

Preliminary Major Subdivision Application

To the Town of Windham

Legacy Village Retirement Community

Webb Road
Windham, Maine

Applicant:
Robie Holdings LLC
PO Box 1508
Windham, ME 04062

Prepared By:
DM Roma Consulting Engineers
PO Box 1116
Windham, ME 04062



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SECTION 1

APPLICATION FORM & SUBMISSION CHECKLIST



MAJOR SUBDIVISION - PRELIMINARY PLAN - REVIEW APPLICATION

FEES FOR MAJOR SUBDIVISION PRELIMINARY PLAN REVIEW		APPLICATION FEE: + EACH LOT > 10 = \$300/LOT		☐ \$1,300.00 ☐ \$ 6,300		AMOUNT PAID: \$ 11,300 DATE: _____			
		REVIEW ESCROW: Up to 10 Lots = \$2,500 11 – 15 Lots = \$3,000 16 – 30 Lots = \$4,000 30 + Lots = \$5,000		☐ \$ 5,000					
PROPERTY DESCRIPTION	Parcel ID	Map(s) #	6	Lot(s) #	33-F	Zoning District(s)	F	Total Land Area SF:	933,647 sf
	# Lots/dwelling units:	31	Total Distr. >1Ac.	☒ Y ☐ N			RCCF	Est. Road Length(ft):	1,100 ft
	Physical Address	Webb Road				Watershed:	Black Brook to Presumpscot River		
PROPERTY OWNER'S INFORMATION	Name					Name of Business	Robie Holdings, LLC		
	Phone	(207) 892 - 0650				Mailing Address:	PO Box 1508		
	Fax or Cell						Windham, ME 04062		
	Email	jarodrobie@hotmail.com							
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name	Same as Owner				Name of Business:			
	Phone					Mailing Address			
	Fax or Cell								
	Email								
APPLICANT'S AGENT INFORMATION	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							
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary):								
	Vacant Land								
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary): Divide the property into a 6.12-acre parcel for residential use and a 15.31-acre parcel for Retirement Community use. The Retirement Community will be developed with an 1,100 ft private access drive and 30 detached dwelling units. A public water main will be extended down Webb Road to serve the project. The lots will be served by on-site wastewater disposal systems.								
PROJECT INFORMATION	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):								
	the site contains portions of steep slopes and wetlands.								

MAJOR SUBDIVISION - PRELIMINARY PLAN - REVIEW 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 Major 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 before the desired Staff Review Committee meeting.
 - Five copies of the application and plans
 - Application Payment and Review Escrow
- A pre-submission meeting with the Town staff is required.
- Contact information:
 - Windham Planning Department (207) 894-5960, ext. 2
 - Steve Puleo, Town Planner sipuleo@windhammaine.us
 - Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SUBDIVISION REVIEW

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

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

The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 907.B., 910.C., & 911. 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).

Staff recommends the applicant provide a proposed construction schedule, a draft Homeowner's Association (HOA) documentation, public open space to be provided, and written offers of cession to the Town, and/or road maintenance agreement with at the Preliminary Plan application submission.

Major Subdivision Preliminary Plan Submission Requirements:			Major Subdivision Preliminary Plan Submission Requirements (Continued):	Applicant	Staff
A. Mandatory Written Information submitted in a bound format:	Applicant	Staff	6. Vicinity plan showing the area within 250 feet, to include:	☒	☐
1. A fully executed application form, signed by a person with right, title, or interest in the property or Authorized Agent.	☒	☐	i. approximate location of all property lines and acreage of parcels.	☒	☐
2. Evidence of payment of the application and escrow fees.	☒	☐	ii. locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	☒	☐
3. Proposed name of the Subdivision.	☒	☐	iii. location and designations of any public spaces.	☒	☐
4. Verification of right, title, or interest in the property, and any abutting property, by deed, purchase and sales agreement, option to purchase, or some other proof of interest.	☒	☐	iv. outline of the proposed subdivision, together with its street system and an indication of future probably street system, if the proposed subdivision encompasses only part of the applicant's entire property.	☒	☐
5. Copy(ies) of the most recently recorded deed for the parcel, along with a copy(ies) of all existing deed restrictions, easements, rights-of-way, or some other proof of interest.	☒	☐	7. Standard boundary survey of the parcel, including all contiguous land in common ownership within the last 5 years.	☒	☐
6. Copy(ies) of any existing and/or proposed covenants, deed restrictions intended to cover all or part of the lots or dwellings in the subdivision.	☒	☐	8. Existing and proposed street names, pedestrian ways, lot easements, and areas to be reserved or dedicated to public use.	☒	☐
7. Copy(ies) of any existing or proposed easements on the property	☒	☐	9. Contour lines at 2-foot intervals, or intervals required by the Board, showing elevations to the required datum.	☒	☐
8. Name, registration number, and seal of Maine Licensed Professional Land Surveyor who conducted the survey.	☒	☐	10. Typical cross-sections of the proposed grading for roadways, sidewalks, etc., including width, type of pavement, elevations, and grades.	☒	☐
9. Name, registration number, and seal of the licensed professional who prepared the plan (if applicable).	☒	☐			
10. An indication of the type of sewage disposal to be used in the subdivision.			11. Wetland areas shall be delineated on the survey. If none, please note.	☒	☐
i. If connecting to the public sewer, provide a letter from Portland Water District stating the District can collect and treat the wastewater	☐	☐	12. The number of acres within the proposed subdivision, location of property lines, existing buildings, vegetative cover type, specimen trees, if present, and other essential existing physical features.	☒	☐

Mandatory Written Information submitted in a bound format (continued):	Applicant	Staff			
			13. Rivers, streams, and brooks within or adjacent to the proposed subdivision. If any portion of the proposed subdivision is in the direct watershed of a great pond, note which great pond.	☒	☐
ii. If using subsurface wastewater disposal systems (septic), submit test pit analyses prepared by a Maine Licensed Site Evaluator or Certified Soil Scientist. Test pit locations must be shown on a map.	☒	☐	14. Rivers, streams, and brooks within or adjacent to the proposed subdivision. If any portion of the proposed subdivision is in the direct watershed of a great pond, note which great pond.	☒	☐
11. Indicate the type of water supply system(s) to be used in the subdivision.	☒	☐	15. Location & size of existing and proposed sewers, water mains, culverts, bridges, and drainage ways on or adjacent to the property to be subdivided. The Board may require this information to be depicted via cross-section, plan, or profile views.	☒	☐
12. If connecting to public water, submit a written statement from the Portland Water District indicating there is adequate supply and pressure for the subdivision.	☐	☐	16. Location, names, and present width of existing streets, highways, easements, building lines, parks, and other open spaces on or adjacent to the subdivision.	☒	☐
13. Names and addresses of the record owner, applicant, and adjoining property owners.	☒	☐	17. Location and widths of any streets, public improvements, or open space within the subdivision (if any) are shown on the official map and the comprehensive plan.	☒	☐
14. An acceptable title opinion proving the right of access to the proposed subdivision or site for any property proposed for development on or off a private way or private road.	☒	☐	18. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.	☐	☐
15. The name and contact information for the road association whose private way or road is used to access the subdivision.	☐	☐	19. Location of any open space to be preserved or common areas to be created, and general description of proposed ownership, improvement, and management	☒	☐
16. Financial Capacity. Estimated costs of development, and an itemization of major costs.			20. Approximate location of treeline after development.	☒	☐
i. Estimated costs of development, and an itemization of major costs.	☒	☐	21. Delineate boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the Town's Flood Insurance Rate Map.	☒	☐
			22. Show any areas within or adjacent to the proposed subdivision which has been identified by the Maine Department of Inland Fisheries and Wildlife "Beginning with Habitat project maps or within the Comprehensive Plan.		
ii. Financing - provide one of the following:	☐	☐	23. Show areas within or adjacent to the proposed subdivision which is either listed on or eligible for the National Register of Historic Places, or have been identified in the comprehensive plan or by the Maine Historic Preservation Commission as sensitive or likely to contain such sites.	☒	☐
a. Letter of commitment to funding from a financial institution, governmental agency, or other funding agency.	☐	☐			
b. Annual corporate report with explanatory material showing the availability of liquid assets to finance development	☐	☐	24. Erosion & Sedimentation control plan, prepared by MDEP Stormwater Law Chapter 500 Basic Standards, and the MDEP Maine Erosion and Sediment Control Best Management Practices, published March 2003.	☒	☐
c. Bank statement showing the availability of funds if personally financing development	☐	☐	25. A stormwater management plan, prepared by a Maine licensed Professional Engineer by the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the MDEP 2006.	☒	☐
d. Cash equity commitment.	☐	☐			
e. Financial plan for remaining financing.	☐	☐	26. For Cluster Subdivisions that do not maximize the development potential of the property being subdivided, a conceptual master plan for the remaining land showing future roads, Open Space, and lot layout, consistent with the requirements of 911.K., Custer Developments will be submitted.	☐	☐
f. Letter from financial institution indicating an intention to finance.	☒	☐	C. Submission information for which a waiver may be granted.	Applicant	Staff
iii. If a corporation, Certificate of Good Standing from the Secretary of State	☒	☐	1. High-intensity soil survey by a Certified Soil Scientist	☒	☐
2. Technical Capacity:			2. Landscape Plan	☒	☐
			3. Hydrogeologic assessment - required if i) subdivision is not served by public sewer and either any part of the subdivision is over a sand and gravel aquifer or has an average density of more than one dwelling unit per 100,000 square feet, or ii) where site considerations or development design indicate the greater potential of adverse impacts on groundwater quality.	Waiver ☐	☐

i. A statement of the applicant's experience and training related to the nature of the development, including developments receiving permits from the Town.	☒	☐	a) Map showing basic soil types.	☐	☐
			b) Depth to the water table at representative points	☐	☐
ii. Resumes or similar documents showing experience and qualifications of full-time, permanent, or temporary staff contracted with or employed by the applicant who will design the development.	☒	☐	c) Drainage conditions throughout the subdivision.	☐	☐
			d) Data on existing groundwater quality.	☐	☐
			e) Analysis and evaluation of the effect of the subdivision on groundwater.	☐	☐
2. Name and contact information for the road association whose private way or road is used to access the subdivision (if applicable).	☒	☐	f) map showing the location of any subsurface wastewater disposal systems and drinking water wells within the subdivision & within 200 feet of the subdivision boundaries.	☐	☐
			4. Estimate the amount and type of vehicular traffic to be generated on a daily basis and at peak hours.	☒	☐
B. Mandatory Preliminary Plan Information	Applicant	Staff	5. Traffic Impact Analysis for subdivisions involving 28 or more parking spaces or projected to generate more than 140 vehicle trips per day.	☐	☐
1. Name of subdivision, date, and scale.	☒	☐	6. If any portion of the subdivision is in the direct watershed of a great pond.	☐	☐
2. Stamp of the Maine License Professional Land Surveyor that conducted the survey, including at least one copy of the original stamped seal that is embossed and signed.	☒	☐	i. phosphorous impact analysis and control plan.	☐	☐
3. Stamp with the date and signature of the Maine Licensed Professional Engineer that prepared the plans.	☒	☐	ii. long term maintenance plan for all phosphorous control measures.	☐	☐
4. North arrow identifying all of the following: Grid North, Magnetic North, declination between Grid and Magnetic, and whether Magnetic or Grid bearings were used in the plan design.	☒	☐	iii. contour lines at an interval of 2 feet.	☐	☐
			iv. delineate areas with sustained slopes greater than 25% covering more than one acre.	☐	☐
5. Location map showing the subdivision within the municipality.	☒	☐	Electronic Submission	☒	☐

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.*

<i>Dustin Roma</i>	5-18-2026	Dustin Roma - Authorized Agent
APPLICANT OR AGENT'S SIGNATURE	DATE	PLEASE TYPE OR PRINT THE NAME

SECTION 2

AGENT AUTHORIZATION

May 19, 2025

Re: Agent Authorization

Robie Holdings, LLC intends to develop the property located at the corner of Webb Road and Read Road in Windham, Maine shown as a portion of Lot 33 on Tax Map 6 . Robie Holdings, LLC has retained the services of DM Roma Consulting Engineers to act as its authorized agent to apply for land use permits associated with the development of this property.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jarod Robie', with a large, sweeping loop at the end.

