



October 7, 2024

Steve Puleo, Planning Director  
Town of Windham  
8 School Road  
Windham, ME 04062

**Re: Sketch Major Site Plan and Sketch Major Subdivision Plan Applications  
Turning Leaf Heights  
Gateway Development, LLC - Applicant**

Dear Steve:

On behalf of Gateway Development, LLC we have prepared the enclosed application and plan for review of a Major Site Sketch Plan and Major Subdivision Sketch Plan for a proposed 146-unit residential development project on a 12.2-acre property located off Turning Leaf Drive and Drive In Lane. This project had previously been reviewed by the Planning Board as a Sketch Plan in June of 2023 as an 80-unit project consisting entirely of 2-unit and 4-unit townhouse style units. We have revised the project design to modify the road layout and replace some of the townhouse buildings with 3-story multi-family building that consist of three (3) buildings with 30 units each and two (2) buildings with 12 units each. Seven (7) townhouse style buildings with 4 units each and two duplex townhouse buildings remain from the previous design.

The property is located in the Commercial-1 Zone and is generally undeveloped woodland, bordered by Ditch Brook to the east. The buildings will be accessed by a 1,200-foot extension of Turning Leaf Drive and a 600-foot extension of Drive In Lane. The roadways will be constructed to the Major Private Road standard with 24 feet of pavement width, curbing and sidewalk. On-street parallel parking will be provided in areas where feasible. The townhouse buildings will include garage and driveway parking for each unit. The 3-story buildings will utilize off-street parking lots that will be constructed on the property. The 114 units that will utilize the parking lots will have access to 196 parking spaces on the property.

We will perform a traffic study to estimate the vehicle traffic that will be generated by the project and to ensure that the estimated increases in vehicle traffic will not produce a significant negative impact to Roosevelt Trail. We do not anticipate the need to perform any market studies for the proposed development.

We are in the process of coordinating water service to the project with the Portland Water District. Based on our preliminary inventory of available public utilities we anticipate that sufficient capacity exists to connect the project to public water and underground electrical service. We understand that the Town is in the process of developing final plans and construction schedules for the public sewer system, and this project is being designed to

connect to public sewer. Soils on the property consist of Hinckley loamy sand and we anticipate a relatively deep water table on the portion of the property that is proposed for development. A Class-A high intensity soil survey has already been completed for this project.

Based on a review of the enclosed property deed the only easements that appear to exist on the property are related to a cul-de-sac area reserved for a potential terminus of Turning Leaf Drive. With the roadways extending to provide a loop connection, the cul-de-sac is no longer needed and we will provide the necessary documentation demonstrating that the easement will be modified to follow the new driveway right-of-way.

The project requires a Site Location Permit from the Maine Department of Environmental Protection, which has already been submitted to the Department for review. The project site contains a vernal pool, and we are currently working with the Maine DEP to determine if the pool is jurisdictionally significant.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

*Dustin Roma*

Dustin M. Roma, P.E.  
President



**SKETCH PLAN - MAJOR SITE PLAN REVIEW APPLICATION**

<b>FEES FOR SKETCH PLAN REVIEW</b>	APPLICATION FEE:	<input checked="" type="checkbox"/> \$200.00	AMOUNT PAID:	\$ _____
	REVIEW ESCROW:	<input checked="" type="checkbox"/> \$400.00	DATE:	_____

<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map(s) #	14	Lot(s) #	9-B	Zoning District(s)	C-1	Total Land Area SF	12 Acres
	Total Disturbance. >1Ac		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Est. Building SF:		70,000 SF	No Building; Est. SF of Total Development:		
	Physical Address:	0 Turning Leaf Drive				Watershed:	Ditch Brook to Presumpscot River		

<b>PROPERTY OWNER'S INFORMATION</b>	Name:		Name of Business:	Gateway Development, LLC
	Phone:	(207) 310 - 0063	Mailing Address:	26 Fieldcrest Road
	Fax or Cell:			Windham, ME 04062
	Email:	brich@pas-maine.com		

<b>APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)</b>	Name:	Same as Owner	Name of Business:	
	Phone:		Mailing Address:	
	Fax or Cell:			
	Email:			

