.	DESCRIPTION	DATE
	REVISIONS	



TAX MAP 10, LOT 30

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





WAIVERS

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.
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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.

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				

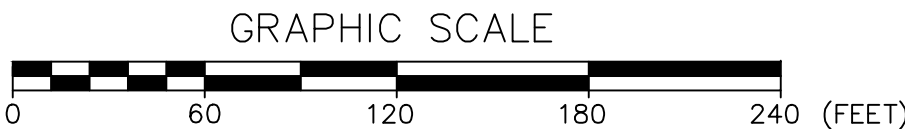
1S SUBCATCHMENT

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

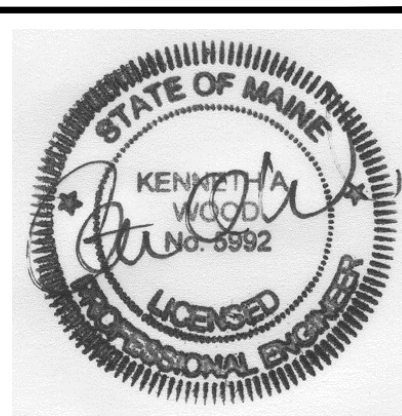
SOILS LEGEND

SYMBOL	SOIL SERIES NAME	HSG	SLOPES
PbB	PAXTON FINE SANDY LOAM	C	3-8%
PbB	PAXTON VERY STONY FINE SANDY LOAM	C	3-8%
PbC	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		
SCALE: 1" = 60'	APPROVED BY:	DRAWN BY: MJS
DATE: 06/26/17		REVISION DATE: A : 08/07/17
JOB NO: C018-17	FILE: WEEKS FARM BASE.DWG	SHEET: 8 OF 9