Jarod Robie
Robie Holdings, LLC

SECTION 3

WAIVER REQUESTS

Section 3 – Waiver Requests

The following waivers are requested:

1. Performance Standard - Section 120-911(B)(1): Public Water System Connection Requirement. The project will include the construction of approximately 1,000 feet of 8" water main in Webb Road that will extend from the existing water main in Gray Road to the point where Legacy Drive will enter the property, with a hydrant installed at the end of the public water main extension. Water services will be installed to provide domestic and fire protection water to all the residences in the Retirement Community. The new hydrant at the intersection of Legacy Drive and Webb Road will also provide fire protection to Lot 2. The waiver request is to allow Lot 2 to have domestic water supplied by an on-site well instead of extending the public water main an additional 600 feet to provide public water service to Lot 2. It is not economically feasible to extend the water main an additional 600 feet just for one house lot, and adequate fire protection will be provided by the new hydrant that will be within 1,000 feet of the development on Lot 2.
2. Submission Requirement - Section 120-910(C)(3)(C): Hydrogeological Assessment. Lot 1 will be developed as a Retirement Community Use and will include the construction of a single engineered wastewater disposal system that will include the installation of FujiClean CEN Advanced Treatment Units that reduce the nitrate concentration to below 10 mg/l before the wastewater enters the leach field, so it is not necessary to calculate the nitrate concentration at the property line. Lot 2 is a 6-acre lot designed to meet the Country Subdivision standards, which intentionally requires large lot area to provide ample space to place on-site wells and leach fields in locations that will not adversely impact groundwater.

TOWN OF WINDHAM

MINOR\MAJORSUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form

(Section 908 – Minor\Major Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 911 of the Town of Windham Land Use Ordinance, please submit separate completed copy of this waiver request form for all waivers requested

Subdivision or

Project Name: Legacy Village Retirement Community

Tax Map: 6

Lot(s): 33-F

**Waivers are requested from the following Performance and Design Standards
(Add Forms as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
120-911(B)(1)	Public Water System Connection Requirement	☒
		☐
		☐
		☐
		☐

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

The project will include the construction of approximately 1,000 feet of 8" water main in Webb Road that will extend from the existing water main in Gray Road to the point where Legacy Drive will enter the property, with a hydrant installed at the end of the public water main extension. Water services will be installed to provide domestic and fire protection water to all the residences in the Retirement Community. The new hydrant at the intersection of Legacy Drive and Webb Road will also provide fire protection to Lot 2. The waiver request is to allow Lot 2 to have domestic water supplied by an on-site well instead of extending the public water main an additional 600 feet to provide a public water service to Lot 2. It is not economically feasible to extend the water main an additional 600 feet just for one house lot, and adequate fire protection will be provided by the new hydrant that will be within 1,000 feet of the development on Lot 2.

(continued next page)

Ordinance Section: 120-911(B)(1)

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	☐	☒
Light pollution or glare	☐	☒
Water supply	☐	☒
Soil erosion	☐	☒
Traffic congestion or safety	☐	☒
Pedestrian safety or access	☐	☒
Supply of parking	☐	☒
Sewage disposal capacity	☐	☒
Solid waste disposal capacity	☐	☒
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	☐	☒
Flooding or drainage issues on abutting properties	☐	☒
The Town's ability to provide the subdivision with public safety services (if subdivision)	☐	☒

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

TOWN OF WINDHAM

MINOR\MAJOR SUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form

(Section 908 – Minor\Major Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 911 of the Town of Windham Land Use Ordinance, please submit separate completed copy of this waiver request form for all waivers requested

Subdivision or

Project Name: Legacy Village Retirement Community

Tax Map: 6

Lot(s): 33-F

**Waivers are requested from the following Performance and Design Standards
(Add Forms as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
120-910(C)(3)(C)	Hydrogeological Assessment	☒
		☐
		☐
		☐
		☐

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

Lot 1 will be developed as a Retirement Community Use and will include the construction of a single engineered wastewater disposal system that will include the installation of FujiClean CEN Advanced Treatment Units that reduce the nitrate concentration to below 10 mg/l before the wastewater enters the leach field, so it is not necessary to calculate the nitrate concentration at the property line. Lot 2 is a 6-acre lot designed to meet the Country Subdivision standards, which intentionally requires large lot area to provide ample space to place on-site wells and leach fields in locations that will not adversely impact groundwater.

(continued next page)

Ordinance Section: 120-910(C)(3)(C)

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	☐	☒
Light pollution or glare	☐	☒
Water supply	☐	☒
Soil erosion	☐	☒
Traffic congestion or safety	☐	☒
Pedestrian safety or access	☐	☒
Supply of parking	☐	☒
Sewage disposal capacity	☐	☒
Solid waste disposal capacity	☐	☒
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	☐	☒
Flooding or drainage issues on abutting properties	☐	☒
The Town's ability to provide the subdivision with public safety services (if subdivision)	☐	☒

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

SECTION 4

CERTIFICATE OF CORPORATE GOOD STANDING



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Tue May 19 2026 09:25:33. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
ROBIE HOLDINGS LLC	20152384DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
01/01/2015	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Principal Home Office Address

Physical

14 TANDBERG TRAIL
WINDHAM, ME 04062

Mailing

14 TANDBERG TRAIL
WINDHAM, ME 04062

Clerk/Registered Agent

Physical

JAROD ROBIE
ONE DIAMOND POINT ROAD
WINDHAM, ME 04062

Mailing

JAROD ROBIE
PO BOX 1508
WINDHAM, ME 04062

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© Department of the Secretary of State

SECTION 5

PROJECT NARRATIVE

Section 5 – Project Narrative

Zoning:	Farm (F) and Retirement Community + Care Facility Overlay (RCCF)
Acreage:	21.43 Acres
Tax Map/Lot:	Map 6 Lot 33-F
Existing Use:	Vacant Land
Proposed Use:	Retirement Community and Country Subdivision

The proposed project includes dividing the property into two parcels. Lot 1 is 15.31 acres and is proposed to be developed as a Retirement Community with 30 detached dwelling units. Lot 2 is 6.12 acres and is intended for residential use in conformance with the standards of a Country Subdivision lot.

The Legacy Village Retirement Community will consist of 30 units of detached housing on a private access driveway extending approximately 1,100 feet from Webb Road. Each dwelling unit will have dedicated driveway parking for 2 vehicles and an attached garage for an additional vehicle parking space. Six common parking spaces will be provided for temporary overflow parking. Sidewalks will be constructed along the new access drive. A common on-site wastewater disposal system will be constructed for the development that can accommodate a design flow for up to 45 bedrooms. We have designed the Retirement Community to allow for a potential expansion in the future, subject to review and approval by the Town and other agencies having jurisdiction over the development.

The project includes the construction of approximately 1,000 feet of public water main in the Webb Road right-of-way that will connect to the existing water main in Gray Road. The water main extension will be reviewed and approved by the Portland Water District.

SECTION 6

NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS

Section 6 – Names and Addresses of Abutting Property Owners

The following is a list of direct abutters to the development parcel

<u>Map/Lot</u>	<u>Owner Name</u>	<u>Mailing Address</u>
6/33	Brandon Nelson Tanya Nelson	15 Read Road Windham, ME 04062
6/33-E	Layne Neubauer Hannah Neubauer	19 Read Road Windham, ME 04062
6/33-D	Aaron Garrard Sierra Marin	11 Read Road Windham, ME 04062
6/33-C	Matthew Cook Christine Cook	7 Read Road Windham, ME 04062
6/35-1	Benjamin Bragdon Jennifer Bragdon	1 Read Road Windham, ME 04062
6/33-B	Central Maine Power Company	One City Center, 5 th Floor Portland, ME 04101
9/89	Allison Krzanowski	60 Webb Road Windham, ME 04062

SECTION 7

RIGHT, TITLE OR INTEREST DOCUMENTS

Section 7 – Right, Title or Interest Documents

The applicant is the owner of the property, and we have attached the following deeds that have resulted in the current lot configuration. The first two deeds conveyed Lot 1 and Lot 2 to Robie Holdings, LLC and Robie Contracting, Inc. (respectively) as depicted on the Boundary Survey & Lot Division Plan prepared by Main-Land Development Consultants for Bill Andrew which is included as Sheet 2 in the plan set. The second two deeds swapped land between the two parcels to create Tax Lots 33-E and 33-F as they are currently configured.