<b>APPLICANT'S AGENT INFORMATION</b>	Name:	Dustin Roma	Name of Business:	DM Roma Consulting Engineers
	Phone:	(207) 591 - 5055	Mailing Address:	PO Box 1116
	Fax or Cell:	(207) 310 - 0506		Windham, ME 04062
	Email:	dustin@dmroma.com		

<b>PROJECT INFORMATION</b>	Existing Land Use <i>(Use extra paper, if necessary):</i>	Generally undeveloped land
	Provide a narrative description of the Proposed Project <i>(Use extra paper, if necessary):</i>	Proposed multifamily development consisting of three (3) buildings with 30 units each, two (2) buildings with 12 units each, seven (7) buildings with four (4) units each, and two duplex buildings for a total of 146 dwelling units. Approximately 1,900 ft of new roadway to be built as extensions of Turning Leaf Drive and Drive In Lane. All units served by public water and public sewer.
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):	Portion of property is within the Stream Protection shoreland zone, some areas of slopes.

# SKETCH PLAN REVIEW APPLICATION REQUIREMENTS - MAJOR SITE PLAN

## Section 811 of the Land Use Ordinance

The submission shall contain, five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission unless a waiver of a submission requirement is granted.

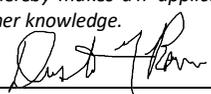
<p><b>The Sketch Plan document/map:</b></p> <p>A) Plan size: 24" X 36"</p> <p>B) Plan Scale: No greater 1":100"</p> <p>C) Title block: Applicant's name and address</p> <ul style="list-style-type: none"> <li>• Name of the preparer of plans with professional information</li> <li>• Parcel's tax map identification (map and lot) and street address, if available</li> </ul>	<ul style="list-style-type: none"> <li>• Complete application submission deadline: three (3) weeks prior to the desired Planning Board or Staff Review Committee meeting.                             <ul style="list-style-type: none"> <li>- Five copies of the application and plans</li> <li>- Application Payment and Review Escrow</li> </ul> </li> <li>• A pre-submission meeting with the Town staff is required.</li> <li>• Contact information:                             <ul style="list-style-type: none"> <li>Windham Planning Department (207) 894-5960, ext. 2</li> <li>Steve Puleo, Town Planner <a href="mailto:sjpuleo@windhammaine.us">sjpuleo@windhammaine.us</a></li> <li>Amanda Lessard, Planning Director <a href="mailto:allessard@windhammaine.us">allessard@windhammaine.us</a></li> </ul> </li> </ul>
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## APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW

<p><b><u>SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD SKETCH PLAN REVIEW.</u></b></p> <p><i>The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 811, 812, &amp; 813. Due to projects specifics, are required to provide a complete and accurate set of plans, reports, and supporting documentation (as listed in the checklist below).</i></p>	<p><b><u>IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.</u></b></p> <p><b>NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT (SEE RULES OF PLANNING BOARD FOR MORE SPECIFIC INFORMATION, PER SECTION 807.D.2.).</b></p>
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Submission Requirements:	Applicant	Staff		Applicant	Staff
a) Completed Sketch Plan Application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Proposed Project Conditions:					
- Condition of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision Submit initialed form regarding additional fees, from applicant intro packet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
- Constraints/opportunities of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Outline any of the follow			<b>Plan Requirements</b>		
- Traffic Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Name of subdivision, north arrow, date, and scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Utility Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Name of subdivision, north arrow, date, and scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Marker Study	<input type="checkbox"/>	<input type="checkbox"/>	c) Approximate location, width, and purpose of easements or restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Name, address, phone for record owner and applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Streets on and adjacent to the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Names and addresses of all consultants working on the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Evidence of right, title, or interest in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Existing buildings, structures, or other improvements on the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Evidence of payment of Sketch Plan fees and escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
g) Any anticipated waiver requests (Section 808)					
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	<input type="checkbox"/>	<input type="checkbox"/>	g) Major natural features of the site, approximated by the applicant include wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.		
- If yes, submit a letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form."	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waivers from Subdivision Performance Standards in Section 812 of the Land Use Ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
- If yes, submit a letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>PDF Electronic Submission</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The undersigned hereby makes an application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.



