



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

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.

NOTES

- Owner of record is Shirley A. Littlefield by deed recorded in the Cumberland County Registry of Deeds in book 21,348 page 104.
- 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 provisions for either of the following:  
A. Positive free outlet foundation drain, whereby the footing elevations should be set as established by the builder or  
B. Any other foundation drainage system such as a sump hole, whereby the bottom of the footing elevation shall be set at least 12" above the limiting groundwater level as determined by a licensed site evaluator and approved by the Town of Windham CEO.
- Failure to Commence substantial construction of a subdivision plan within two (2) years of the date of the final approval of the plan shall render the plan null and void.
- This project will be serviced with public water by the Portland Water District.
- These lots will be serviced by individual on-site septic systems.
- The entire subdivision plan shall be developed and/or maintained as depicted on the subdivision plan and in accordance with all accompanying written submittals and in accordance with any conditions attached by the Planning Board. Approval by the Planning Director shall be required for any minor alterations to or deviations from the approved subdivision plan, including, without limitation: topography, drainage, landscaping, retention of wooded or lawn areas, access, utilities, size, location and surfacing of parking areas, and location and size of buildings. Major alterations or deviations must be approved by the Planning Board as revisions or amendments. The initial determination of whether a change is minor or major will be made by the Planning Director and the Planning Board chair.
- The total area of the subdivision is 1,288,651 square feet or 29.58 acres.

Approved by the Town of  
Windham Planning Board:

Signed:

Date:

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
- (28,953/113) CCRD Deed Reference



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

WAYNE WOOD & CO.  
Gray, Maine 04039  
Drawn By: WTW  
Scale: 1" = 100'  
Checked By: WTW  
Field Crew:

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