- CCRD Book 41401, Page 225 to convey “Lot 2” from Irene T. Andrew to Robie Holdings LLC
- CCRD Book 41401, Page 260 to convey “Lot 1” from Irene T. Andrew to Robie Contracting, Inc.
- CCRD Book 41512, Page 317 to convey a portion of “Lot 2” to Robie Contracting, Inc.
- CCRD Book 41520, Page 17 to convey a portion of “Lot 1” to Robie Holdings, LLC

WARRANTY DEED
Statutory Short Form

DLN: 2625807

KNOW ALL BY THESE PRESENTS, That **I, Irene T. Andrew**, whose mailing address is **50 New Portland Road, Gorham, ME 04038**, for consideration paid, grant to **Robie Holdings LLC**, a Maine Limited Liability Company, whose mailing address is **PO Box 1508, Windham, ME 04062**, with Warranty Covenants, the real property in the Town of **Windham**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land, situated on the southeasterly side of Read Road, so called, and the southwesterly side of Webb Road, so called, in the Town of Windham, County of Cumberland, and State of Maine, being shown as "Lot 2" on a plan titled "Plan Showing a Standard Boundary & Proposed Lot Division – Land of Andrew" prepared by Main-Land Development Consultants, Inc., Project No. 24-387 dated April 8, 2024 (revised through April 17, 2025), hereafter referred to as the "2025 Main-Land Plan", and being more particularly described as follows:

Beginning on the assumed southwesterly sideline of Webb Road, so called, at the southeasterly corner of "Lot 1" shown on the 2025 Main-Land Plan, being located N 37°28'56" W, 226.35 feet from a #8 rebar found at the southeasterly corner of land now or formerly of Allison Krzanowski (Book 38971, Page 21);

Thence S 37°28'56" E, 52.58 feet to the northeasterly corner of said Krzanowski, being located S 34°30'29" W, 3.02 feet from a 3/4" iron rod found;

Thence along land now or formerly of said Krzanowski the following courses:

- 1. S 34°30'29" W, 187.16 feet to a #8 rebar found at the northwesterly corner of said Krzanowski;**
- 2. S 36°43'15" E, 175.61 feet to a #8 rebar found at the southwesterly corner of said Krzanowski;**
- 3. N 34°12'04" E, 189.95 feet to a #8 rebar found on the assumed southwesterly sideline of Webb Road at the southeasterly corner of said Krzanowski;**

Thence S 35°34'07" E, 333.05 feet along the assumed southwesterly sideline of said Webb Road to the northwesterly line of a Central Maine Power Company Transmission Corridor (Book 3024, Page 859);

Thence S 34°21'48" W, 1,341.04 feet along the northwesterly line of said Central Maine Power Company to the southeasterly corner of land now or formerly of Benjamin S. & Jennifer L. Bragdon (Book 37214, Page 191) and a stonewall, being further located N 34°21'48" E, 154.96 feet from a capped #5 rebar (PLS #408) at the southwesterly corner of said Bragdon;

Thence N 35°31'46" W, 659.86 feet along the northeasterly line of said Bragdon, following a stonewall, to a capped #5 rebar (PLS #1076) found at the southwesterly corner of land now or formerly of Christine & Matthew Cook (Book 31972, Page 65);

Thence along land now or formerly of said Cook the following courses:

1. N 30°47'44" E, 336.49 feet;

2. N 57°58'42" W, 323.62 feet to a capped #5 rebar (PLS #1076) found on the assumed southeasterly sideline of Read Road, so called, at the northeasterly corner of said Cook;

Thence N 32°01'20" E, 60.00 feet along the assumed southeasterly sideline of said Read Road to a capped #5 rebar (PLS #1076) found at the northwesterly corner of land now or formerly of Micah F. (Jr.) & Bridget Sawyer (Book 35294, Page 20);

Thence along land now or formerly of said Sawyer the following courses:

1. S 57°58'42" E, 396.49 feet;

2. N 32°01'18" E, 220.00 feet;

3. N 57°58'42" W, 146.44 feet to the southwesterly corner of land to be retained by the grantor herein (Book 39341, Page 33), being shown as "Remaining Land of Andrew" on the 2025 Main-Land Plan, being further located S 57°58'42" E, 250.05 feet from a capped #5 rebar (PLS #1076) found at the northeasterly corner of land now or formerly of said Sawyer;

Thence along said retained land of the grantor the following courses:

1. N 33°09'27" E, 325.04 feet to the southeasterly corner of said retained land;

2. N 56°50'33" W, 250.00 feet to the northeasterly corner of said retained land and the assumed southeasterly sideline of Read Road, being further located N 33°09'27" E, 330.00 feet from said capped #5 rebar (PLS #1076) found at the northeasterly corner of said Sawyer;

Thence N 33°09'27" E, 314.40 feet along the assumed southeasterly sideline of Read Road to the northwesterly corner of "Lot 1" shown on the 2025 Main-Land Plan;

Thence along said Lot 1 the following courses:

1. S 42°29'04" E, 473.03 feet to the southwesterly corner of said Lot 1;

2. N 34°30'29" E, 160.00 feet to the Point of Beginning.

Containing 930,307 ft² (21.36 Acres), more or less.

Reference is made to MRSA 30-A sec 4402.4.A.(1).

Meaning and intending to convey and conveying a portion of the real property described in a deed to John S. Andrew and Irene T. Andrew, as joint tenants, dated March 25, 2022 and recorded in the Cumberland County Registry of Deeds at Book 39341, Page 33. John S. Andrew passed away on October 16, 2024 leaving Irene T. Andrew as the surviving joint tenant.

Witness my hand and seal this 23rd day of April, 2025.

Witness:

Irene T. Andrew

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

April 23, 2025

Personally appeared on the above date, the above-named **Irene T. Andrew** and acknowledged the foregoing instrument to be her free act and deed.

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026

Before me,

Notary Public/Attorney at Law

Print name:

Exp: _____

WARRANTY DEED
Statutory Short Form

DLN: 2640143

KNOW ALL BY THESE PRESENTS, That **I, Irene T. Andrew**, whose mailing address is **50 New Portland Road, Gorham, ME 04038**, for consideration paid, grant to **Robie Contracting, Inc.**, a Maine Corporation whose mailing address is **PO Box 1508, Windham, ME 04062**, with Warranty Covenants, the real property in the Town of **Windham**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land, situated on the southeasterly side of Read Road, so called, and the southwesterly side of Webb Road, so called, in the Town of Windham, County of Cumberland, and State of Maine, being shown as "Lot 1" on a plan titled "Plan Showing a Standard Boundary & Proposed Lot Division – Land of Andrew" prepared by Main-Land Development Consultants, Inc., Project No. 24-387 dated April 8, 2024 (revised through April 17, 2025), hereafter referred to as the "2025 Main-Land Plan", and being more particularly described as follows:

Beginning on the assumed southeasterly sideline of Read Road, so called, at the northeasterly corner of "Lot 2" shown on the 2025 Main-Land Plan, being further located N 33°09'27" E, 644.40 feet from a capped #5 rebar (PLS #1076) found at the northeasterly corner of land now or formerly of Micah F. Sawyer, Jr. & Bridget Sawyer (Book 35294, Page 20);

Thence N 33°09'27" E, 205.00 feet along the assumed southeasterly line of said Read Road to its intersection with the assumed southwesterly line of Webb Road, so called;

Thence S 37°28'56" E, 489.72 feet along the assumed southwesterly line of said Webb Road to a corner in said "Lot 2" being located N 37°28'56" W, 52.58 feet from the northeasterly corner of land now or formerly of Allison Krzanowski (Book 38971, Page 21), and further located N 37°28'56" W, 226.35 feet from a #8 rebar found at the southeasterly corner of said Krzanowski;

Thence along said "Lot 2" and through land of the grantor herein (Book 39341, Page 33), the following courses:

1. S 34°30'29" W, 160.00 feet;
2. N 42°29'04" W, 473.03 feet to the Point of Beginning.

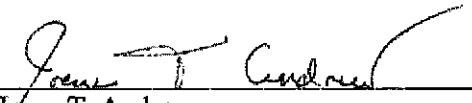
Containing 84,230 ft² (1.93 Acres), more or less.

Reference is made to MRSA 30-A sec 4402.4.A.(1).

Meaning and intending to convey and conveying a portion of the real property described in a deed to John S. Andrew and Irene T. Andrew, as joint tenants, dated March 25, 2022 and recorded in the Cumberland County Registry of Deeds at Book 39341, Page 33. John S. Andrew passed away on October 16, 2024 leaving Irene T. Andrew as the surviving joint tenant.

Witness my hand and seal this 23rd day of April, 2025.

Witness:


Irene T. Andrew

STATE OF MAINE

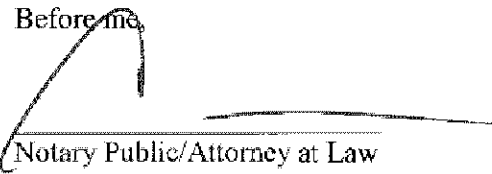
COUNTY OF CUMBERLAND, ss.

April 23, 2025

Personally appeared on the above date, the above-named **Irene T. Andrew** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026


Notary Public/Attorney at Law

Print name:

Exp: _____

1

Warranty Deed (Maine Statutory Short Form)

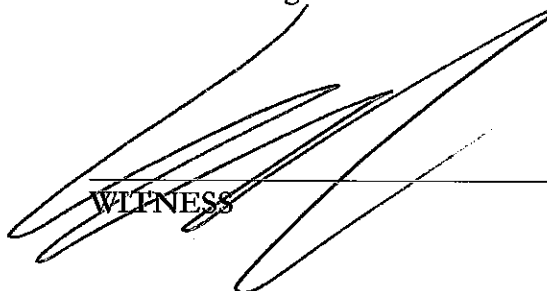
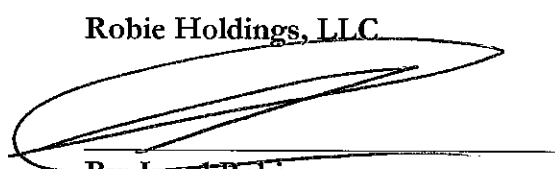
DLN: 2918836

KNOW ALL PERSONS BY THESE PRESENTS THAT, Robie Holdings, LLC, a Maine Limited Liability Company, with a mailing address of PO BOX 1508, Windham, Maine 04062, for valuable consideration paid, by **Robie Contracting, Inc.**, a Maine Corporation with a mailing address of PO BOX 1508, Windham, Maine 04062, the receipt and sufficiency whereof is hereby acknowledged, does hereby **GRANT**, unto the said **Robie Contracting Inc.**, a Maine Corporation, with **WARRANTY COVENANTS**, a certain lot or parcel of real property, with the buildings thereon, situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

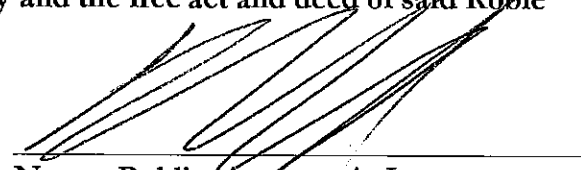
Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Robie Holdings LLC dated April 23, 2025 and recorded in Book 41401, Page 225 with the Cumberland County Registry of Deeds.

In Witness Whereof, Jarod Robie the Sole Member of Robie Holdings, LLC has caused this instrument to be signed and sealed this 12 day of June, 2025.

 _____ WITNESS	 _____ By: Jarod Robie Its: Sole Member
---	--

STATE OF Maine
COUNTY OF CUMBERLAND, ss.

Personally appeared before me on this 12 day of June 2025, the above Jarod Robie, Sole Member of Robie Holdings, LLC and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Robie Holdings, LLC.



