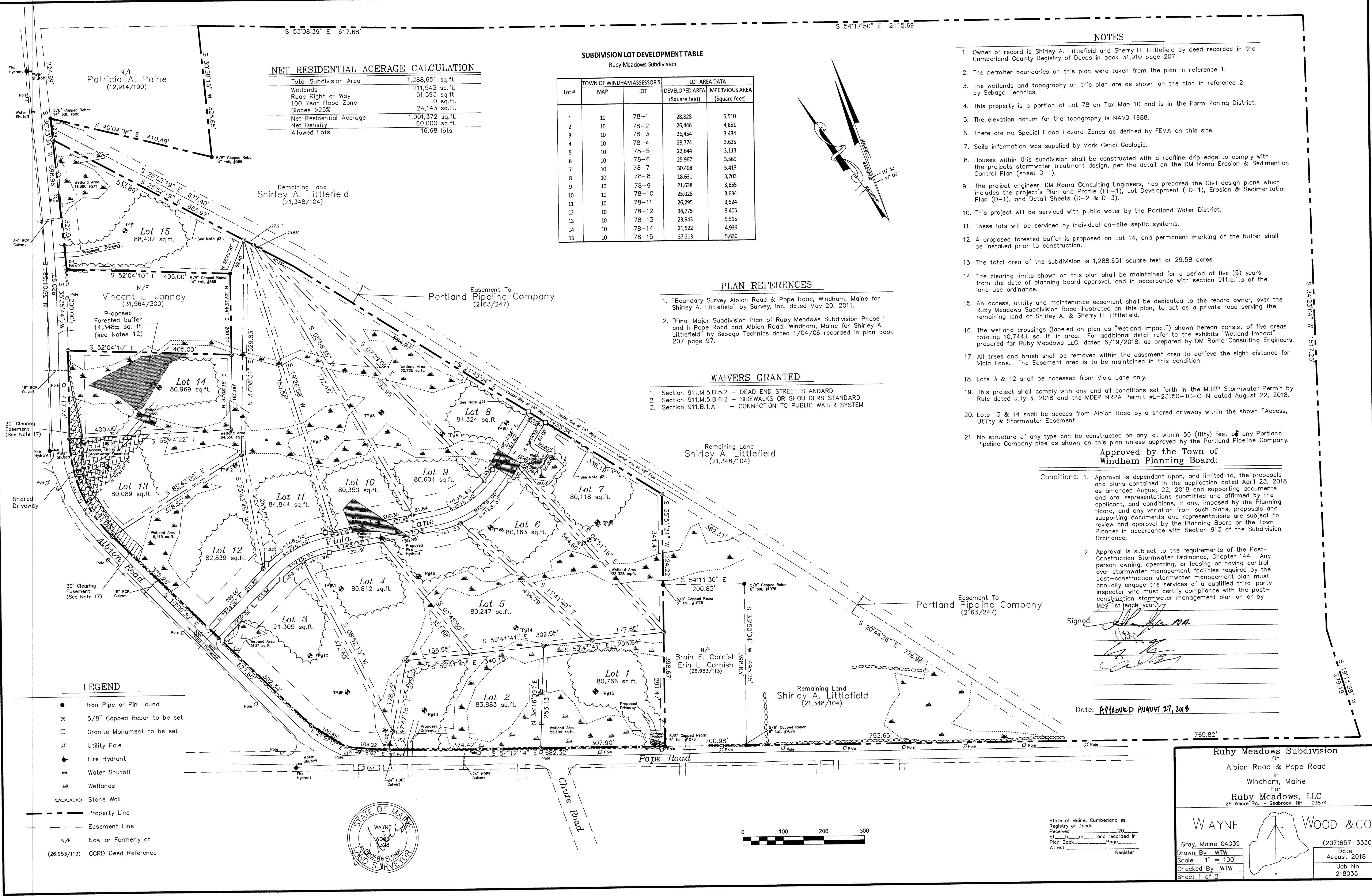




NET RESIDENTIAL ACERAGE CALCULATION

Total Subdivision Area	1,288,651 sq.ft.
Wetlands	211,543 sq.ft.
Road Right of Way	51,593 sq.ft.
100 Year Flood Zone	0 sq.ft.
Slopes >25%	24,143 sq.ft.
Net Residential Acreage	1,001,372 sq.ft.
Net Density	60,000 sq.ft.
Allowed Lots	16.68 lots

SUBDIVISION LOT DEVELOPMENT TABLE
Ruby Meadows Subdivision

Lot #	TOWN OF WINDHAM ASSESSOR'S		LOT AREA DATA	
	MAP	LOT	DEVELOPED AREA (Square feet)	IMPERVIOUS AREA (Square feet)
1	10	78-1	28,828	5,510
2	10	78-2	26,446	4,851
3	10	78-3	26,454	3,434
4	10	78-4	28,774	3,625
5	10	78-5	22,644	3,113
6	10	78-6	25,967	3,569
7	10	78-7	30,408	5,413
8	10	78-8	18,631	3,703
9	10	78-9	21,638	3,655
10	10	78-10	25,028	3,634
11	10	78-11	26,295	3,524
12	10	78-12	34,775	3,405
13	10	78-13	23,943	5,515
14	10	78-14	21,522	4,936
15	10	78-15	37,213	5,630

PLAN REFERENCES

- "Boundary Survey Albion Road & Pope Road, Windham, Maine for Shirley A. Littlefield" by Survey, Inc. dated May 20, 2011.
- "Final Major Subdivision Plan of Ruby Meadows Subdivision Phase I and II Pope Road and Albion Road, Windham, Maine for Shirley A. Littlefield" by Sebago Technics dated 1/04/06 recorded in plan book 207 page 97.

WAIVERS GRANTED

- Section 911.M.5.B.5.2 - DEAD END STREET STANDARD
- Section 911.M.5.B.6.2 - SIDEWALKS OR SHOULDERS STANDARD
- Section 911.B.1.A - CONNECTION TO PUBLIC WATER SYSTEM

NOTES

- Owner of record is Shirley A. Littlefield and Sherry H. Littlefield by deed recorded in the Cumberland County Registry of Deeds in book 31,910 page 207.
- The permit boundaries on this plan were taken from the plan in reference 1.
- The wetlands and topography on this plan are as shown on the plan in reference 2 by Sebago Technics.
- This property is a portion of Lot 78 on Tax Map 10 and is in the Farm Zoning District.
- The elevation datum for the topography is NAVD 1988.
- There are no Special Flood Hazard Zones as defined by FEMA on this site.
- Soils information was supplied by Mark Cenci Geologic.
- Houses within this subdivision shall be constructed with a roofline drip edge to comply with the projects stormwater treatment design, per the detail on the DM Roma Erosion & Sedimentation Control Plan (sheet D-1).
- The project engineer, DM Roma Consulting Engineers, has prepared the Civil design plans which includes the project's Plan and Profile (PP-1), Lot Development (LD-1), Erosion & Sedimentation Plan (D-1), and Detail Sheets (D-2 & D-3).
- This project will be serviced with public water by the Portland Water District.
- These lots will be serviced by individual on-site septic systems.
- A proposed forested buffer is proposed on Lot 14, and permanent marking of the buffer shall be installed prior to construction.
- The total area of the subdivision is 1,288,651 square feet or 29.58 acres.
- The clearing limits shown on this plan shall be maintained for a period of five (5) years from the date of planning board approval, and in accordance with section 911.e.1.a of the land use ordinance.
- An access, utility and maintenance easement shall be dedicated to the record owner, over the Ruby Meadows Subdivision Road illustrated on this plan, to act as a private road serving the remaining land of Shirley A. & Sherry H. Littlefield.
- The wetland crossings (labeled on plan as "Wetland Impact") shown hereon consist of five areas totaling 10,744± sq. ft. in area. For additional detail refer to the exhibits "Wetland Impact" prepared for Ruby Meadows LLC, dated 6/19/2018, as prepared by DM Roma Consulting Engineers.
- All trees and brush shall be removed within the easement area to achieve the sight distance for Viola Lane. The Easement area is to be maintained in this condition.
- Lots 3 & 12 shall be accessed from Viola Lane only.
- This project shall comply with any and all conditions set forth in the MDEP Stormwater Permit by Rule dated July 3, 2018 and the MDEP NRPA Permit #L-23150-TC-C-N dated August 22, 2018.
- Lots 13 & 14 shall be access from Albion Road by a shared driveway within the shown "Access, Utility & Stormwater Easement."
- No structure of any type can be constructed on any lot within 50 (fifty) feet of any Portland Pipeline Company pipe as shown on this plan unless approved by the Portland Pipeline Company.