10-7-24

Dustin Roma - Agent

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT THE NAME



## SKETCH PLAN REVIEW – MAJOR\MINOR SUBDIVISION APPLICATION

<b>FEES FOR SKETCH PLAN REVIEW</b>	<b>APPLICATION FEE:</b> <input checked="" type="checkbox"/> \$200.00 <b>REVIEW ESCROW:</b> <input type="checkbox"/> \$300.00 - MINOR <input checked="" type="checkbox"/> \$400.00 - MAJOR	<b>AMOUNT PAID:</b> \$ _____ <b>DATE:</b> _____  <i>Office Use:</i> _____	
<b>PROPERTY DESCRIPTION</b>	Parcel ID: _____ Map #: <b>14</b> Lot(s) #: <b>9-B</b> Zoning District(s): _____ C-1 Total Land Area SF: <b>12 Acres</b>	Total Disturbance. >1Ac: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Est. Building SF: <b>70,000 SF</b> No Building; Est. SF of Total Development: _____	
	Physical Address: <b>0 Turning Leaf Drive</b>	Watershed: <b>Ditch Brook to Presumpscot River</b>	
	<b>PROPERTY OWNER'S INFORMATION</b> Name: _____ Name of Business: <b>Gateway Development, LLC</b> Phone: <b>(207) 310 - 0063</b> Mailing Address: <b>26 Fieldcrest Road</b> Fax or Cell: _____ Windham, ME 04062 Email: <b>brich@pas-maine.com</b>		
<b>APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)</b> Name: <b>Same as Owner</b> Name of Business: _____ Phone: _____ Mailing Address: _____ Fax or Cell: _____ Email: _____			
<b>APPLICANT'S AGENT INFORMATION</b> Name: <b>Dustin Roma</b> Name of Business: <b>DM Roma Consulting Engineers</b> Phone: <b>(207) 591 - 5055</b> Mailing Address: <b>PO Box 1116</b> Fax or Cell: <b>(207) 310 - 0506</b> Windham, ME 04062 Email: <b>dustin@dmroma.com</b>			
<b>PROJECT INFORMATION</b>	<b>Existing Land Use (Use extra paper, if necessary):</b> Generally undeveloped land		
	<b>Provide a narrative description of the Proposed Project (Use extra paper, if necessary):</b> Proposed multifamily development consisting of three (3) buildings with 30 units each, two (2) buildings with 12 units each, seven (7) buildings with four (4) units each, and two duplex buildings for a total of 146 dwelling units. Approximately 1,900 ft of new roadway to be built as extensions of Turning Leaf Drive and Drive In Lane. All units served by public water and public sewer.		
	<b>Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc. Use extra paper, if necessary):</b> Portion of property is within Stream Protection Shoreland Zone, some areas of slopes.		

## SKETCH PLAN MAJOR/MINOR SUBDIVISION APPLICATION REQUIREMENTS

### Section 910 of the Land Use Ordinance

The submission shall contain, five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission unless a waiver of a submission requirement is granted.

**The Sketch Plan document/map:**

- A) Plan size: 24" X 36"
- B) Plan Scale: No greater 1":100'
- C) Title block: Applicant's name and address
- Name of the preparer of plans with professional information
- Parcel's tax map identification (map and lot) and street address, if available

- Complete application submission deadline: three (3) weeks prior to the desired Planning Board or Staff Review Committee meeting.
  - Five copies of the application and plans
  - Application Payment and Review Escrow
- Pre-submission meeting with the Town staff is required.
- Contact information:
  - Windham Planning Department (207) 894-5960, ext. 2
  - Steve Puleo, Town Planner [sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)
  - Amanda Lessard, Planning Director [allessard@windhammaine.us](mailto:allessard@windhammaine.us)

### APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW REQUIREMENTS

**SUBMITTALS THAT THE TOWN PLANNER DEEMS INCOMPLETE IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**

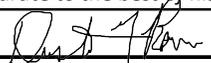
*The following checklist includes items generally required for development by Windham's LAND USE ORDINANCE, Section 910. Due to projects specifics, are required to provide a complete and accurate set of plans, reports, and supporting documentation.*

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.**

**NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT (SEE RULES OF PLANNING BOARD FOR MORE SPECIFICS, PER SECTION 906.C.3.).**

Submission Requirements:	Applicant	Staff		Applicant	Staff	
a) Completed Sketch Plan Application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
b) Proposed Project Conditions:						
- Condition of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
- Proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Constraints/opportunities of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision Submit initialed form regarding additional fees, from applicant intro packet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Plan Requirements</b>						
Outline any of the follow			1. Name of subdivision, north arrow, date, and scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Traffic Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Name of subdivision, north arrow, date, and scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Utility Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Approximate location, width, and purpose of easements or restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Marker Study	<input type="checkbox"/>	<input type="checkbox"/>	4. Streets on and adjacent to the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Name, address, phone for record owner and applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d) Names and addresses of all consultants working on the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Evidence of right, title, or interest in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Evidence of payment of Sketch Plan fees and escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Existing buildings, structures, or other improvements on the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g) Any anticipated waiver requests (Section 908)						
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	<input type="checkbox"/>	<input type="checkbox"/>	7. Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- If yes, submit a letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waivers from Subdivision Performance Standards in Section 911 of the Land Use Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
- If yes, submit a letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<b>PDF Electronic Submission</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

The undersigned hereby makes an application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.



APPLICANT OR AGENT'S SIGNATURE

10-7-24

DATE

Dustin Roma - Agent

PLEASE TYPE OR PRINT THE NAME

June 5, 2023

**Re: Agent Authorization**

Gateway Development, LLC is the owner of an approximately 12-acre parcel located on Turning Leaf Drive in Windham, Maine. The property is shown as Lot 9B on the Town of Windham assessor's map 14. DM Roma Consulting Engineers has been retained to assist in the preparation of land use permits associated with the development, and is authorized to act as agent for the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Blaine Rich", written over a white rectangular area.

Blaine Rich

Gateway Development, LLC



**SITE**  
**North Windham**

**Fosters**

**Windham Hill**

**Windham Center**

**Popeville**

**VICINITY MAP**

TURNING LEAF DRIVE  
 WINDHAM, MAINE

FOR:  
 GATEWAY DEVELOPMENT, LLC

**DM ROMA**

CONSULTING ENGINEERS

PO BOX 1116  
 WINDHAM, ME 04062  
 (207) 310 - 0506

SCALE: 1"=2000'  
 DATE: 6-5-2023  
 JOB NUMBER: 20013

### QUITCLAIM DEED WITH COVENANT

**TIMM REALTY LLC**, a Maine limited liability company with a place of business in Freeport, Maine ("Grantor"), for consideration paid, grants to **GATEWAY DEVELOPMENT, LLC**, a Maine limited liability company with a place of business in Windham, Maine ("Grantee"), a parcel of land in the Town of Windham, Cumberland County, Maine, such parcels being more particularly described on **Exhibit A** attached hereto.

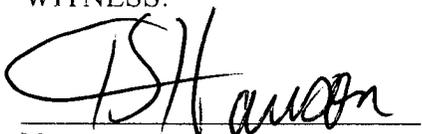
Grantor is the successor holder of the Development Rights and Special Declarant Rights pursuant to Article V of the Declaration of Shops at Sebago Condominium, dated August 17, 2009, and recorded in the Cumberland County Registry of Deeds in Book 27188, Page 30 (the "Declaration"), pursuant to a Short-Form Quitclaim with Covenant Deed from Britewater Realty I, LLC ("Britewater") dated June 21, 2010, and recorded in said Registry of Deeds in Book 27861, Page 20. Grantor exercised those Development Rights by First Amendment to Declaration of Shops at Sebago Condominium dated June 20, 2014, and recorded in said Registry in Book 31586, Page 184, to remove a portion of the land described on Exhibit A attached hereto from the condominium.