 Notary Public/Attorney At Law

Kerry E. Kimball
State of Maine
Attorney At Law
Bar #8577

 Print Name

EXHIBIT A

A certain lot or parcel of land, situated on the southeasterly side of Read Road, so called, in the Town of Windham, County of Cumberland, and State of Maine, being a portion of "Lot 2" as shown on a plan titled "*Plan Showing a Standard Boundary & Proposed Lot Division – Land of Andrew*" prepared by Main-Land Development Consultants, Inc., Project No. 24-387 dated April 8, 2024 (revised through April 17, 2025), hereafter referred to as the "**2025 Main-Land Plan**", and being more particularly described as follows:

Beginning on the assumed southeasterly sideline of Read Road, so called, at the northeasterly corner of "Remaining Land of Andrew" shown on the **2025 Main-Land Plan**, now or formerly owned by Irene T. Andrew (Book 39341, Page 33), being also a corner of "Lot 2" shown on said plan, owned by the grantor herein (Book 41401, Page 225), and being further located N 33°09'27" E, 330.00 feet from a capped #5 rebar (PLS #1076) found at the northeasterly corner of land now or formerly of Micah F. Sawyer, Jr. & Bridget Sawyer (Book 35294, Page 20);

Thence N 33°09'27" E, 314.40 feet along said Read Road to the northwesterly corner of "Lot 1" shown on the **2025 Main-Land Plan**, now or formerly owned by Robie Contracting, Inc. (Book 41401, Page 260), and the northeasterly corner of said Lot 2;

Thence S 42°29'04" E, 167.84 feet along the common boundary between Lot 1 and Lot 2 to a point;

Thence S 29°53'02" W, 273.22 feet, passing through said Lot 2, to a point on the northeasterly line of said Remaining Land of Andrew;

Thence N 56°50'33" W, 178.20 feet along said Remaining Land of Andrew to the **Point of Beginning**.

Containing 49,864 ft² (1.15 Acres), more or less.

Being a portion of "Lot 2" shown on the **2025 Main-Land Plan**, and described in Warranty Deed from Irene T. Andrew to Robie Holdings LLC dated April 23, 2025 and recorded in Book 41401, Page 225.

All Book & Page numbers listed above refer to the Cumberland County Registry of Deeds.

All bearings are oriented to Grid North, U.S. State Plane Coordinate System, Maine West Zone, NAD83 as shown on a plan titled "*Plan Showing a Standard Boundary & Proposed Lot Division – Land of Andrew*" prepared by Main-Land Development Consultants, Inc., Project No. 24-387 dated April 8, 2024 (revised through April 17, 2025).

6

Warranty Deed (Maine Statutory Short Form)

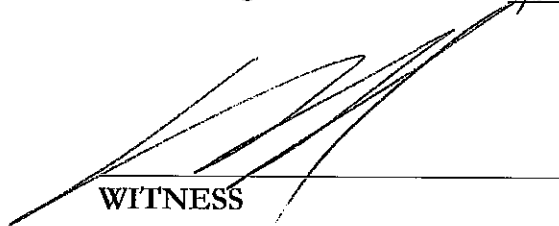
DLN: 2870481

KNOW ALL PERSONS BY THESE PRESENTS THAT, Robie Contracting, Inc., a Maine Corporation, with a mailing address of PO BOX 1508, Windham, Maine 04062, for valuable consideration paid, by Robie Holdings, LLC, a Maine Limited Liability Company, with a mailing address of PO BOX 1508, Windham, Maine 04062, the receipt and sufficiency whereof is hereby acknowledged, does hereby GRANT, unto the said Robie Holdings, LLC, a Maine Limited Liability Company with **WARRANTY COVENANTS**, a certain lot or parcel of real property, with the buildings thereon, situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

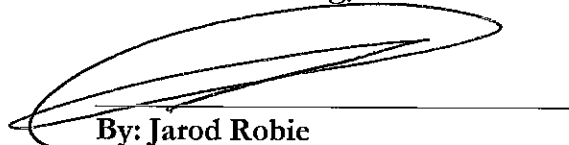
**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND
MADE A PART HEREOF**

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Robie Contracting, Inc. by deed dated April 23, 2025 and recorded in Book 41401, Page 260.

In Witness Whereof, Jarod Robie the President of Robie Contracting, Inc. has caused this instrument to be signed and sealed this 12 day of June, 2025.

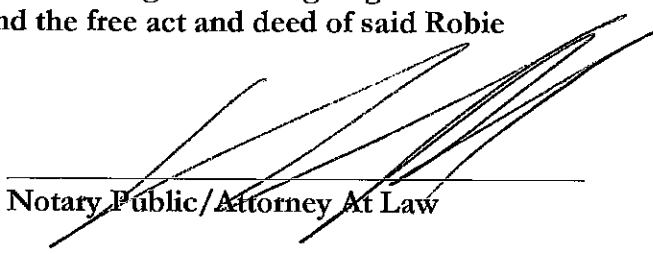

WITNESS

Robie Contracting, Inc.


By: Jarod Robie
Its: President

STATE OF Maine
COUNTY OF CUMBERLAND, ss.

Personally appeared before me on this 12 day of June, 2025 the above Jarod Robie, President of Robie Contracting, Inc. and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Robie Contracting, Inc.


Notary Public/Attorney At Law

Kerry E. Kimball
State of Maine
Attorney At Law
Bar #8577

Print Name

**EXHIBIT A**

A certain lot or parcel of land, situated on the southwesterly side of Webb Road, so called, in the Town of Windham, County of Cumberland, and State of Maine, being a portion of "Lot 1" as shown on a plan titled "Plan Showing a Standard Boundary & Proposed Lot Division – Land of Andrew" prepared by Main-Land Development Consultants, Inc., Project No. 24 387 dated April 8, 2024 (revised through April 17, 2025), hereafter referred to as the "2025 Main-Land Plan", and being more particularly described as follows:

Beginning on the assumed southwesterly sideline of Webb Road, so called, at the southeasterly corner of "Lot 1" shown on the 2025 Main-Land Plan, owned by the grantor herein (Book 41401, Page 260), being also a corner of "Lot 2" shown on said plan, now or formerly owned by Robie Holdings LLC (Book 41401, Page 225);
Thence along the common boundary between said Lot 1 and Lot 2 the following courses:
1. S 34°30'29" W, 160.00 feet to the southwesterly corner of Lot 1;
2. N 42°29'04" W, 305.19 feet to a point;
Thence N 29°53'02" E, 193.69, passing through said Lot 1 and land of the grantor herein, to the southwesterly sideline of said Webb Road;
Thence S 37°28'56" E, 329.10 feet to the Point of Beginning.
Containing 53,206 ft² (1.22 Acres), more or less.

Being a portion of "Lot 1" shown on the 2025 Main-Land Plan, and described in Warranty Deed from Irene T. Andrew to Robie Contracting, Inc. dated April 23, 2025 and recorded in Book 41401, Page 260.

All Book & Page numbers listed above refer to the Cumberland County Registry of Deeds.

All bearings are oriented to Grid North, U.S. State Plane Coordinate System, Maine West Zone, NAD83 as shown on a plan titled "Plan Showing a Standard Boundary & Proposed Lot Division – Land of Andrew" prepared by Main-Land Development Consultants, Inc., Project No. 24-387 dated April 8, 2024 (revised through April 17, 2025).

SECTION 8

EXISTING OR PROPOSED EASEMENTS OR COVENANTS

Section 8 – Existing or Proposed Easements or Covenants

The Legacy Village Retirement Community is intended to be developed as a Condominium. A Condominium Declaration will be submitted with the Final Plan Application and will outline the rights and responsibilities of the Condominium Association and each unit owner.

Lot 2 is not intended to have any association with the Legacy Village Condominium.

We are not aware of any existing easements on the property.

SECTION 9

TECHNICAL CAPACITY OF THE APPLICANT

Section 9 – Technical Capacity of the Applicant

Robie Holdings LLC is the developer of the project. Jarod Robie is the principal owner of Robie Holdings LLC, and he has developed many single-family subdivisions and multi-family residential developments in Windham and the surrounding communities that included road construction, utility installation, lot development and building construction. Significant recent projects in Windham include Belvedere Commons, Kettle Estates, Dartmouth Place, Chamberlain Estates, Badger Run, Voyager Lane, Astral Village, Shepherd Lane and others.

DM Roma Consulting Engineers has been retained to perform Civil Engineering design and Land Permitting through the Town and State. The Licensed Professional Engineers at DM Roma have been designing land development projects for over 20 years and have extensive experience with Stormwater Management Design, Roadway and Utility engineering, Site grading, Erosion Control design, Engineering of on-site wastewater disposal systems, and regulatory permitting through local municipalities, the Maine Department of Environmental Protection, the Maine Department of Transportation, US Army Corps of Engineers and other affiliated agencies.

Main-Land Development Consultants has been retained to perform Land Surveying services and Engineered Wastewater Disposal System design and permitting services for the project. Main-Land Development Consultants employs licensed land surveyors, engineers, geologists, site evaluators and other associated design professionals.

Mainely Soils has been retained to perform wetlands delineation and soils analysis. Alex Finamore is experienced in septic system design, wetland delineation, soils analysis and environmental permitting.

Mark Hampton Associates has been retained to perform a Class-A High Intensity Soil Survey on the parcel. Mark is a Certified Soil Scientist and Licensed Site Evaluator in the State of Maine.

SECTION 10

CAPACITY OF EXISTING UTILITIES TO SERVE THE PROJECT

Section 10 – Capacity of Existing Utilities to Serve the Project

Potable Water – The project includes the construction of an 8-inch water main in Webb Road to serve the Retirement Community with public water. A water service will be installed off the new main to serve the 30 dwelling units in the retirement community. The Portland Water District will review our project plans for conformity with their construction standards. Lot 2 will be served by a new on-site private well.

Fire Protection Water – A new hydrant will be installed at the end of the 8” water main extension near the project’s driveway entrance, and a private hydrant will be installed within the development to provide additional fire protection. We are not proposing to install sprinkler systems in the homes unless requested by the unit purchaser.

Electrical Service – Existing overhead power is available on Webb Road to serve the proposed development. Primary electrical service will be extended through the project underground and will connect to pad-mounted transformers. Secondary electrical service will be installed underground from the transformers to the dwellings.

Wastewater Disposal – There is no public sewer available to the property, so on-site wastewater disposal systems will be installed. The final design of the wastewater disposal system for the Retirement Community will be reviewed and approved by the Maine Department of Health and Human Services as an engineered system. Lot 2 will require an individual on-site private wastewater that can be approved by the Town.

Natural Gas – We anticipate each unit will require on-site bottled gas.

Storm Drainage – The project site generally drains southerly parallel to Webb Road and we are not proposing to alter the public drainage collection system within the public Right Of Way.

