



PORTLAND PIPE LINE CORPORATION
Safety, Environment, Customer, Community

KENNETH P. BROWN, P. E.
ENGINEERING MANAGER

TELEPHONE
(207) 767-0449

FACSIMILE
(207) 767-0455

E-MAIL
KEN.BROWN@PMPL.COM

August 11, 2018

Paul Hollis
Ruby Meadows, LLC
28 Weare Road
Seabrook, NH 03875

Subject: Proposed Ruby Meadows Subdivision on Albion Road and Pope Road, Windham, Maine
Windham Tax Map 10, Lot 78; Current Owners: Shirley A. and Sherry H. Littlefield
Portland Pipe Line Corporation (PPLC) Right of Way Parcel 52

Dear Mr. Hollis:

Thank you for meeting with PPLC on July 24, 2018 to discuss your proposed Ruby Meadows Subdivision near PPLC's pipelines. During the meeting, you presented your proposed 15-lot layout as prepared by Wayne Wood & Co., dated June 2018, and titled *Ruby Meadows Subdivision on Albion Road & Pole Road in Windham Maine*, a copy of which is attached for reference. Seven of the proposed lots will be located within 50 feet of PPLC pipelines, and the proposed subdivision roadway, Viola Lane, will extend within 50 feet of the pipelines but terminate without crossing them. Viola Lane is laid out perpendicular to the west side of the pipelines, suggesting a possible future eastward extension across the pipelines. You presented a plan/profile drawing of Viola Lane, and you mentioned that the roadway will include underground utilities including public water.

Based on the preliminary plans you have presented, with no proposed crossings of the pipelines, PPLC anticipates that the final project will be able to meet our *Design of Projects and Construction Practices* guidelines, which we provided to you. You agreed that the building locations on the proposed lots will be defined to provide a 50-foot setback from the nearest pipeline, and you agreed to note both PPLC easements on the plans, Book/Page 1646/151 and 2163/247, which are of undefined width. Regarding Viola Lane, we encouraged that its plan/profile design anticipate the guidelines that will apply to any future crossings of the pipelines, including providing at least 4 feet of cover over the pipelines and providing at least 18 inches separation between crossing utilities and the pipelines. To support your planning, PPLC has located and marked the pipelines and their existing depths of cover near the proposed eastern end of Viola Lane for your surveyor to collect.

Please provide us with your final design drawings for our review and authorization when they are available. Thank you for coordinating this work with Portland Pipe Line Corporation in advance.

Sincerely,

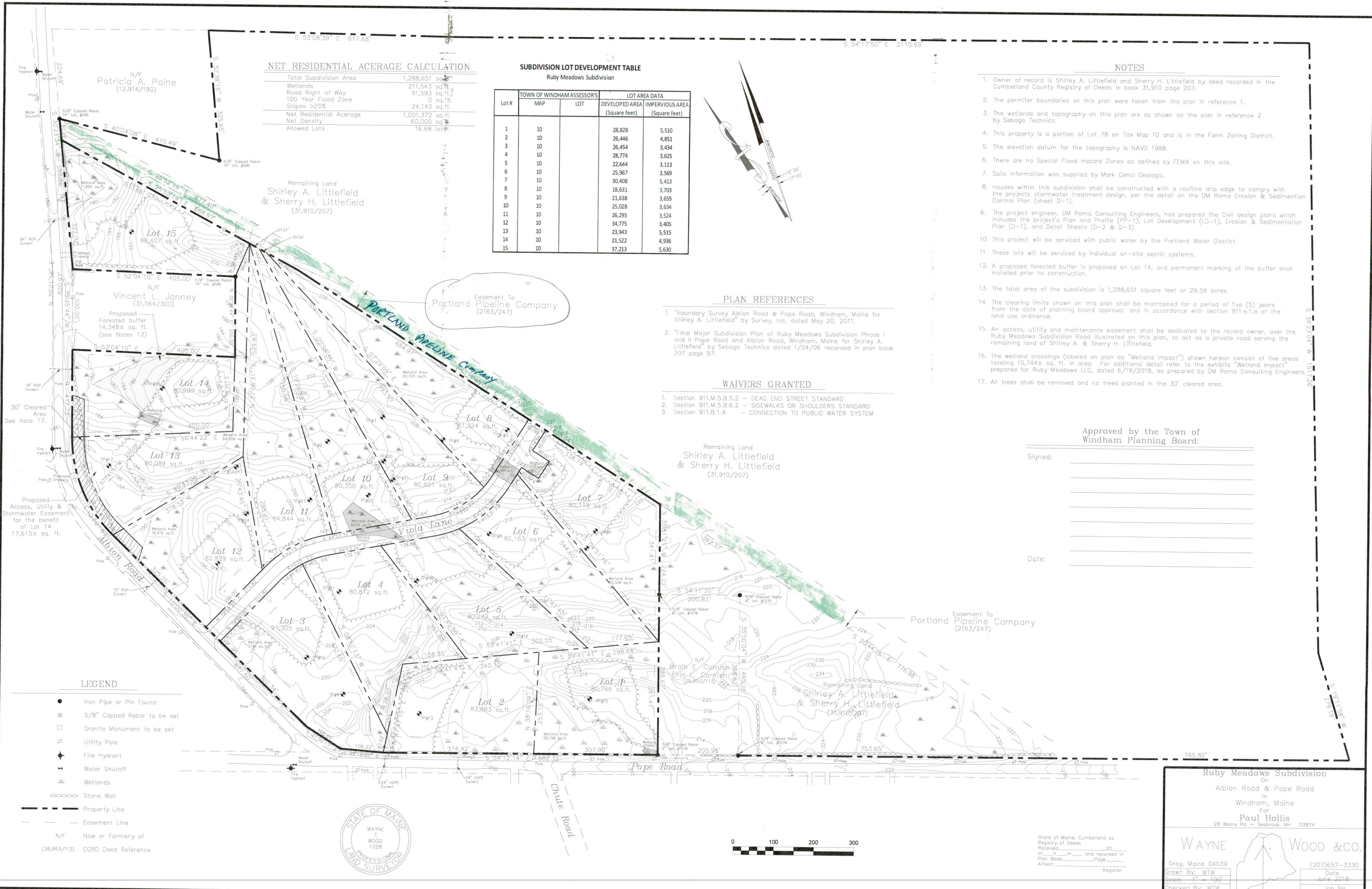
Kenneth P. Brown

Enclosure

cc: T.A. Hardison, J.C. Gillies, R.A. Hughes

2018-08-11 ltr P Hollis.docx

30 HILL STREET, SOUTH PORTLAND, ME 04106



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

TOWN OF WINDHAM ASSESSOR'S			LOT AREA DATA	
Lot #	MAP	LOT	DEVELOPED AREA (Square feet)	IMPERVIOUS AREA (Square feet)
1	10		28,828	5,510
2	10		26,446	4,851
3	10		26,454	3,434
4	10		28,774	3,625
5	10		22,644	3,113
6	10		25,967	3,569
7	10		30,408	5,413
8	10		18,631	3,703
9	10		21,638	3,655
10	10		25,028	3,634
11	10		26,295	3,524
12	10		34,775	3,405
13	10		23,943	5,515
14	10		21,522	4,936
15	10		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 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 shall be removed and no trees planted in the 30' cleared area.

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
- (26,953/113) CCRD Deed Reference



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

WAYNE T. 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

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