Approved by the Town of
Windham Planning Board:

- Conditions:
- Approval is dependant upon, and limited to, the proposals and plans contained in the application dated April 23, 2018 as amended August 22, 2018 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.
 - Approval is subject to the requirements of the Post-Construction Stormwater Ordinance, Chapter 144. Any person owning, operating, or leasing or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by May 1st each year.

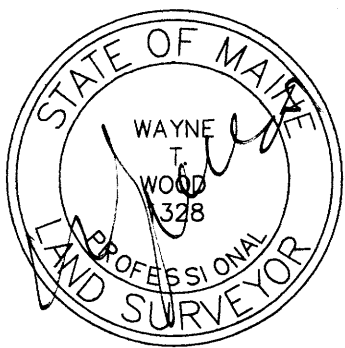
Signed: *[Signature]*

[Signature]
[Signature]

Date: **APPROVED AUGUST 27, 2018**

LEGEND

- Iron Pipe or Pin Found
- ⊙ 5/8" Capped Rebar to be set
- Granite Monument to be set
- ⊘ Utility Pole
- ⬮ Fire Hydrant
- ⬮ Water Shutoff
- ⬮ Wetlands
- ⬮ Stone Wall
- Property Line
- - - Easement Line
- N/F Now or Formerly of
- (26,953/113) CCRD Deed Reference



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

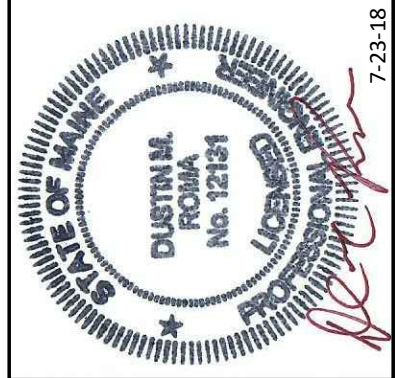
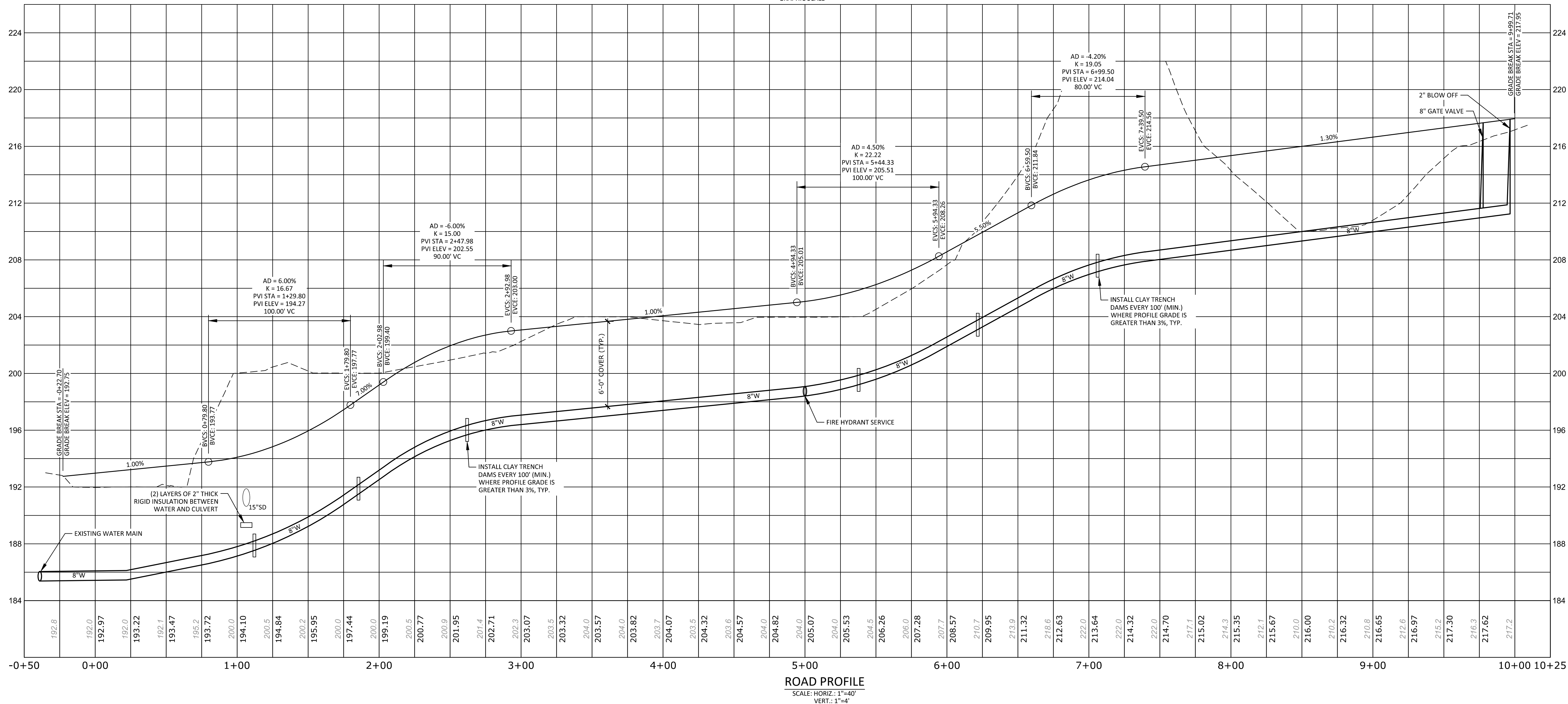
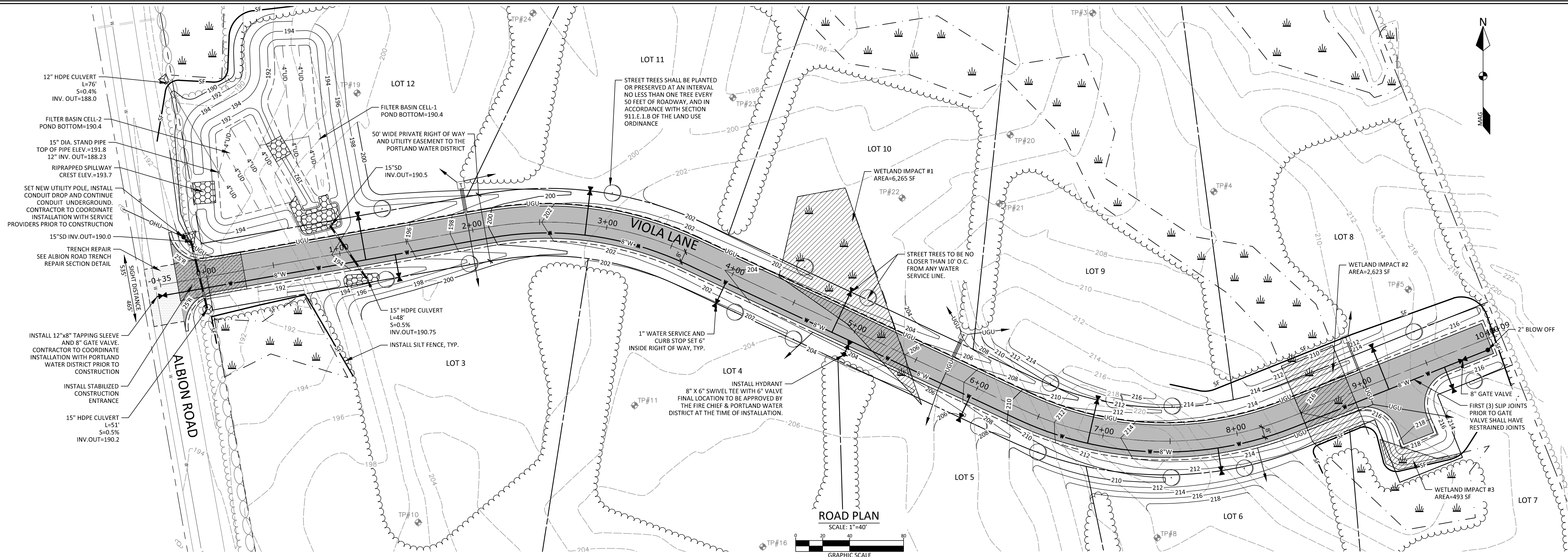
Ruby Meadows Subdivision
On
Albion Road & Pope Road
in
Windham, Maine
For
Ruby Meadows, LLC
28 Weare Rd. ~ Seabrook, NH 03874

WAYNE

WOOD & CO.