SECTION 11

SOLID WASTE DISPOSAL

Section 11 – Solid Waste Disposal

Tree clearing and stumping will be required. Tree stumps will be hauled off site by the site contractor and disposed in accordance with all applicable regulations, or ground on-site to create erosion control mix. Brush will be burned or chipped.

During construction of the buildings, temporary on-site dumpsters will be placed on the property and emptied by a licensed waste hauling company.

We intend to utilize the Town's curbside trash collection program for the disposal of household waste generated by the dwelling occupants.

We do not anticipate that the project will create any hazardous solid waste that will require special treatment.

SECTION 12

SITE LIGHTING

Section 12 – Site Lighting

Each dwelling will include the installation of exterior lighting that is mounted to the building to provide illumination of the sidewalks and driveways so that on-street lighting will not be required.

SECTION 13

SITE LANDSCAPING

Section 13 – Site Landscaping

The individual buildings will be landscaped with ornamental grasses, shrubs and perennials between the front entry porches adjacent to the foundations. Landscaping preference will be left to the individual unit owners to determine the amount of landscaping that is desired. Street trees are proposed to be installed on both sides of the street as indicated on the Site and Landscaping Plan.

SECTION 14

VEHICLE TRAFFIC

Section 14 – Vehicle Traffic

The Institute of Transportation Engineers(ITE) Trip Generation handbook (10th edition) estimates that single-family detached housing (Land Use Code #210) is expected to generate the following vehicle trips:

Weekday	= 9.44 trips per dwelling unit
AM Peak Hour	= 0.74 trips per dwelling unit
PM Peak Hour	= 0.99 trips per dwelling unit

Accordingly, the proposed lot 2 intended for single-family residential use can be expected to generate a total of 9 trips during a typical weekday, 1 trip in the morning peak hour and 1 trip in the evening peak hour.

The Institute of Transportation Engineers(ITE) Trip Generation handbook (10th edition) estimates that Senior Adult Housing – Single Family (Land Use Code #251) is expected to generate the following vehicle trips:

Weekday	= 4.31 trips per dwelling unit
AM Peak Hour	= 0.34 trips per dwelling unit
PM Peak Hour	= 0.39 trips per dwelling unit

Accordingly, the proposed 30 units of Senior Adult Housing can be expected to generate a total of 129 trips during a typical weekday, 10 trips in the morning peak hour and 12 trips in the evening peak hour.

The ITE Handbook also provides the following directional distribution rates for Senior Adult Housing – Single Family Use:

AM Peak Hour	= 43% enter site and 57% exit site
PM Peak Hour	= 56% enter site and 44% exit site

Based upon the above distribution patterns, 4 trips during the morning peak hour and 7 trips during the evening peak hour will enter the site. Accordingly, 6 trips during the morning peak hour and 5 trips during the evening peak hour will exit the site.

In summary, the combined project to create the single family house lot and 30-unit retirement community will generate 138 total daily vehicle trips, 11 trips in the morning peak hour and 13 trips in the evening peak hour.

SECTION 15

IMPACT TO IMPORTANT OR UNIQUE NATURAL AREAS

Section 15 – Impact to Important or Unique Natural Areas

The attached letter and map provided from the Maine Department of Inland Fisheries and Wildlife indicates that there are no significant wildlife habitats located within the vicinity of the proposed development. The attached letter from the Maine Natural Areas Program indicates that there are no rare or threatened botanical species documented in the project area.



STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



July 25, 2025

J.P. Connolly
DM Roma Consulting Engineers
2 Main Street, Suite 18-128
Biddeford, ME 04005

RE: Information Request - 15 Read Road, Development, Windham Project ID 9051-10481

Dear J.P.:

Per your request received on April 3, 2025, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the **15 Read Road, Development, Windham** project, pursuant to MDIFW's authority. MDIFW understands the project proposes a residential development of unspecified size with associated road, utilities, and stormwater infrastructure. For the purposes of this review, MDIFW presumes tree clearing and/or trimming would occur. Please note that as project details are lacking, our comments should be considered preliminary.

Our Department has not mapped any Essential Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under Maine's Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Department does not anticipate significant impacts to any of the bat species as a result of this project.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on

July 25, 2025

Letter to J.P. Connolly, DM Roma Consulting Engineers

Comments RE: 15 Read Road, Development, Windham

MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. We recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. MDIFW will need to review and verify any vernal pool data prior to final determination of significance.

AQUATIC RESOURCES

Fish Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and the Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

July 25, 2025

Letter to J.P. Connolly, DM Roma Consulting Engineers

Comments RE: 15 Read Road, Development, Windham

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in black ink, appearing to read "Andrew J. Wood". The signature is fluid and cursive, with the first name "Andrew" and last name "Wood" clearly distinguishable.

Andrew J. Wood

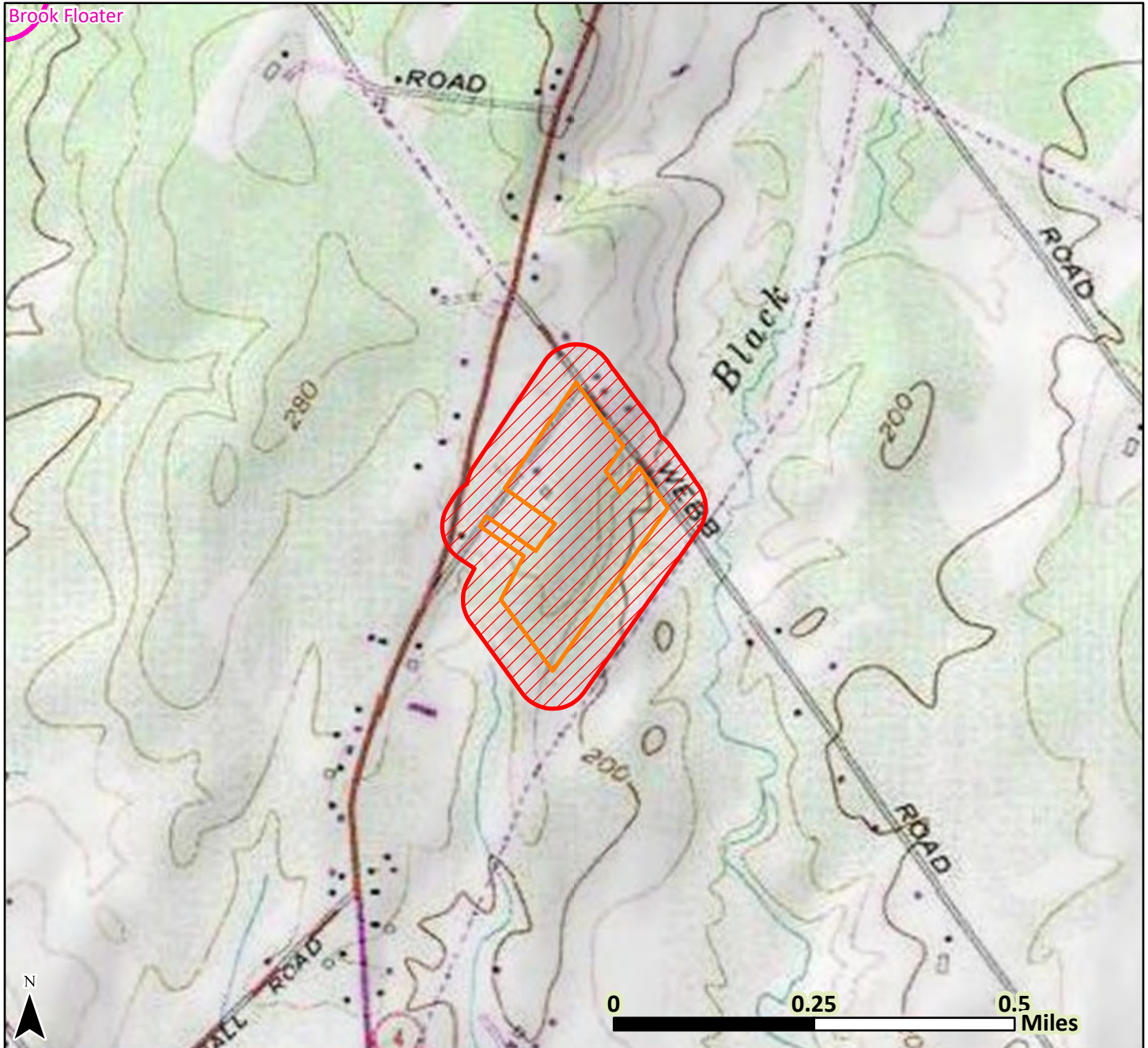
Environmental Review Coordinator



Maine Department of Inland Fisheries and Wildlife
Project Area Review of Fish and Wildlife Observations and Priority Habitats

15 Read Road, Development, Windham

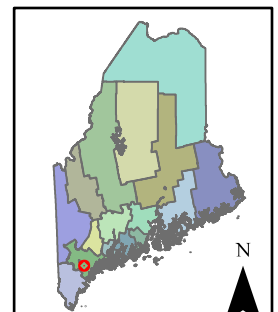
Project ID 9051, Version ID 10481



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

- County Boundary
- Township Boundary
- Project Footprint
- Search Area
- E, T, & SC Species

Date: 4/8/2025
UTM Zone 19N, NAD83



This map contains sensitive information - do not distribute it beyond the project applicant, consultant, or the permitting agency.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

AMANDA E. BEAL
COMMISSIONER

April 7, 2025

JP Connolly
DM Roma
PO Box 1116
Windham, ME 04062

Via email: jp@dmroma.com

Re: Rare and exemplary botanical features in proximity to: #25007, Webb Road Subdivision, Map 6 Lot 33, Windham, Maine

Dear JP Connolly:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received April 3, 2025 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Windham, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

**Rare and Exemplary Botanical Features within 4 miles of
Project: #25007, Webb Road Subdivision, Map 6 Lot 33, Windham, ME**

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Broad Beech Fern						
	SC	S2	G5	1872-08	15	Hardwood to mixed forest (forest, upland)
Clothed Sedge						
	E	S1	G5	2000-06-06	5	Dry barrens (partly forested, upland)
Columbian Watermeal						
	SC	S2	G5	2016-09-12	11	Open water (non-forested, wetland)
Ebony Spleenwort						
	SC	S2	G5	1910-06-06	10	Rocky summits and outcrops (non-forested, upland),Hardwood to mixed forest (forest, upland)
Engelmann's Spikerush						
	PE	SH	G4G5	1916-08-31	2	Open wetland, not coastal nor rivershore (non-forested, wetland)
Fern-leaved False Foxglove						
	SC	S3	G5	1902-09-02	13	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
Great Blue Lobelia						
	PE	SX	G5	1905-09	3	Forested wetland,Non-tidal rivershore (non-forested, seasonally wet)