This Release is given in satisfaction of the obligation of Grantor, as successor in interest to Britewater, to Grantee pursuant to that certain Boundary Line Adjustment Agreement dated August 17, 2009, and recorded in said Registry in Book 27188, Page 135.

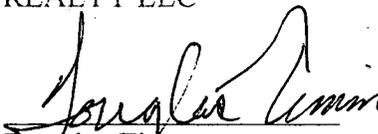
This deed is given with quitclaim covenant with respect to the portion of the land described on Exhibit A attached hereto that also is described in a certain Quitclaim with Covenant Deed from Grantee to Britewater dated August 13, 2009, and recorded in said Registry in Book 27188, Page 58.

IN WITNESS WHEREOF, Timm Realty LLC has caused this instrument to be executed by Douglas Timm, its Manager thereunto duly authorized on this 5<sup>th</sup> day of August, 2014.

WITNESS:

  
Name: Tom S. Hanson

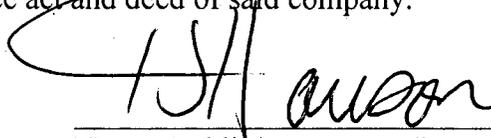
TIMM REALTY LLC

By:   
Douglas Timm  
Its duly authorized Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND

August 5, 2014

Personally appeared before me the above-named Douglas Timm, Manager of Timm Realty LLC as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said company.



Notary Public/Attorney at Law

Print Name: Tom Hanson

**Exhibit A**

All of that land located at or near Turning Leaf Drive in the Town of Windham, Cumberland County, Maine being located on Lot 12 as shown on a certain 3<sup>rd</sup> Amended Subdivision Plan of the Rich Family Limited Partnership Property prepared by Sebago Technics and October 1, 2013, recorded in said Registry of Deeds in Plan Book 213, Page 455, and being generally located southeasterly of a certain boundary line crossing the Turning Leaf Drive cul-de-sac with the following courses and distances, as shown on said Amended Subdivision Plan: N 40° 47' 38" E a distance of 60.82 feet; N 40° 47' 38" E a distance of 145.78 feet; N 40° 47' 38" E a distance of 15.27 feet.

Received  
Recorded Register of Deeds  
Aug 20, 2014 08:16:20A  
Cumberland County  
Pamela E. Lovley

**WARRANTY DEED  
Maine Statutory Short Form**

**KNOW ALL MEN BY THESE PRESENTS,** That The Rich Family Limited Partnership, a Florida Limited Partnership with a mailing address of 248 NE Edgewater Drive, Stuart, FL 34996 (hereinafter "Grantor"), for consideration paid, grants to Gateway Development, LLC, a limited liability company duly organized and existing under the laws of the State of Maine, with a mailing address of 4 Commons Avenue, Suite 11, Windham, ME 04062, (hereinafter "Grantee"), with **WARRANTY COVENANTS**, the land in the Town of Windham, County of Cumberland, and State of Maine, described as follows:

See attached Exhibit A.

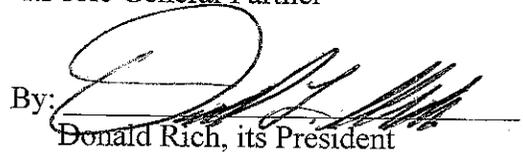
Meaning and intending to convey and hereby conveying a portion of the property acquired by the Grantor herein by deed of Evergreen Credit Union dated June 3, 2002, and recorded in the Cumberland County Registry of Deeds in Book 17693, Page 095.

WITNESS my hand and seal this 7<sup>th</sup> day of the month of March, 2006.

**SIGNED, SEALED AND DELIVERED** in the presence of:

RICH FAMILY LIMITED PARTNERSHIP  
By: RICH FAMILY HOLDINGS, INC.,  
its sole General Partner

Witness 

By:   
Donald Rich, its President

MAINE REAL ESTATE TAX PAID

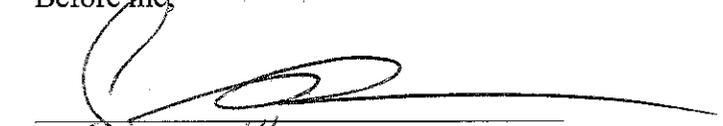
State of Mass )  
Comberland County )

ss.