Gray, Maine 04039
Drawn By: WTW
Scale: 1" = 100'
Checked By: WTW
Sheet 1 of 2

(207)657-3330
Date
August 2018
Job No.
218035

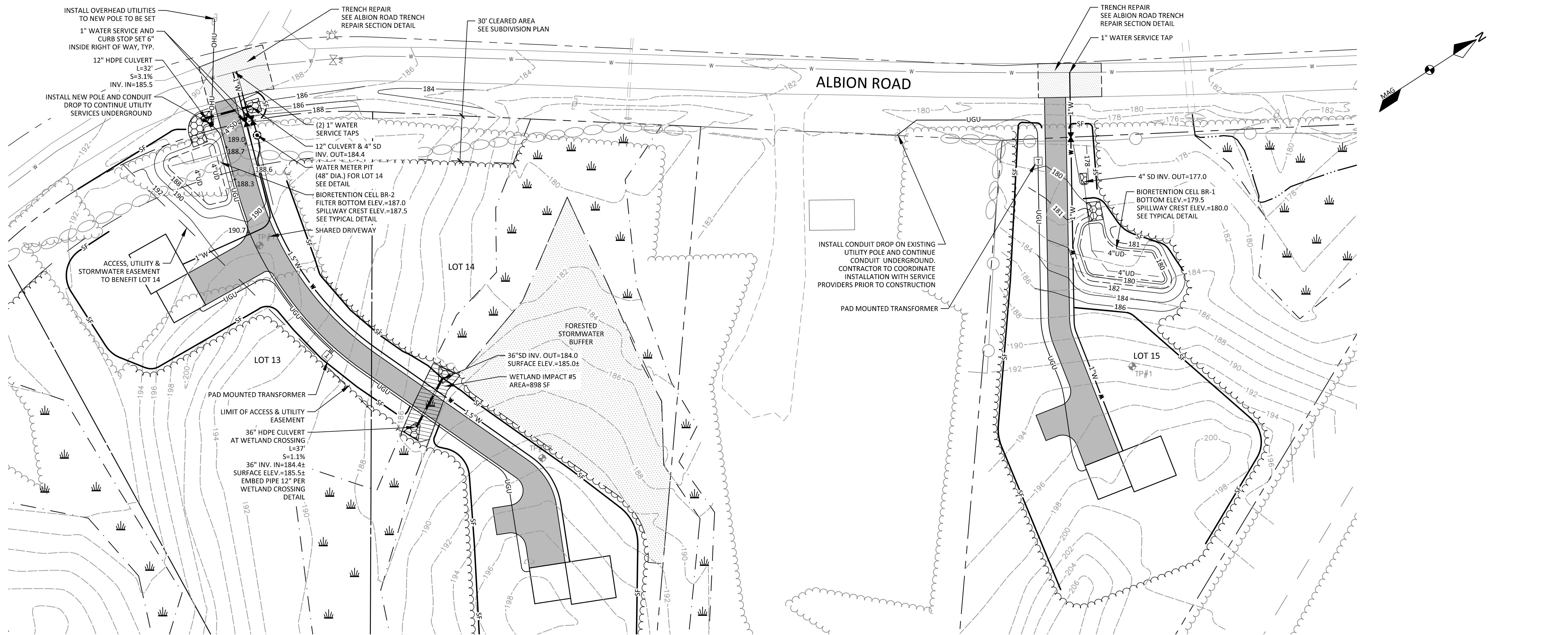


DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310-0506

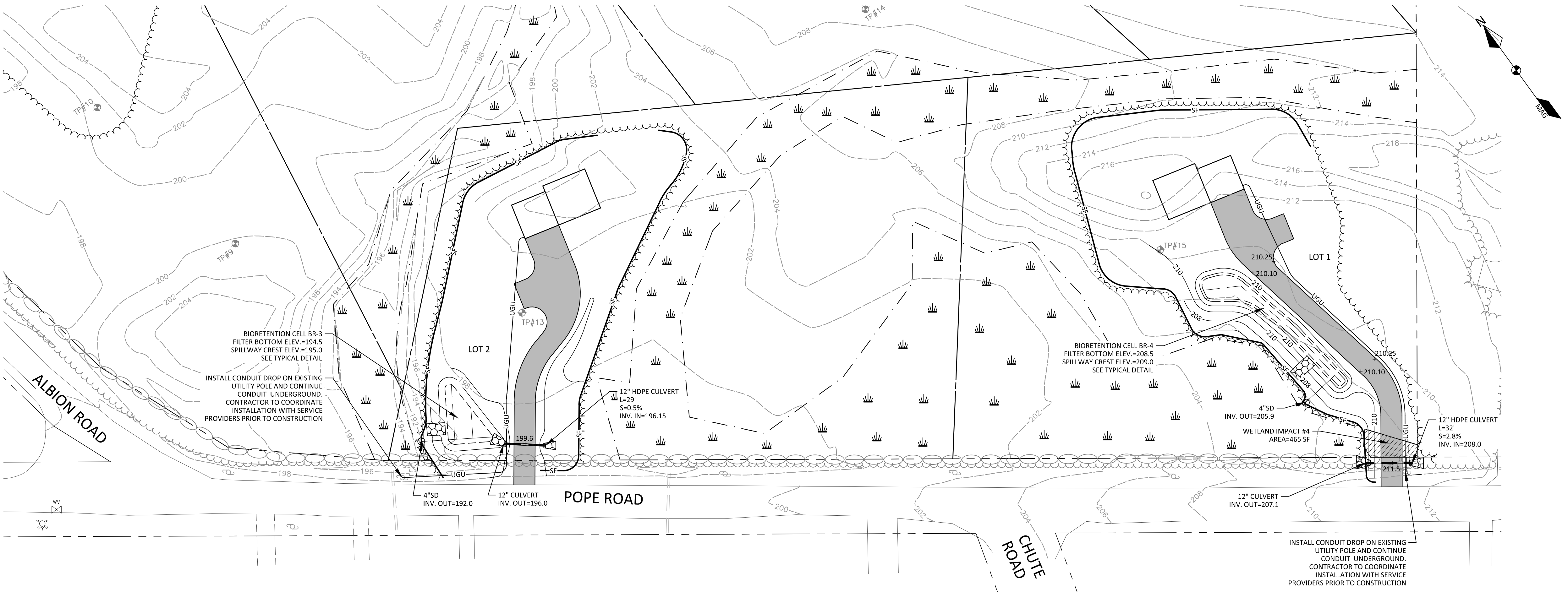
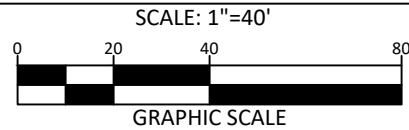
REV	DATE	BY	DESCRIPTION
A	6-15-18	DMR	ISSUED FOR PWD REVIEW
B	6-18-18	DMR	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
C	7-6-18	DMR	REVISED PER PWD REVIEW COMMENTS
D	7-23-18	DMR	REVISED PER TOWN REVIEW COMMENTS

ROADWAY PLAN & PROFILE
RUBY MEADOWS SUBDIVISION
WINDHAM, MAINE
FOR:
RUBY MEADOWS, LLC
28 WEBER ROAD
SOMERDON, NH 03874

18026 JOB NUMBER:
AS SHOWN SCALE:
7-23-2018 DATE:
SHEET 1 OF 5
PP-1



ALBION ROAD LOT PLANS



POPE ROAD LOT PLANS

SCALE: 1"=40'

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	PROPERTY LINE/R.O.W.
ABUTTER PROPERTY LINE	ABUTTER PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CENTERLINE	CENTERLINE
BUILDING	BUILDING
EDGE OF PAVEMENT/CURB	EDGE OF PAVEMENT/CURB
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF WETLANDS	EDGE OF WETLANDS
CONTOUR LINE	CONTOUR LINE
TREELINE	TREELINE
CULVERT/STORMDRAIN	CULVERT/STORMDRAIN
UNDERDRAIN	UNDERDRAIN
WATER MAIN	WATER MAIN
WATER VALVE	WATER VALVE
HYDRANT	HYDRANT
UTILITY POLE	UTILITY POLE
OVERHEAD UTILITIES	OVERHEAD UTILITIES
UNDERGROUND UTILITIES	UNDERGROUND UTILITIES
TRANSFORMER PAD	TRANSFORMER PAD
RIPRAP	RIPRAP
SILT FENCE	SILT FENCE