Hollow Joe-pye Weed						
SC	S2	G5	2011-10-22	22	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)	
Horned Pondweed						
SC	S2	G5	1913-09-13	9	Tidal wetland (non-forested, wetland)	
Marsh Milkwort						
PE	SH	G5T4	1903-08-18	1	Dry barrens (partly forested, upland),Open wetland, not coastal nor rivershore (non-forested, wetland)	
Missouri Rockcress						
T	S1	G5	1905-06-11	5	Rocky summits and outcrops (non-forested, upland),Hardwood to mixed forest (forest, upland)	
Mountain Honeysuckle						
E	S2	G5	2007-10-05	11	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)	
Pitch Pine Woodland						
	S3	G2	2005-12-08	28		
Scarlet Oak						
E	S1	G5	1916-08	2	Hardwood to mixed forest (forest, upland)	
Small Whorled Pogonia						
E	S2	G2G3	2018-06-15	18	Hardwood to mixed forest (forest, upland)	

Spicebush						
	SC	S3	G5	2006-06-11	11	Forested wetland
Spotted Pondweed						
	T	S1	G5	2016-06-22	3	Open water (non-forested, wetland)
Vasey's Pondweed						
	SC	S2	G4	1901-08-04	7	Open water (non-forested, wetland)
						Date Exported: 2025-04-07

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 G1	Critically Imperiled – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 G2	Imperiled – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 G3	Vulnerable – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 G4	Apparently Secure – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 G5	Secure – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX GX	Presumed Extinct – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH GH	Possibly Extinct – Known from only historical occurrences but still some hope of rediscovery.
S#S# G#G#	Range Rank – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU GU	Unrankable – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR SNR	Unranked – Global or subnational conservation status not yet assessed.
SNA GNA	Not Applicable – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).
Qualifier	Definition
S#? G#?	Inexact Numeric Rank – Denotes inexact numeric rank.
Q	Questionable taxonomy that may reduce conservation priority – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The “Q” modifier is only used at a global level.
T#	Intraspecific Taxon (trinomial) – The status of intraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	Endangered – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	Threatened – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	Special Concern – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	Potentially Extirpated – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	Excellent – Excellent estimated viability/ecological integrity.
B	Good – Good estimated viability/ecological integrity.
C	Fair – Fair estimated viability/ecological integrity.
D	Poor – Poor estimated viability/ecological integrity.
E	Extant – Verified extant, but viability/ecological integrity not assessed.
H	Historical – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	Extirpated – Documented loss of population/destruction of habitat.
U	Unrankable – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	Not Ranked – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
<http://www.maine.gov/dacf/mnap>



SECTION 16

STORMWATER MANAGEMENT



STORMWATER MANAGEMENT REPORT

LEGACY VILLAGE RETIREMENT COMMUNITY WINDHAM, MAINE

A. Narrative

Robie Holdings, LLC, the applicant and landowner, is proposing to develop a 15.3-acre parcel on Webb Road in Windham, Maine, better identified as part of Lot 33 on the Town of Windham Assessor's Map 6.

The applicant is proposing a 30 single family unit retirement condominium. The development will also include the construction of approximately 1,080 linear feet of roadway with associated paved driveways and parking area. The units will be served by public water, shared subsurface wastewater disposal fields and underground electric, telephone and cable.

B. Existing Conditions

The project site consists of both undeveloped meadow and woodland. The project site contains a variety of land slopes. The land along the top of the ridge, center and northern portion of the site, is moderately sloped (2% to 6%) with steeper land downhill of the ridge (9% to 20%). A Class A High Intensity Soil Report and Map were prepared by Mark Hampton Associates, Inc. and utilized in the stormwater analysis. Soils data utilized outside the limits of the soils investigation was provided by the Medium Intensity Soils Map for Cumberland County, Maine published by the Natural Resource Conservation Service. The soil type boundaries with associated Hydrologic Soils Groups (HSG) are shown on the watershed maps and the resultant High Intensity Soil Survey Narrative and the Medium Intensity Soils Map have been included as Attachment 1 of this report.

In general, the property drains across the property to the south and the east. Land in the western portion of the site drains easterly across the eastern property boundary in the direction of a utility corridor. Flow generally continues across the utility corridor, eventually discharging into Black Brook. Flow generated by the southern portion of the site drains across the southern property boundary and is collected in an unnamed stream that flows southerly, draining across the same utility corridor and then conveyed beneath Barnes Road. Once the stream exits the neighborhood, it is then collected in Black Brook. Black Brook is then conveyed below River Road and ultimately discharging to the Presumpscot River. The site's downstream waterbodies are not identified by the Maine Department of Environmental Protection (MDEP) as Urban Impaired Streams in Chapter 502.

C. Alterations to Land Cover

Based on the proposed roadway and unit related development, the project will generate approximately 96,525 square feet (2.22 acres) of impervious surfaces. The project will also generate approximately 225,780 square feet (5.18 acres) of lawn, landscaping, and best management practices, resulting in a total project developed area of 322,305 square feet (7.40 acres).

Since the project will result in the construction of over one (1) acre of impervious surface and over five (5) acres of developed area, the project will be required to obtain a Stormwater Permit from the MDEP. In addition, the project will require Subdivision approval from the Town of Windham. As part of the requirements of the regulatory review, the project will need to meet the Basic, General and Flooding Standards of the MDEP Chapter 500 Stormwater Management regulations. The review of both permits will be performed by the Town of Windham as the Town has Municipal Capacity to review the Stormwater Permit on behalf of the MDEP.

D. Methodology and Modeling Assumptions

The proposed stormwater management system has been designed utilizing Best Management Practices to maintain existing drainage patterns while providing stormwater quality improvement measures. The goal of the storm drainage system design is to remove potential stormwater pollutants from runoff generated by the development while providing attenuation of the peak rates of runoff leaving the site. The method utilized to predict the surface water runoff rates in this analysis is a computer program entitled HydroCAD, which is based on the same methods that were originally developed by the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service, and utilized in the TR-20 modeling program. Peak rates of runoff are forecasted based upon land use, hydrologic soil conditions, vegetative cover, contributing watershed area, time of concentration, rainfall data, storage volumes of detention basins and the hydraulic capacity of structures. The computer model predicts the amount of runoff as a function of time, with the ability to include the attenuation effect due to dams, lakes, large wetlands, floodplains, and constructed stormwater management basins. The input data for rainfalls with statistical recurrence frequencies of 10 years and 25 years was obtained from Appendix H of the MDEP, Chapter 500 Stormwater Management, last revised in 2015. The National Weather Service developed four synthetic storm types to simulate rainfall patterns around the country. For analysis in Cumberland County, Maine, the type III rainfall pattern with a 24-hour duration is appropriate.

E. Basic Standards

The project is required by the Town and MDEP to provide permanent and temporary Erosion Control Best Management Practices. These methods are outlined in detail in the plan set.

F. General Standard

The proposed project is required to meet the General Standard outlined in the MDEP Chapter 500 to provide water quality treatment for portions of the site development. Based on the calculation provided in Section 4C(2)(a) of Chapter 500 related to the amount of the property being developed and its corresponding treatment standards in Table 1 in Chapter 500, the project will require the treatment of more than 90% of the site's impervious area and more than 75% of the total developed area. This calculation is included as Attachment 2 of this report. The General Standard will be met by incorporating the construction of three (3) underdrained filter basins into the project's stormwater infrastructure, in addition to roofline drip edges installed around each of the buildings to provide the required treatment for the rooftops.

As a result of the proposed stormwater infrastructure, treatment is provided for over 98% of the project's impervious surface and over 75% of the site's developed area. Calculations can be found as Attachment 2 in this report.

Included as Attachment 3 of this report are the sizing calculations for the proposed underdrained filter basins. These calculations include:

- Storage Volume and Basin Floor surface area meeting *Chapter 7.1 Grassed Underdrained Soil Filter BMP* sizing criteria included in Volume III. BMP Technical Design Manual prepared by the MDEP.
- Sediment pre-treatment calculations
- Spillway sizing calculations demonstrating one foot of freeboard to the top of berm during the 25-year storm event assuming failure of the other discharge devices.
- Hydrograph tables demonstrating the outlet controls to release the stormwater from the basin between 24 and 48 hours.
- Sizing calculations for the level spreaders located at the outfall of the discharge pipe from the basins meeting the sizing standards identified in *Section G(4) Level Spreaders* in Maine Erosion and Sediment Control Best Management Practices Manual for Designers and Engineers prepared by the MDEP.

The locations and construction detail of the proposed roofline drippedges have been included within the construction details sheets and the sizing calculations to meet *Chapter 7.5 Roof Dripline Filters* sizing criteria included in Volume III. BMP Technical Design Manual prepared by the MDEP have been included as Attachment 4 of this report.

G. Flooding Standard

The project is required to meet the Town of Windham's stormwater design standards indicating the project must detain, retain, or result in the infiltration of stormwater from the 24-hour storms of the 2-year, 10-year and 25-year frequencies such that the peak flows of stormwater generated by the project site do not exceed the peak flows of stormwater prior to undertaking the project. To maintain the existing flow rates, the site design will include three (3) grassed underdrained filter basins integrated into the project's stormwater infrastructure. To demonstrate compliance with the Flooding Standard, three (3) study points were analyzed.

Study Point 1 ("SP1") represents where flow, generated by on and off-site sources, drains easterly, parallel to Webb Road, and crosses the property line toward the single-family house located along Webb Road. This study point was of greatest importance to ensure there is no flooding concerns of the developed abutter's property.

Study Point 2 ("SP2") represents flow that is generated on-site that crosses the eastern property boundary. This flow then continues to the abutting utility corridor.

Study Point 3 ("SP3") represents the location where flow, generated by on and off-site sources, crosses the southerly property boundary. This flow enters an undeveloped woodland.

The results of the stormwater model incorporating the stormwater detention best management practices are summarized in Table 1:

Table 1 – Peak Rates of Stormwater Runoff						
Study Point	2-Year (cfs)		10-Year (cfs)		25-Year (cfs)	
	Pre	Post	Pre	Post	Pre	Post
SP-1	1.26	0.57	2.93	2.45	5.28	4.33
SP-2	4.07	2.74	10.08	9.97	15.61	15.57
SP-3	2.34	1.60	5.66	4.79	8.68	8.65

As illustrated in Table 1, the proposed project's design, including the integration of the proposed BMPs, reduces the peak rates of runoff at all study points in all the modeled storm events. The primary concern of the project's stormwater analysis was at Study Point 1. Due to re-directing the majority of the project's development away from this property and into Underdrained Filter Basin FB-1, there is a significant decrease in each storm event tributary to the existing single-family lot.

The watershed maps showing pre-development and post-development drainage patterns are included in the plan set and the computations performed with the HydroCAD software program are included as Attachment 5 of this report.

