



DM ROMA 
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1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JUNE 22, 2020 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.
2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE, CHAPTER 100, ANY PERSON OWING, OPERATING, 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 15 OF EACH YEAR.

* - "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:

1. THIS PLAN AMENDS THE PREVIOUSLY RECORDED PLAN REFERENCE 4A.
2. THIS PLAN AMENDMENT REVISES THE PROPOSED DEVELOPMENT IMPROVEMENTS OF LOT 11.

[illegible]

THIRD AMENDED SUBDIVISION PLAN

RUBY MEADOWS SUBDIVISION

VIOLA LANE
WINDHAM, MAINE

FOR:

RON BESESTI
PO BOX 497
WINDHAM, ME 04962

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

SPILLWAY DATA					
POND ID	A	B	C	D	E
BR-1	203.70	202.70	5'	1.00'	11.0'
BR-2	196.00	195.00	5'	1.00'	11.0'

NOT TO SCALE

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

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

NOT TO SCALE

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

SIEVE SIZE	% PASSING BY WEIGHT
# 10	85-100
# 20	70-100
# 60	15-40
# 200	8-15
200 CLAY	<2.0

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

LEGEND
EXISTING

EXISTING		PROPOSED
---	PROPERTY LINE/R.O.W.	---
- - -	ABUTTER PROPERTY LINE	- - -
---	SETBACK	---
---	EASEMENT LINE	---
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
---	CENTERLINE	---
---	BUILDING	---
-----	EDGE OF PAVEMENT/CURB	=====
-----	EDGE OF GRAVEL	=====
--- ---	EDGE OF WETLANDS	---
--200-- --201--	CONTOUR LINE	— 200 — 201 —
	TREELINE	
TP-1	TEST PIT	
— S —	CULVERT/STORM DRAIN	— S —
— W —	SANITARY SEWER PIPE	— W —
	WATER MAIN	
	WATER VALVE	
---	UTILITY POLE	---
UGU	UNDERGROUND UTILITIES	—UGU—
---	TRANSFORMER PAD	
	RIPRAP	
---	SILT FENCE	—SF—
---	DRAINAGE FLOW	