LOT DEVELOPMENT PLAN

RUBY MEADOWS SUBDIVISION

WINDHAM, MAINE

FOR: RUBY MEADOWS, LLC

28 WEBER ROAD
SOMERVOY, VT 05874

18026

JOB NUMBER:

1" = 40'

SCALE:

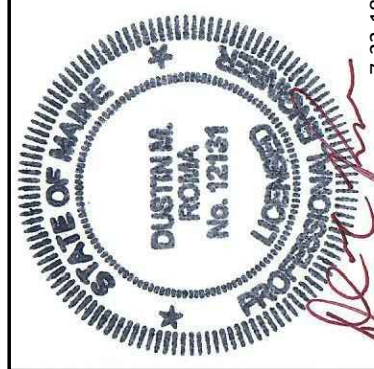
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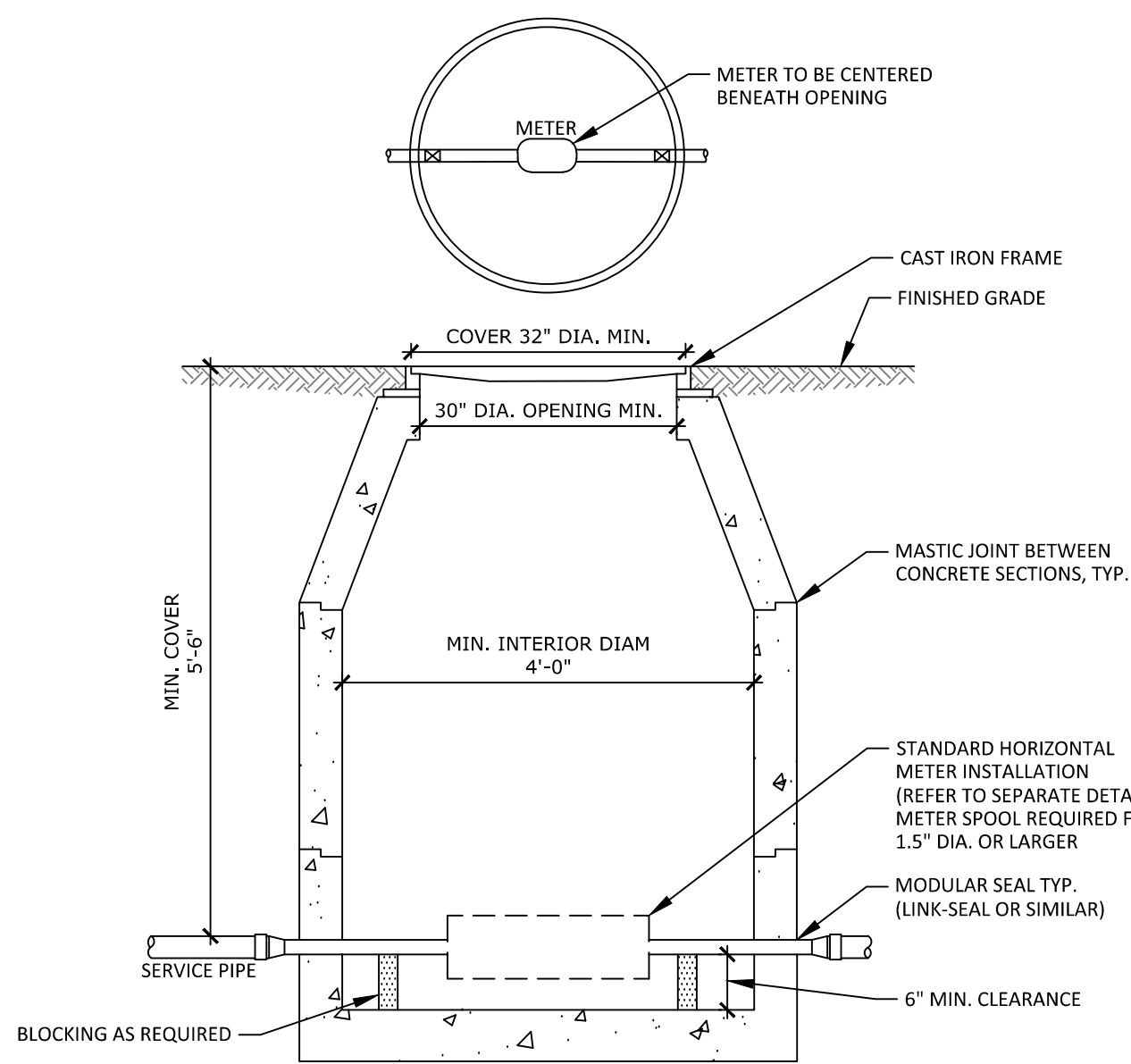
SHEET 2 OF 5

LD-1

REV	DATE	BY	DESCRIPTION
A	6-15-18	DMR	ISSUED FOR PWD REVIEW
B	6-18-18	DMR	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
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DM ROMA
CONSULTING ENGINEERS
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WINDHAM, ME 04062
(207) 310-0506



METER PIT AND COVER NOTES:

1. SPECIAL APPROVAL BY PWD IS REQUIRED, PRIOR TO CONSTRUCTION, FOR ALL PROPOSED METER PIT INSTALLATIONS.
2. BACKFLOW PREVENTION DEVICES MAY NOT BE INSTALLED WITHIN SMALL METER PITS.
3. A METER PIT MAY HOUSE UP TO TWO 5/8", 3/4" OR 1" METERS WITH PRIOR APPROVAL FROM PWD.
4. METER PIT SHALL BE LOCATED ON PRIVATE PROPERTY BETWEEN 10' AND 20' FROM PROPERTY LINE UNLESS OTHERWISE APPROVED BY PWD.
5. THE METER PIT SHALL BE MADE OF PRECAST CONCRETE OF SUFFICIENT SIZE TO PROVIDE 5.5' MIN. GROUND COVER FROM FINISHED GRADE TO THE TOP OF THE SERVICE PIPE.
6. ALL SEAMS BETWEEN CONCRETE SECTIONS SHALL BE SEALED WITH MASTIC JOINT. ALL OPENINGS IN THE CONCRETE FOR SERVICE PIPING SHALL BE SEALED WITH A MODULAR SEAL (LINK-SEAL OR SIMILAR).
7. METER PIT INTERIOR MUST BE AT LEAST 48" IN DIAMETER. THE OPENING MUST BE AT LEAST 30" IN DIAMETER, WITH A CAST IRON FRAME. THE COVER SHALL BE CAST IRON OR STEEL, 32" MIN. IN DIAMETER, AND BE EITHER PERMANENTLY LABELED "WATER" OR HAVE NO LABEL. STEEL PLATE MATERIAL SHALL BE COATED WITH A RUST INHIBITOR PAINT.
8. WALL-MOUNTED LADDER RUNGS ARE NOT TO BE INSTALLED WITHIN METER PIT.
9. ALL PIPING INSIDE AND EXTENDING THROUGH THE METER PIT WILL BE MADE OF COPPER, WITH A MIN. OF 6" CLEARANCE FROM THE METER PIT FLOOR. USE BLOCKING AS NEEDED TO SUPPORT THE PIPE.
10. CUSTOMER SHALL ENSURE THE METER PIT AND COVER ARE PROPERLY RATED FOR TRAFFIC FLOW, IF APPLICABLE.

