

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 Diamond Meadows, LLC by deed recorded in the Cumberland County Registry of Deeds in book 35,191 page 203.
- The permitter 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 on any Portland Pipeline Company pipe as shown on this plan unless approved by the Portland Pipeline Company.
- This plan amends the plan of Ruby Meadows Subdivision as approved by the Town of Windham Planning Board on 8/27/18 by updating the owner of record to Diamond Meadows, LLC.

Approved by the Town of
Windham Planning Board:

- Conditions:
- Approval is dependant upon, and limited to, the proposals on plans contained in the application dated November 2018 and supporting documents and oral representations submitted and affirmed by the 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.

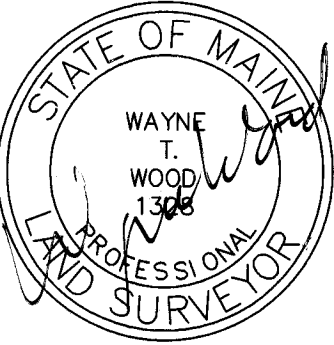
Signed:

[Handwritten signatures]

Date: **APPROVED DECEMBER 10, 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 **Dec. 20** 20 **18**
at **2:47** P. M. and recorded in
Plan Book **218** Page **546**
Attest: *[Signature]* Register

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Amended 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 1

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