H. Maintenance of common facilities or property

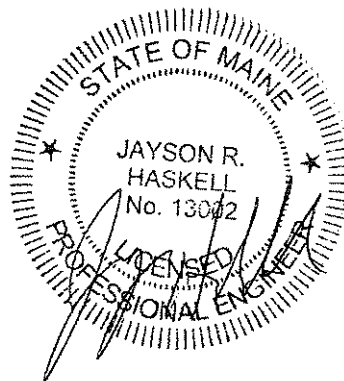
The applicant will be responsible for the maintenance of the stormwater facilities until a condominium association is created. The responsibility will then be conveyed to the association. An Inspection, Maintenance and Housekeeping Plan for the project has been created and has been included as Attachment 6 of this report.

Prepared by:

DM ROMA CONSULTING ENGINEERS



Jayson R. Haskell P.E.
Southern Maine Regional Manager



5-18-2026

ATTACHMENT 1

CLASS A – HIGH INTENSITY SOIL SURVEY REPORT & MEDIUM INTENSITY SOILS SURVEY MAP



MARK HAMPTON ASSOCIATES, INC.

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8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Soil Narrative Report

DATE: Soil Profiles observed on July 12, 2025

BASE MAP: Base plan prepared by DM Roma Consulting Engineers.
Scale 1-inch equals 60 feet and two-foot contours.

GROUND CONTROL: Soil survey boundaries located by Mark Hampton Associates, Inc. for Class A Soil Survey

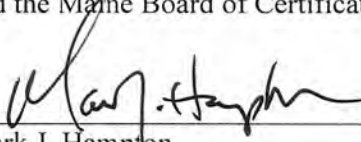
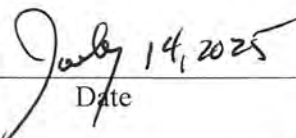
Class A-High Intensity Soil Survey (Minimum Standards)

Mapping units of 1/8 acre or larger.
Scale of 1"= 100 feet or larger.
Up to 25% inclusions in mapping units of which no more than 15% may be dissimilar soils.
Ground Control – test pits located under direction of professional land surveyor or professional engineer.
Base Map – 2 foot contour intervals

Provided:

Mapping units of 1/8 acre or larger
Base map scale of 1"= 60 feet.
Up to 25 percent inclusions in mapping units of which no more than 15 percent is dissimilar soils.
Baseline information and test pits located by pacing and taping from known survey control points.
Ground topographic survey with one-foot contours and ground control provided.

The accompanying soil profile descriptions, soil map, and this soil narrative report were done in accordance with the standards adopted by the Maine Association of Professional Soil Scientists, and the Maine Board of Certification of Geologists and Soil Scientists.

 C.S.S. #216, L.S.E. #263 
Mark J. Hampton Date





MARK HAMPTON ASSOCIATES, INC.

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8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Dixfield
(Aquic Haplorthods)

SETTING

PARENT MATERIAL:	Derived from compact loamy glacial till.
LANDFORM:	Till plains, hills and ridges.
POSITION IN LANDSCAPE:	Plains and middle levels.
SLOPE GRADIENT RANGES:	(A) 0-3%, (B) 3-8%, (C) 8-15%, (D) 15-25%, (E) >25%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS:	Moderately well drained with a perched watertable from 1.0 to 2.0 feet below the surface at some time from October to May or during periods of heavy precipitation.
-----------------	---

TYPICAL PROFILE:	<u>Surface Layer:</u>	Dark brown, stony sandy loam, 0-7"
	<u>Subsurface Layer:</u>	Brown, sandy loam, 7-20"
	<u>Subsoil Layer:</u>	Olive brown, stony sandy loam 16-31"
	<u>Substratum:</u>	Olive gray, stony sandy loam, 25-65"

HYDROLOGIC GROUP:	Group C
SURFACE RUNOFF:	Moderately Rapid
PERMEABILITY:	Moderate in solum, slow in substratum
DEPTH TO BEDROCK:	Greater than 65 inches
HAZARD TO FLOODING:	None

INCLUSIONS

(Within Mapping Unit)

CONTRASTING:	Brayton, Colonel, Lamoine, Scantic
--------------	------------------------------------

USE AND MANAGEMENT

Development: There are few limiting factors for building site development





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8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Colonel
(Aquic Haplorthods)

SETTING

PARENT MATERIAL:	Derived from dense, loamy glacial till
LANDFORM:	Drumlins and Sideslopes of glaciated uplands
POSITION IN LANDSCAPE:	Mid-positions on landform
SLOPE GRADIENT RANGES:	(A) 0-3%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS:	Somewhat poorly drained with a perched watertable from 1.0 to 2.0 feet below the surface at some time from October to May or during periods of heavy precipitation.	
TYPICAL PROFILE:	<u>Surface Layer:</u>	Dk gray brown, stony sandy loam 0-3"
	<u>Subsurface Layer:</u>	Dark Brown, stony sandy loam, 3-12"
	<u>Subsoil Layer:</u>	Olive Brown, stony sandy loam, 12-18"
	<u>Substratum:</u>	Olive, stony, sandy loam, 18-65"
HYDROLOGIC GROUP:	Group C	
SURFACE RUNOFF:	Moderate to moderately slow	
PERMEABILITY:	Moderate and moderately slow	
DEPTH TO BEDROCK:	Greater than 65 inches	
HAZARD TO FLOODING:	None	

INCLUSIONS

(Within Mapping Unit)

CONTRASTING:	Dixfield, Brayton
--------------	-------------------

USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of a high watertable for a portion of the year. Proper foundation drainage or site modification is recommended.





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8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Lamoine
(Aeric Haplaquepts)

SETTING

PARENT MATERIAL: Derived from glaciomarine or glaciolaucustrine sediments
LANDFORM: Coastal lowlands and river valleys
POSITION IN LANDSCAPE: Intermediate positions on landform
SLOPE GRADIENT RANGES: (B) 3-8%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Somewhat poorly drained with a perched watertable from 0.5 to 2.0 feet below the surface at some time from November to June or during periods of heavy precipitation.

TYPICAL PROFILE:

<u>Surface Layer:</u>	Dark Brown, fine sandy loam 0-7"
<u>Subsurface Layer:</u>	Lt. Olive brown silt loam, 7-14"
<u>Subsoil Layer:</u>	Olive silty clay loam, 14-21"
<u>Substratum:</u>	Olive, silty clay loam, 21-65"

HYDROLOGIC GROUP: Group D
SURFACE RUNOFF: Moderate to moderately slow
PERMEABILITY: Slow to very slow
DEPTH TO BEDROCK: Greater than 65 inches
HAZARD TO FLOODING: None

INCLUSIONS (Within Mapping Unit)

CONTRASTING: Dixfield, Scantic

USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of a high watertable for a portion of the year. Proper foundation drainage or site modification is recommended.





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8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Scantic
(Aquic Haplorthod)

SETTING

PARENT MATERIAL:	Derived from glaciomarine or glaciolaustrine sediments
LANDFORM:	Coastal lowlands and river valleys
POSITION IN LANDSCAPE:	Lower positions on landform
SLOPE GRADIENT RANGES:	(B) 3-8%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS:	Poorly drained with a perched watertable from 0.0 to 1.0 feet below the surface at some time from October to May or during periods of heavy precipitation.	
TYPICAL PROFILE:	<u>Surface Layer:</u>	Dark grayish brown, silt loam 0-9"
	<u>Subsurface Layer:</u>	Olive gray silt loam, 9-16"
	<u>Substratum:</u>	Gray silty clay loam, 16"+
HYDROLOGIC GROUP:	Group D	
SURFACE RUNOFF:	Moderate to moderately slow	
PERMEABILITY:	Slow to very slow	
DEPTH TO BEDROCK:	Greater than 65 inches	
HAZARD TO FLOODING:	None	

INCLUSIONS (Within Mapping Unit)

CONTRASTING: Lamoine, Dixfield

USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of a high watertable for a portion of the year. Proper foundation drainage or site modification is recommended.





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8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Brayton
(Aeric Epiaquepts)

SETTING

PARENT MATERIAL:	Derived from dense glacial till
LANDFORM:	Toeslopes and depressions in glaciated uplands
POSITION IN LANDSCAPE:	Lower positions on landform
SLOPE GRADIENT RANGES:	(A) 0-3%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS:	Poorly drained with a perched watertable from 0.0 to 1.0 feet below the surface at some time from October to May or during periods of heavy precipitation.	
TYPICAL PROFILE:	<u>Surface Layer:</u>	Dk gray, fine sandy loam 0-5",
	<u>Subsurface Layer:</u>	Gray fine sandy loam, 5-15",
	<u>Subsoil Layer:</u>	Grayish brown fine sandy loam, 15-24"
	<u>Substratum:</u>	Olive fine sandy loam, 24-65",
HYDROLOGIC GROUP:	Group C	
SURFACE RUNOFF:	Moderate to moderately slow	
PERMEABILITY:	Moderate and moderately slow	
DEPTH TO BEDROCK:	Greater than 65 inches	
HAZARD TO FLOODING:	None	

INCLUSIONS (Within Mapping Unit)

CONTRASTING: Dixfield Colonel

USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of an extremely high watertable for a portion of the year. This soil is not suitable for development without alteration, which may require additional permitting.



SOIL PROFILE / CLASSIFICATION INFORMATION**SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITES**Project Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
WindhamExploration Symbol # SS-1 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	F. Sandy Loam	Grand	Very Friable	
Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm	Common and Distinct
Cd	Olive	Sandy Loam	Platy	Very Firm	

Depth below mineral soil horizon (inches)

Soil Series/Phase Name: **Dixfield** Limiting Factor **18** ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope **2** Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-2 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/A	Black	Sandy Loam	Weak Angular	Very Friable	
Eg	Gray	Sandy Loam	Sub Ang Blocky	Friable	Common and Distinct
BC	Olive Brown	Sandy Loam	Thin Platy	Firm	
Cd	Olive Gray	Sandy Loam	Medium Platy	Very Firm	

Depth below mineral soil horizon (inches)

Soil Series/Phase Name: **Brayton** Limiting Factor **6** ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD Slope **2** Percent Hydric Soil ☐ No ☒ Yes Hydrologic Soil Group

Exploration Symbol # SS-3 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	F. Sandy Loam	Fine Grandu	Friable	
Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
Bs	Olive Brown	Sandy Loam	Thin Platy	Firm	Common and Distinct
Cd	Olive	Sandy Loam	Medium Platy	Very Firm	

Depth below mineral soil horizon (inches)

Soil Series/Phase Name: **Colonel** Limiting Factor **12** ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☒ SPD ☐ PD ☐ VPD Slope **2** Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

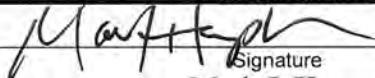
Exploration Symbol # SS-4 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Sandy Loam	Grand	Friable	
Bhs	Brown	Sandy Loam	Fine Grandu	Friable	
Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm	Common and Distinct
Cd	Olive Gray	Sandy Loam	Platy	Very Firm	