METER INSTALLATION NOTES:

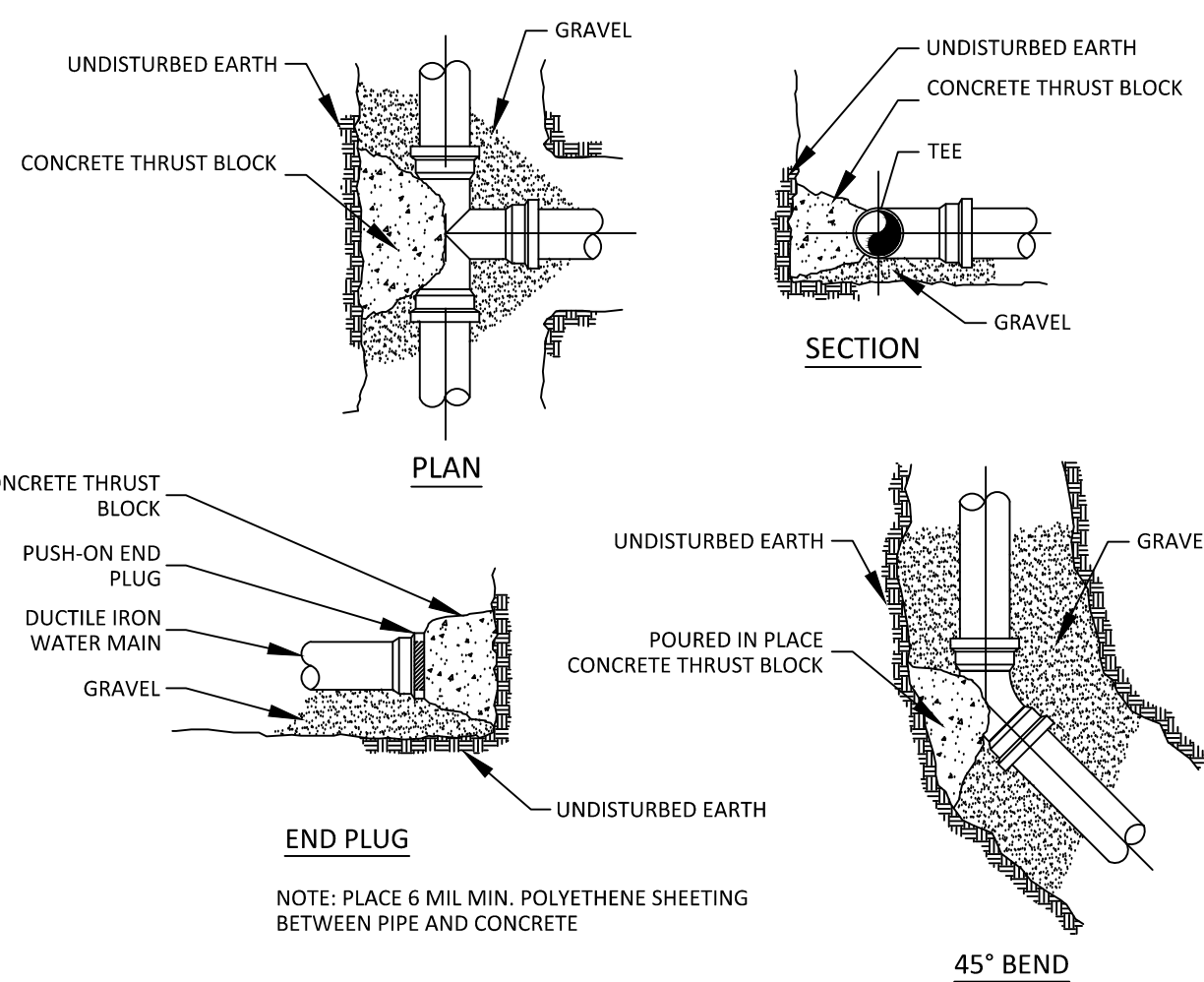
11. ONLY PWD PERSONNEL ARE AUTHORIZED TO INSTALL WATER METERS. PWD PERSONNEL ARE ADDITIONALLY AUTHORIZED TO OPERATE METER VALVES AS NEEDED FOR INSTALLATION AND MAINTENANCE.
12. PWD WILL SUPPLY THE WATER METER. ALL OTHER FITTINGS, INCLUDING A METER RESETTER FOR 1" OR SMALLER METERS SHALL BE SUPPLIED AND INSTALLED BY CUSTOMER.
13. FOR 1.5" AND 2" METERS, CUSTOMER WILL INSTALL A FLANGED METER SPOOL PIECE SUPPLIED BY PWD AT NO ADDITIONAL CHARGE, PRIOR TO METER SET. THE METER SPOOL WILL BE MADE AVAILABLE FOR CUSTOMER PICKUP AT PWD CUSTOMER SERVICE, 225 DOUGLAS STREET, PORTLAND DURING NORMAL BUSINESS HOURS.
14. CUSTOMER WILL INSTALL TWO BALL VALVES AT LEAST 24" APART FOR METER INSTALLATION, ALLOWING FOR THE WATER METER TO BE CENTERED UNDER THE METER PIT OPENING. THE BALL VALVES SHALL BE SOLDERED IN PLACE.

SMALL METER PIT (5/8" TO 2" METER)

NOT TO SCALE

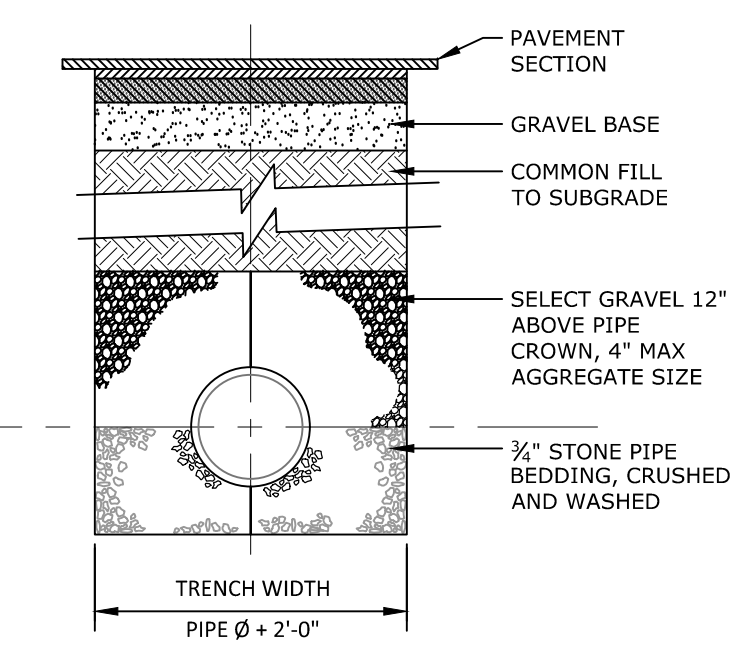
CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
		SQ. FT. OF BEARING ON UNDISTURBED SOIL		
FITTINGS		90°BENDS	45°BENDS	TEES AND PLUGS
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	9	12
	16"	26	14	19
	20"	40	22	28

BASED ON SOIL BEARING PRESSURE OF 2000PSF AND 100PSI LINE PRESSURE. COMPACT COURSE TO FINE SANDS AND CLAYS REQUIRE ENGINEERED BLOCKS. ENGINEERED BLOCKS WILL TYPICALLY REQUIRE REINFORCING STEEL OF #5 AT 12".