3/7, 2006

Then personally appeared the above-named Donald Rich, President of Rich Family Holdings, Inc., the General Partner of Rich Family Limited Partnership and acknowledged the foregoing instrument to be its free act and deed.

Before me,



Notary Public *Atty*

Colleen W. Files

Print Name

## Exhibit A

Beginning at a iron located on the Northerly sideline of land now or formerly owned by Timmons as described in deed recorded at the Cumberland County Registry of Deeds in book 14966, page 257. Said iron marking the southeast corner of land now or formerly owned by 430 Western Avenue LLC as described in the deed recorded in said Registry in book 19073, page 15;

Thence North  $02^{\circ}-51'-38''$  east along the land now or formerly owned by 430 Western Avenue LLC and land now or formerly owned by Kennerson Realty Associates LLC as described in the deed recorded in book 12490, page 129 in said Registry, 620.12 feet to a iron at land now or formerly owned by Britewater Realty I, LLC as described in the deed recorded in book 21492, page 97 of said Registry;

Thence North  $40^{\circ}-45'-45''$  East along land now or formerly owned by Britewater Realty I, LLC, 221.80 feet to a no. 5 rebar at land now or formerly owned by Taylor as described in the deed recorded in book 2048, page 325 in said Registry;

Thence South  $38^{\circ}-24'-13''$  East along land now or formerly owned by Taylor 46.59 feet to a 20" Pine tree;

Thence South  $38^{\circ}-04'-25''$  East continuing along land now or formerly owned by Taylor, 468.48 feet to a 20" Oak tree;

Thence South  $36^{\circ}-22'-40''$  East continuing along land now or formerly owned by Taylor, 498.42 feet to a 12" Oak tree;

Thence South  $34^{\circ}-35'-37''$  East continuing along land now or formerly owned by Taylor, 119.00 feet to a no. 5 rebar at Ditch Brook;

Thence in a generally southerly direction along Ditch Brook, 370 feet more or less to a iron at land now or formerly owned by Lake Region Commons Green Area as recorded in Plan Book 180, page 42, at the Cumberland County Registry of Deeds, said water course having a tie-line bearing of South  $35^{\circ}-54'-48''$  West from the previously described no. 5 rebar, 357.67 feet to said iron;

Thence North  $77^{\circ}-59'-59''$  West along land now or formerly owned by the Lake Region Commons Green Area, 370.15 feet to a iron at land now or formerly owned by Timmons as previously described;

Thence North  $11^{\circ}-56'-05''$  East along land of Timmons, 300.00 feet to an iron;

