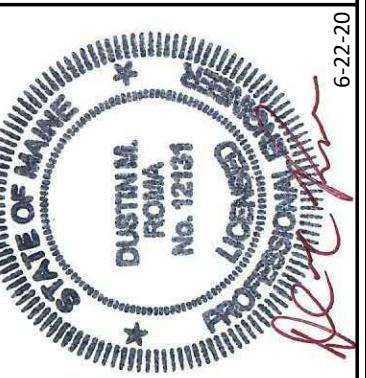


GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS RONALD A. AND JACQUELINE M. BISESTI BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 36101 PAGE 213.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 1.9 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 10, LOT 78-11.
4. PLAN REFERENCES:
 - A) AMENDED RUBY MEADOWS SUBDIVISION ON ABLION ROAD & POPE ROAD IN WINDHAM, MAINE FOR RUBY MEADOWS, LLC AS PREPARED BY WAYNE T. WOOD & CO. DATED NOVEMBER 2018 AND RECORDED IN PLAN BOOK 218 PAGE 546.
 - B) FINAL MAJOR SUBDIVISION PLAN OF RUBY MEADOWS SUBDIVISION PHASE I AND II POPE ROAD AND ALBION ROAD, WINDHAM, MAINE FOR SHIRELY A. LITTLEFIELD BY SEBAGO TECHNICS, INC. DATED JANUARY 4, 2006 RECORDED IN PLAN BOOK 207 PAGE 97.
5. HORIZONTAL DATUM: MAGNETIC NORTH PER PLAN REFERENCE 4A.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. WETLANDS AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE BASED ON PLAN REFERENCE 4B.
9. THE PROPERTY IS LOCATED IN THE FARM DISTRICT.
10. SPACE AND BULK REQUIREMENTS: F DISTRICT

MIN LOT SIZE:	80,000 SF
NET RESIDENTIAL DENSITY	60,000 SF
MIN STREET FRONTAGE:	200 FT
MIN FRONT YARD:	40 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	25%
12. 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. THE PLANNING BOARD MAY APPROVE REVISIONS OR EXPANSIONS TO THE CLEARING LIMITS AS A PLAN AMENDMENT BEFORE THE 5 YEARS.
13. ALL BUILDINGS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED WITH A ROOFLINE DRIP EDGE IN ACCORDANCE WITH THE PLANS REFERENCED ON PLAN REFERENCE 4A.



TOWN OF WINDHAM ASSESSOR'S			LOT AREA DATA	
Lot #	MAP	LOT	DEVELOPED AREA (Square feet)	IMPERVIOUS AREA (Square feet)
<i>PER APPROVED SUBDIVISION PLAN ("AMENDED RUBY MEADOWS SUBDIVISION") *</i>				
11	10	78-3	26,295	3,524
<i>AS PROPOSED **</i>				
11	10	78-3	48,693	14,378

* - "AMENDED RUBY MEADOWS SUBDIVISION" FOR RUBY MEADOWS, LLC. PREPARED BY WAYNE WOOD & CO., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 218 PAGE 546 ON DEC. 20, 2018.

** - PROPOSED STORMWATER BIOCELLS SHOWN HERON THIS PLAN & THE PROPOSED PORTION OF THE ROOF THAT WILL BE TREATED IN A ROOF DRIP EDGE ADDRESSES THE TREATMENT REQUIREMENTS FOR ADDITIONAL DEVELOPED AND IMPERVIOUS LOT AREA ON LOT #11.

AMENDMENT NOTE:

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON _____ DATE _____

LEGEND

EVE SIZE		% PASSING BY WEIGHT
1"		90-100
1/2"		75-100
#4		50-100
#20		15-80
#50		0-15
#200		0-5

TABLE 7.3 LOAMY COARSE SAND	
EVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
200 CLAY	<2.0

TABLE 7.4 SANDY LOAM	
EVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
200 CLAY	<2.0

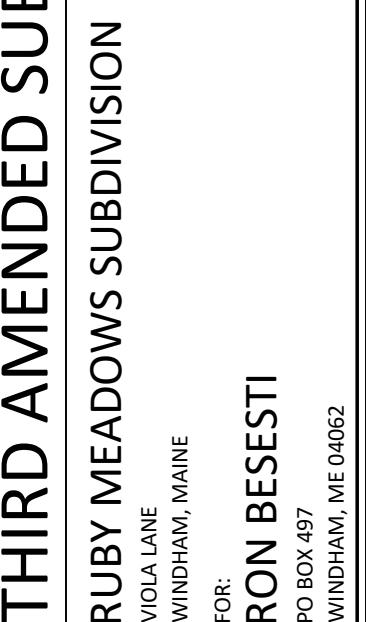
NOTE

1. BR-1 TO BE INSTALLED WITH A GRASSED SPILLWAY SECTION. IN LIEU OF RIP RAP, CONTRACTOR TO INSTALL LOAM AND SEED.

ID	A	B	C	D	E
	203.70	202.70	5'	1.00'	11.0'
	196.00	195.00	5'	1.00'	11.0'

1. PLANTINGS WITHIN BIORETENTION CELLS SHOULD BE TOLERANT OF WELL DRAINED SOILS AND FREQUENT INUNDATION. SEE *MAINE STORMWATER MANAGEMENT DESIGN MANUAL VOLUME 1 - APPROVED LANDSCAPE DESIGNS TO ENHANCE STORMWATER TREATMENT FOR PLANTING RECOMMENDATIONS*

DIX
BIORETENTION CELL (BR)
NOT TO SCALE



STATE OF MAINE			
COUNTY SS. REGISTRY OF DEEDS			
RECEIVED	_____	20_____	
AT	_____h	_____m	_____M
AND RECORDED IN			
PLAN BOOK	_____	PAGE	_____
ATTEST:		_____	
		REGISTER	

18026
JOB NUMBER:
1" = 20'
SCALE:
6-22-2020
DATE:
SHEET 1 OF 1
S-1