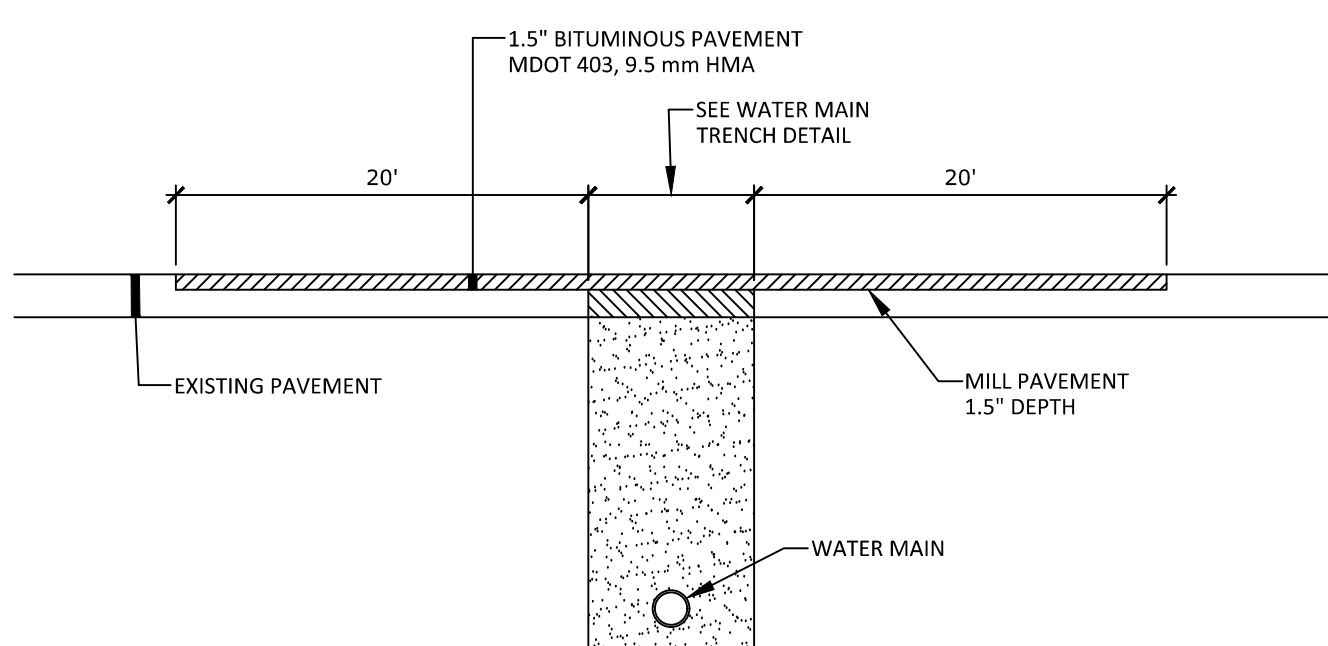
THRUST BLOCK DETAIL

NOT TO SCALE



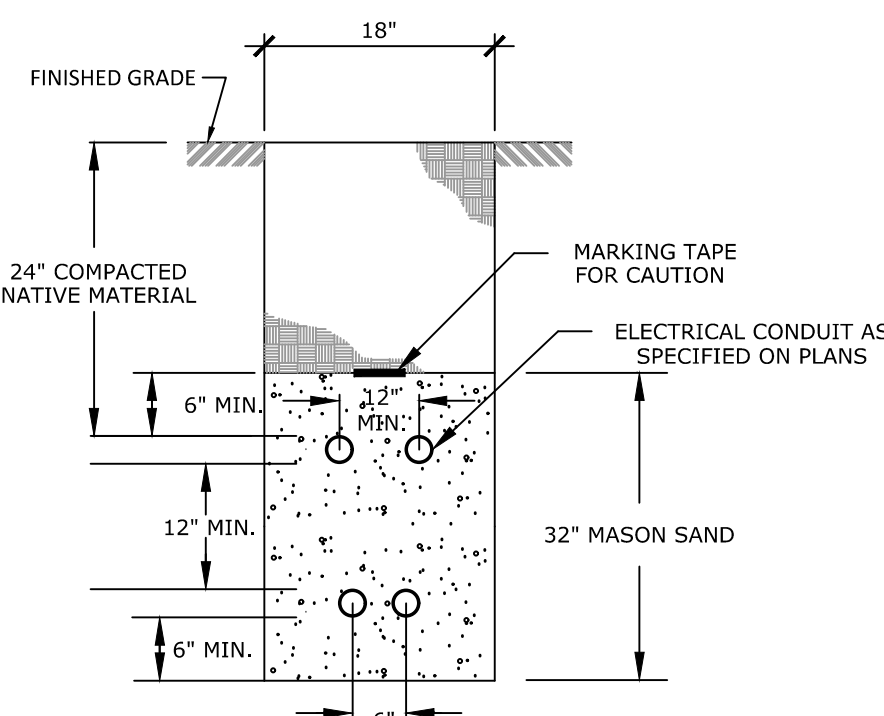
TYPICAL TRENCH SECTION

NOT TO SCALE



ALBION ROAD TRENCH REPAIR DETAIL

NOT TO SCALE



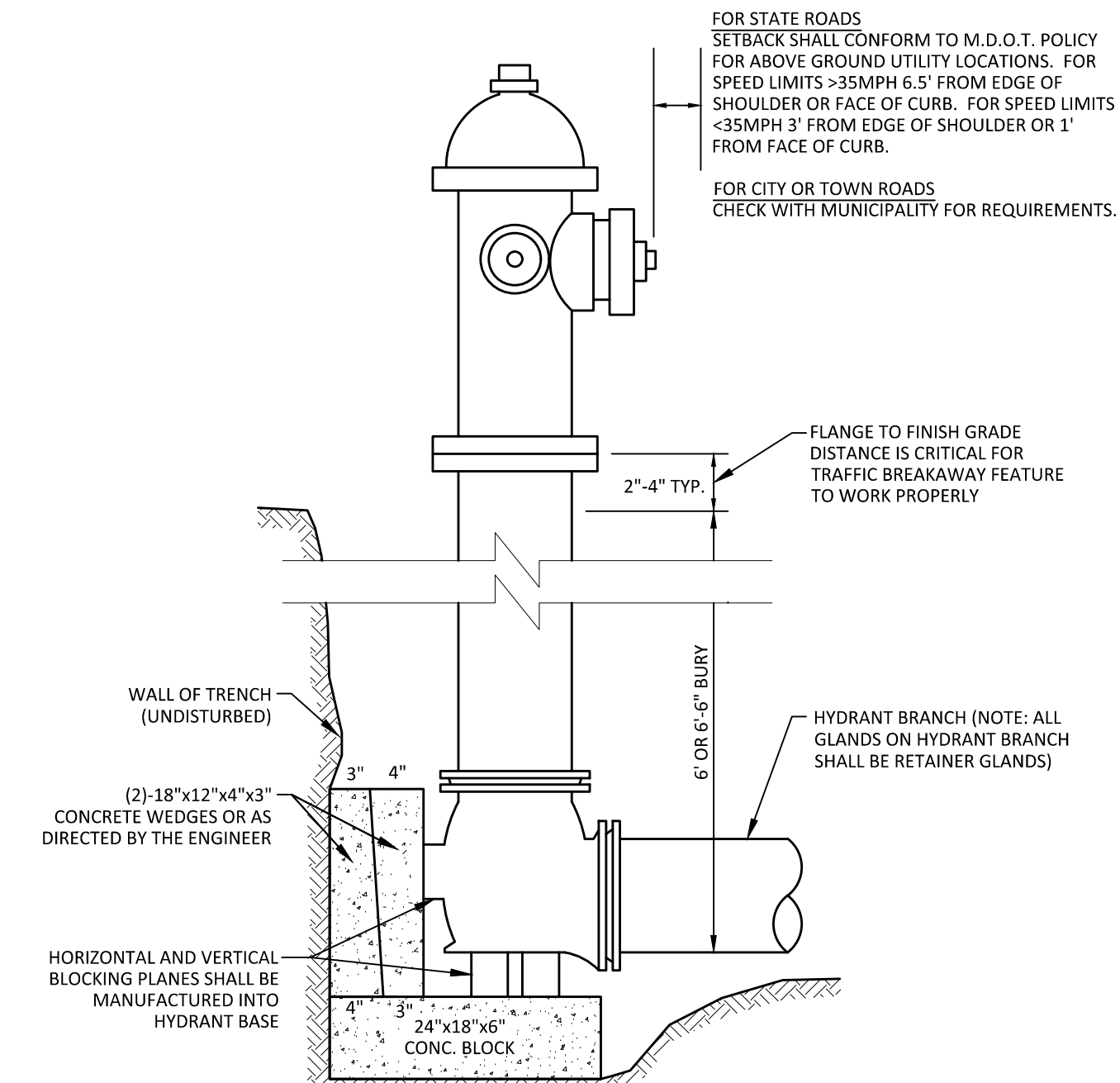
TRENCH DETAIL - ELECTRICAL CONDUIT

NOT TO SCALE

- NOTES:
1. ALL CONDUITS SHALL BE 4" DIA. PVC SCH 40 EXCEPT FOR ROAD CROSSINGS SHALL BE PVC SCH 80
 2. INSTALLATION SHOULD NOT ALLOW THE INTER-TWINGING OF CABLES.
 3. BEDDING AND BACKFILL SHALL BE FREE OF ROOTS, STUMPS AND OTHER DEBRIS.
 4. COMMUNICATION CABLE AND POWER CABLE SHALL HAVE NO LESS THAN 12 INCHES OF RADIAL SEPARATION.