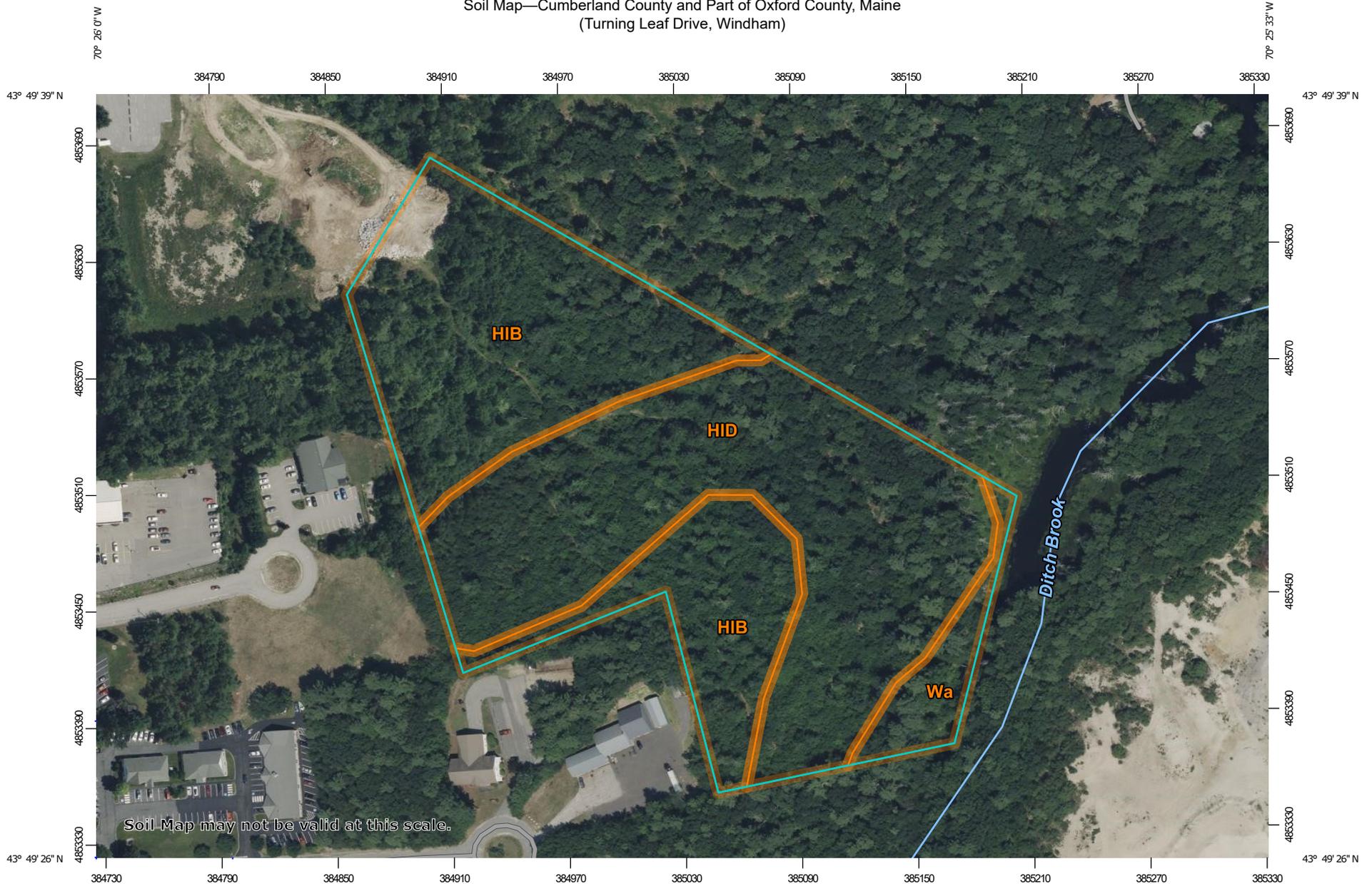
Thence North  $84^{\circ}-00'-30''$  West continuing along land now or formerly owned by Timmons, 348.87 feet to the point of beginning.

Said parcel contains 12.05 acres more or less. Bearings are magnetic of the year 1978.

Parcel being a portion of land previously described in deed book 17693, page 95 Cumberland County Registry of Deeds. Said parcel is subject to easement(s) and/ or right(s)-of-way of record, without limitation, certain rights described in deed book 21433, page 312 Cumberland County Registry of Deeds.

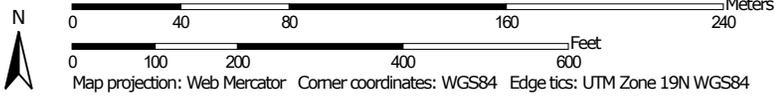
Received  
Recorded Register of Deeds  
Sep 25:2006 02:30:21P  
Cumberland County  
John B O'Brien

Soil Map—Cumberland County and Part of Oxford County, Maine  
(Turning Leaf Drive, Windham)



Soil Map may not be valid at this scale.

Map Scale: 1:2,770 if printed on A landscape (11" x 8.5") sheet.