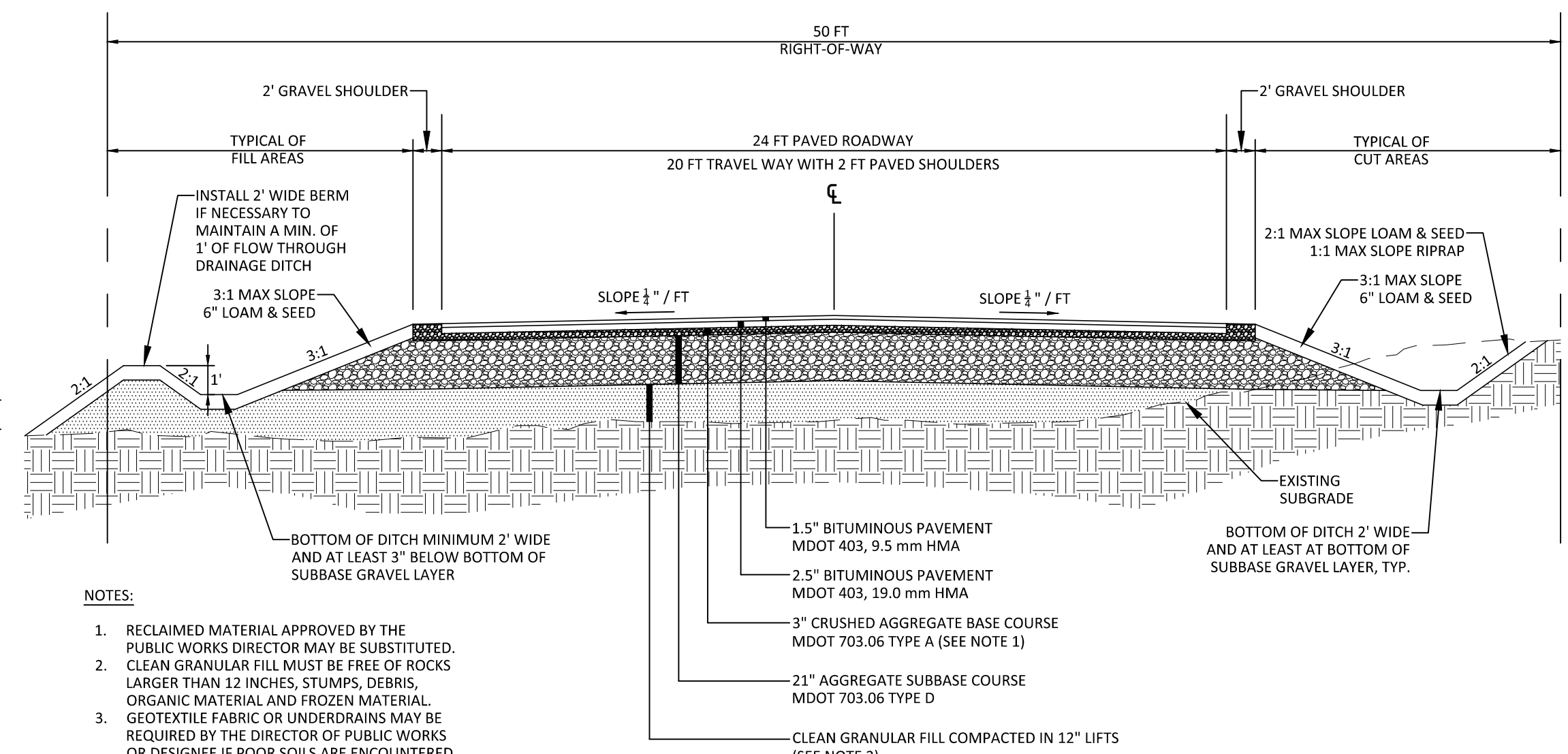
WATERMAIN TYPICAL TRENCH CROSS-SECTION

NOT TO SCALE



TYPICAL HYDRANT INSTALLATION DETAIL

NOT TO SCALE

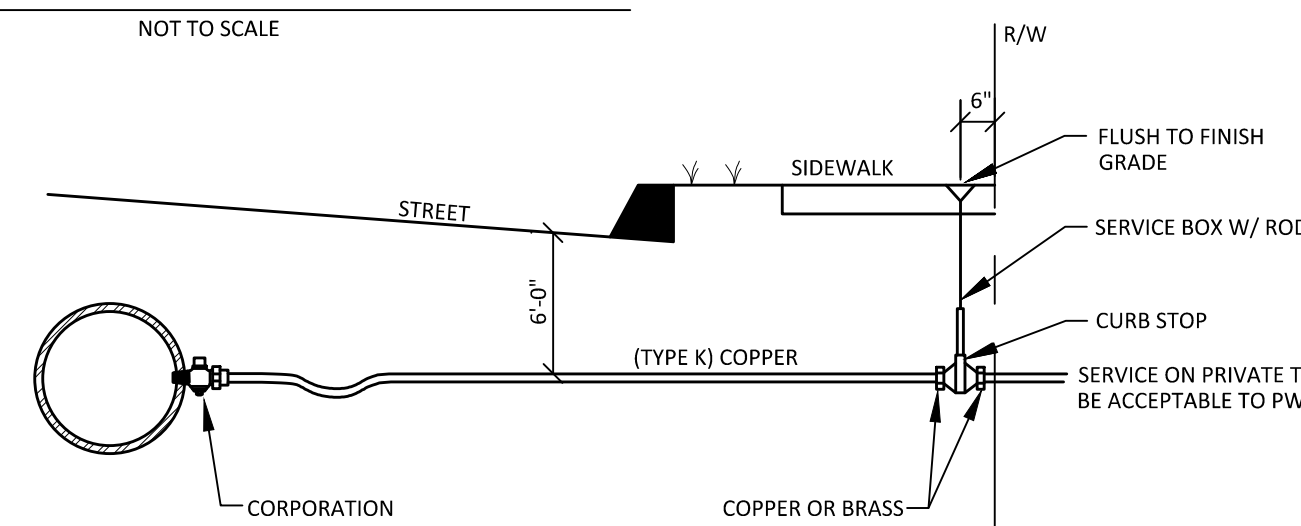


NOTES:

1. RECLAIMED MATERIAL APPROVED BY THE PUBLIC WORKS DIRECTOR MAY BE SUBSTITUTED.
2. CLEAN GRANULAR FILL MUST BE FREE OF ROCKS LARGER THAN 12 INCHES, STUMPS, DEBRIS, ORGANIC MATERIAL AND FROZEN MATERIAL. GEOTEXTILE FABRIC OR UNDERDRAINS MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNEE IF POOR SOILS ARE ENCOUNTERED.

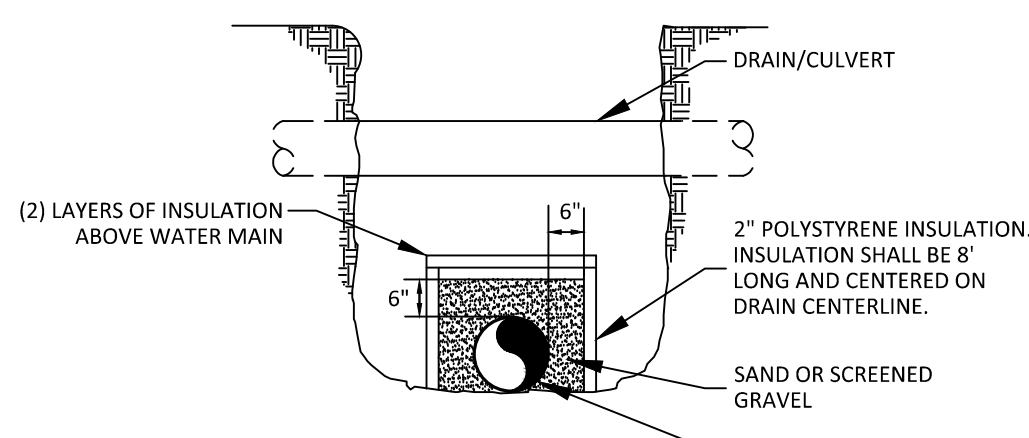
TYPICAL ROADWAY SECTION - MINOR LOCAL STREET

NOT TO SCALE



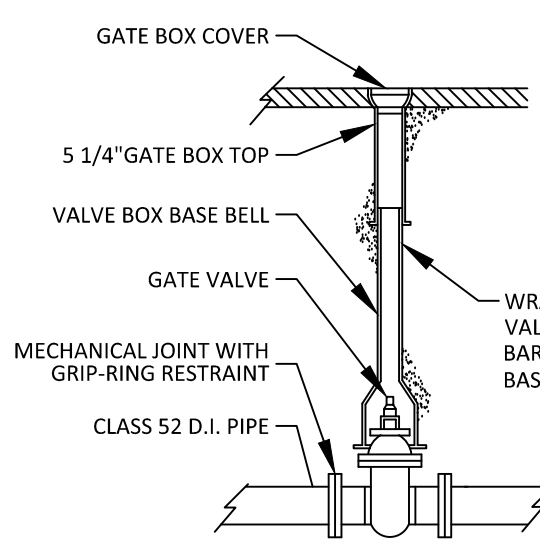
TYPICAL SERVICE CONNECTION

NOT TO SCALE



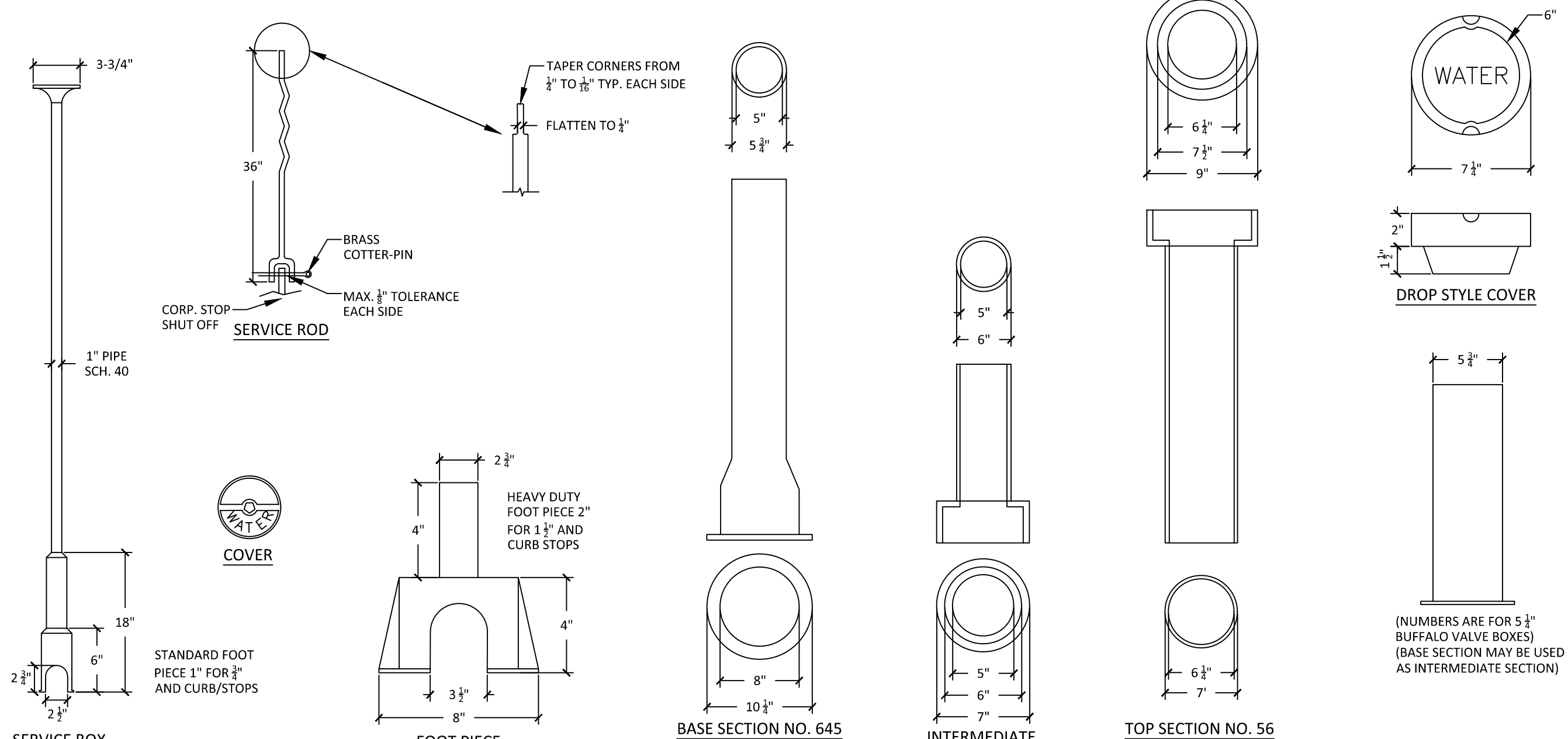
INSULATION DETAIL

NOT TO SCALE



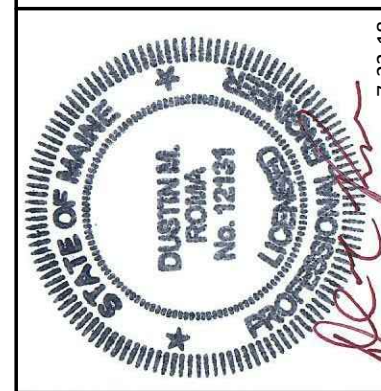
GATE VALVE

NOT TO SCALE



VALVE BOX & COVER

NOT TO SCALE



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

REV	DATE	BY	DESCRIPTION
A	6-18-18	DMR	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
B	7-15-18	DMR	REVISED PER PWD REVIEW COMMENTS
C	7-23-18	DMR	REVISED PER TOWN REVIEW COMMENTS

DETAILS

RUBY MEADOWS SUBDIVISION
WINDHAM, MAINE
FOR:
RUBY MEADOWS, LLC
28 WEAVER ROAD
SOMERDON, NH 03874

18026
JOB NUMBER:

AS SHOWN
SCALE:

7-23-2018
DATE:

SHEET 4 OF 5

D-2



SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
200 CLAY	<2.0



1. CONSTRUCTION SPECIFICATIONS: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
2. COMPACTION OF SOIL FILTER: SOIL FILTER MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST TWO LIFTS TO PREVENT POCKETS OF LOOSE MEDIA.
3. CONSTRUCTION OVERSIGHT: INSPECTION BY THE DESIGN ENGINEER OR SUITABLE THIRD PARTY WILL OCCUR AT A MINIMUM:
- A) AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 - B) AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
 - C) AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED.
 - D) AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
 - E) ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING MDEP SPECIFICATIONS.
4. TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
- A) SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
 - B) SUBMIT SAMPLES OF EACH TYPE OF MATERIAL CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES US96A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED BY HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
 - C) PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698
5. THE CAST IRON GRATE FOR THE OUTLET STRUCTURE SHALL BE EQUAL TO EAST JORDAN IRON WORKS, PRODUCT NO. 00113045C06, BEEHIVE GRATE WITH REVERSIBLE FRAME. FRAME TO BE TOP FLANGED SET IN STRUCTURE. SUBMIT CATALOG SHEETS TO ENGINEER FOR APPROVAL.

FILTER BASIN SECTION

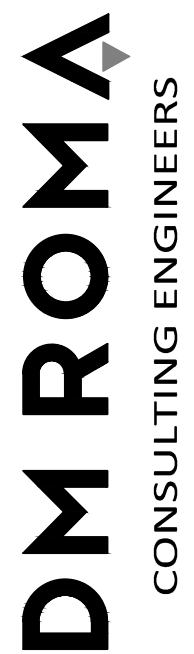
NOT TO SCALE



1. PLANTINGS WITHIN BIOTRETMENT CELLS SHALL BE TOLERANT OF WELLY DRAINED SOILS AND FREQUENT IRRIGATION. SEE MAIN STORMWATER MANAGEMENT DESIGN MANUAL VOLUME 1 - APPENDIX A LANDSCAPE DESIGNS TO ENHANCE STORMWATER TREATMENT FOR PLANTING RECOMMENDATIONS.
2. SIZING CRITERIA: THE SOIL FILTER MUST DETAIN AND FILTER A RUNOFF VOLUME EQUAL TO 1 TO 1 INCH TIMES THE SUBCATCHMENT'S IMPERVIOUS AREA PLUS 0.4 INCH TIME THE SUBCATCHMENT'S AREA. THE FILTER BED MAY ONLY POND 6 INCHES PRIOR TO DISCHARGE. THE FILTER BOTTOM SURFACE AREA MUST BE NO LESS THAN 7% FROM THE IMPERVIOUS AREA AND 3% FROM THE LANDSCAPED AREA DRAINING TO THE FILTER.
3. CONSTRUCTION SEQUENCE: THE SOIL FILTER BED AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 50% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
4. COMPACTION OF SOIL FILTER: FILTER MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST TWO LIFTS TO PREVENT POCKETS OF LOOSE MEDIA.

TYPICAL BIORETENTION CELL

NOT TO SCALE



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RUBY MEADOWS SUBDIVISION
WINDHAM, MAINE

FOR:
RUBY MEADOWS, LLC

28 WEARE ROAD
SEABROOK, NH 03874

18026
JOB NUMBER:

AS SHOWN
SCALE:

7-23-2018
DATE:

SHEET 5 OF 5

D-3