Soil Map—Cumberland County and Part of Oxford County, Maine  
(Turning Leaf Drive, Windham)

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
Survey Area Data: Version 19, Aug 30, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 22, 2021—Oct 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HIB	Hinckley loamy sand, 3 to 8 percent slopes	6.9	45.2%
HID	Hinckley loamy sand, 15 to 25 percent slopes	7.5	49.7%
Wa	Walpole fine sandy loam	0.8	5.1%
<b>Totals for Area of Interest</b>		<b>15.2</b>	<b>100.0%</b>

## Cumberland County and Part of Oxford County, Maine

### HIB—Hinckley loamy sand, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2svm8

*Elevation:* 0 to 1,430 feet

*Mean annual precipitation:* 36 to 53 inches

*Mean annual air temperature:* 39 to 55 degrees F

*Frost-free period:* 140 to 240 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Hinckley and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Hinckley

##### Setting

*Landform:* Outwash plains, eskers, moraines, kame terraces, kames, outwash terraces, outwash deltas

*Landform position (two-dimensional):* Summit, shoulder, backslope, footslope

*Landform position (three-dimensional):* Nose slope, side slope, base slope, crest, riser, tread

*Down-slope shape:* Concave, convex, linear

*Across-slope shape:* Convex, linear, concave

*Parent material:* Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

##### Typical profile

*Oe - 0 to 1 inches:* moderately decomposed plant material

*A - 1 to 8 inches:* loamy sand

*Bw1 - 8 to 11 inches:* gravelly loamy sand

*Bw2 - 11 to 16 inches:* gravelly loamy sand

*BC - 16 to 19 inches:* very gravelly loamy sand

*C - 19 to 65 inches:* very gravelly sand

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Excessively drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)

*Available water supply, 0 to 60 inches:* Very low (about 3.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3s

*Hydrologic Soil Group:* A

*Ecological site:* F144AY022MA - Dry Outwash

*Hydric soil rating:* No

**Data Source Information**

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 19, Aug 30, 2022

## Cumberland County and Part of Oxford County, Maine

### HID—Hinckley loamy sand, 15 to 25 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2svmc

*Elevation:* 0 to 1,460 feet

*Mean annual precipitation:* 36 to 71 inches

*Mean annual air temperature:* 39 to 55 degrees F

*Frost-free period:* 140 to 240 days

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Hinckley and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Hinckley

##### Setting

*Landform:* Outwash plains, eskers, moraines, outwash terraces, outwash deltas, kame terraces, kames

*Landform position (two-dimensional):* Backslope

*Landform position (three-dimensional):* Head slope, nose slope, side slope, crest, riser

*Down-slope shape:* Concave, convex, linear

*Across-slope shape:* Convex, linear, concave

*Parent material:* Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

##### Typical profile

*Oe - 0 to 1 inches:* moderately decomposed plant material

*A - 1 to 8 inches:* loamy sand

*Bw1 - 8 to 11 inches:* gravelly loamy sand

*Bw2 - 11 to 16 inches:* gravelly loamy sand

*BC - 16 to 19 inches:* very gravelly loamy sand

*C - 19 to 65 inches:* very gravelly sand

##### Properties and qualities

*Slope:* 15 to 25 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Excessively drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)

*Available water supply, 0 to 60 inches:* Low (about 3.1 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6e

*Hydrologic Soil Group:* A

*Ecological site:* F144AY022MA - Dry Outwash

*Hydric soil rating:* No

## **Data Source Information**

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 19, Aug 30, 2022

## Cumberland County and Part of Oxford County, Maine

### Wa—Walpole fine sandy loam

#### Map Unit Setting

*National map unit symbol:* blk7  
*Elevation:* 0 to 540 feet  
*Mean annual precipitation:* 48 to 49 inches  
*Mean annual air temperature:* 45 to 46 degrees F  
*Frost-free period:* 145 to 165 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Walpole and similar soils:* 85 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Walpole

##### Setting

*Landform:* Outwash plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Sandy glaciofluvial deposits

##### Typical profile

*H1 - 0 to 8 inches:* fine sandy loam  
*H2 - 8 to 20 inches:* fine sandy loam  
*H3 - 20 to 65 inches:* gravelly loamy sand

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* High (2.00 to 6.00 in/hr)  
*Depth to water table:* About 0 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 5.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* A/D  
*Ecological site:* F144BY303ME - Acidic Swamp

*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
Survey Area Data: Version 19, Aug 30, 2022