Depth below mineral soil horizon (inches)

Soil Series/Phase Name: **Dixfield** Limiting Factor **18** ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope **2** Percent Hydric Soil ☐ No ☒ Yes Hydrologic Soil Group

SOIL SCIENTIST INFORMATION AND SIGNATURE


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SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITESProject Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
WindhamExploration Symbol # SS-5 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Grand	Very Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield Limiting Factor 18 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD
Slope 2 Percent ☒ No ☐ Yes
Hydric Soil Hydrologic
Soil Group

Exploration Symbol # SS-6 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Weak Angular	Very Friable
10	Bhs	Brown	Sandy Loam	Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Medium Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD
Slope 15 Percent ☒ No ☐ Yes
Hydric Soil Hydrologic
Soil Group

Exploration Symbol # SS-7 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Fine Grandu	Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Medium Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield Limiting Factor 18 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD
Slope 2 Percent ☒ No ☐ Yes
Hydric Soil Hydrologic
Soil Group

Exploration Symbol # SS-8 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Grand	Friable
10	Bhs	Brown	Sandy Loam	Fine Grandu	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30					Common and Distinct
40	Cd	Olive Gray	Sandy Loam	Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD
Slope >25 Percent ☒ No ☐ Yes
Hydric Soil Hydrologic
Soil Group

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SOIL PROFILE / CLASSIFICATION INFORMATION**SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITES**Project Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
WindhamExploration Symbol # **SS-9** ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Grand	Very Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Platy	Very Firm
50					
60					

Soil Series/Phase Name: **Dixfield** Limiting Factor **15** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope **>25** Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # **SS-10** ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	Ap	Dark Brown	Silt Loam	Weak Angular	Very Friable
10	Bw	Brown	Silt Loam	Sub Ang Blocky	Friable
20	BC	Olive Brown	Silt Loam	Thin Platy	Firm
30					Common and Distinct
40	Cg	Olive	Silty Clay Loam	Medium Platy	Very Firm
50					
60					

Soil Series/Phase Name: **Lamoine** Limiting Factor **13** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☒ SPD ☐ PD ☐ VPD Slope **4** Percent Hydric Soil ☐ No ☒ Yes Hydrologic Soil Group

Exploration Symbol # **SS-11** ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	Ap	Black	Silt Loam	Fine Grandul	Friable
10	Eg	Gray	Silt Loam	Weak Sub Ang Blocky	Friable
20	Bg	Olive Brown	Silty Clay Loam	Thin Platy	Firm
30	Cg	Olive	Silty Clay Loam	Medium Platy	Very Firm
40					Common and Distinct
50					
60					

Soil Series/Phase Name: **Scantic** Limiting Factor **6** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD Slope **2** Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # **SS-12** ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	Ap	Black	Silt Loam	Grand	Friable
10	Eg	Gray	Silt Loam	Fine Grandul	Friable
20	Bg	Olive Brown	Silty Clay Loam	Fine Grandul	Firm
30	Cg	Olive Gray	Silty Clay Loam	Platy	Very Firm
40					Common and Distinct
50					
60					

Soil Series/Phase Name: **Scantic** Limiting Factor **6** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD Slope **>25** Percent Hydric Soil ☐ No ☒ Yes Hydrologic Soil Group

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SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITESProject Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
Windham

Exploration Symbol # SS-13 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Very Friable	
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Common and Distinct
40	Cd	Olive	Sandy Loam	Platy	Very Firm

Soil Series/Phase Name: Dixfield Limiting Factor 15 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Depth
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope 15 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-14 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	Ap	Black	Silt Loam	Weak Angular	Very Friable
10	Eg	Gray	Silt Loam	Sub Ang Blocky	Friable
20	Bg	Olive Brown	Silty Clay Loam	Thin Platy	Firm
40	Cg	Olive	Silty Clay Loam	Medium Platy	Very Firm

Soil Series/Phase Name: Scantic Limiting Factor 6 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Depth
 Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD Slope 4 Percent Hydric Soil ☐ No ☒ Yes Hydrologic Soil Group

Exploration Symbol # SS-15 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Fine Grandul	Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm
30	Cd	Olive	Sandy Loam	Medium Platy	Very Firm

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Depth
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope >25 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-16 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Grand	Friable
10	Eg	Brown	Sandy Loam	Fine Grandul	Friable
20	Bg	Olive Brown	Sandy Loam	Fine Grandul	Firm
30	Cg	Olive Gray	Sandy Loam	Platy	Very Firm

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Depth
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope >25 Percent Hydric Soil ☐ No ☒ Yes Hydrologic Soil Group

SOIL SCIENTIST INFORMATION AND SIGNATURE

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SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITESProject Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
Windham

Exploration Symbol # SS-17 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	F. Sandy Loam	Grand	Very Friable	
Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm	Common and Distinct
Cd	Olive	Sandy Loam	Platy	Very Firm	

Soil Series/Phase Name: Dixfield Limiting Factor 18 " ☒ Groundwater
☒ Restrictive Layer
☐ Bedrock
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD
☐ SPD ☐ PD ☐ VPD
 Slope 6 Hydric Soil ☒ No ☐ Yes
 Percent Soil Group

Exploration Symbol # SS-18 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Sandy Loam	Weak Angular	Very Friable	
Bhs	Brown	Sandy Loam	Sub Ang Blocky	Friable	
Bs	Olive Brown	Sandy Loam	Thin Platy	Firm	Common and Distinct
Cd	Olive	Sandy Loam	Medium Platy	Very Firm	

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater
☒ Restrictive Layer
☐ Bedrock
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD
☐ SPD ☐ PD ☐ VPD
 Slope 10 Hydric Soil ☒ No ☐ Yes
 Percent Soil Group

Exploration Symbol # SS-19 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Sandy Loam	Fine Grandul	Friable	
Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
Bs	Olive Brown	Sandy Loam	Thin Platy	Firm	Common and Distinct
Cd	Olive	Sandy Loam	Medium Platy	Very Firm	

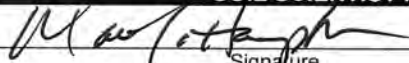
Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater
☒ Restrictive Layer
☐ Bedrock
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD
☐ SPD ☐ PD ☐ VPD
 Slope 2 Hydric Soil ☒ No ☐ Yes
 Percent Soil Group

Exploration Symbol # SS-20 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Sandy Loam	Grand	Friable	
Eg	Brown	Sandy Loam	Fine Grandul	Friable	
Bg	Olive Brown	Sandy Loam	Fine Grandul	Firm	Common and Distinct
Cg	Olive Gray	Sandy Loam	Platy	Very Firm	

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater
☒ Restrictive Layer
☐ Bedrock
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD
☐ SPD ☐ PD ☐ VPD
 Slope 4 Hydric Soil ☒ No ☐ Yes
 Percent Soil Group

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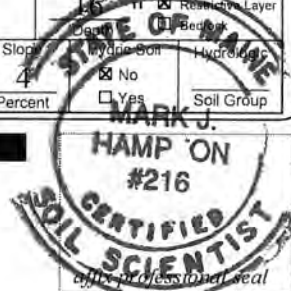

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SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITES

Project Name:

Webb Road Property

Applicant Name:

Robie Holdings LLC

Project Location (municipality):

Windham

Exploration Symbol # SS-21 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	F. Sandy Loam	Grand	Very Friable	
Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm	Common and Distinct
Cd	Olive	Sandy Loam	Platy	Very Firm	

Depth below mineral soil horizon (inches)

Soil Series/Phase Name: Colonel		Limiting Factor 14 " Depth		☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☒ SPD ☐ PD ☐ VPD		Slope 2 Percent	Hydric Soil ☒ No ☐ Yes	Hydrologic Soil Group

Exploration Symbol # SS-22 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/A	Black	Sandy Loam	Weak Angular	Very Friable	
Eg	Gray	Sandy Loam	Sub Ang Blocky	Friable	Common and Distinct
BC	Olive Brown	Sandy Loam	Thin Platy	Firm	
Cd	Olive	Sandy Loam	Medium Platy	Very Firm	

Depth below mineral soil horizon (inches)

Soil Series/Phase Name: Brayton		Limiting Factor 6 " Depth		☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD		Slope 2 Percent	Hydric Soil ☒ No ☐ Yes	Hydrologic Soil Group

Exploration Symbol # SS-23 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Sandy Loam	Fine Grandu	Friable	
Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
Bs	Olive Brown	Sandy Loam	Thin Platy	Firm	Common and Distinct
Cd	Olive	Sandy Loam	Medium Platy	Very Firm	

Depth below mineral soil horizon (inches)

Soil Series/Phase Name: Dixfield		Limiting Factor 15 " Depth		☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD		Slope >25 Percent	Hydric Soil ☒ No ☐ Yes	Hydrologic Soil Group

Exploration Symbol # SS-24 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

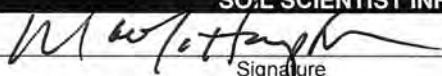
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Sandy Loam	Grand	Friable	
Bhs	Brown	Sandy Loam	Fine Grandu	Friable	
Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm	Common and Distinct
Cd	Olive Gray	Sandy Loam	Platy	Very Firm	

Depth below mineral soil horizon (inches)

Soil Series/Phase Name: Dixfield		Limiting Factor 16 " Depth		☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD		Slope >25 Percent	Hydric Soil ☒ No ☐ Yes	Hydrologic Soil Group

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**MARK J.
HAMPTON
#216**
**STATE OF MAINE
SOIL SCIENTIST
CERTIFIED**

SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITESProject Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
WindhamExploration Symbol # SS-25 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Fine Sandy Grand	Very Friable	
10	Bhs	Brown	Weak Sub Ang Blocky	Friable	
20	Bs	Olive Brown	Fine Grandu	Firm	Common and Distinct
40	Cd	Olive	Platy	Very Firm	

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope 20 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-26 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Weak Angular	Very Friable	
10	Bhs	Brown	Sub Ang Blocky	Friable	
20	Bs	Olive Brown	Thin Platy	Firm	Common and Distinct
40	Cd	Olive	Medium Platy	Very Firm	

Soil Series/Phase Name: Dixfield Limiting Factor 15 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope >25 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-27 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Fine Grandu	Friable	
10	Bhs	Brown	Weak Sub Ang Blocky	Friable	
20	Bs	Olive Brown	Thin Platy	Firm	Common and Distinct
30	Cd	Olive	Medium Platy	Very Firm	

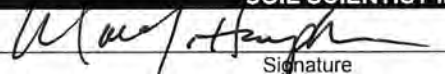
Soil Series/Phase Name: Dixfield Limiting Factor 15 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope >25 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-28 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Friable	
10	Bhs	Brown	Sandy Loam	Fine Grandu	Friable
20	Bs	Olive Brown	Sandy Loam	Firm	Common and Distinct
30	Cd	Olive Gray	Sandy Loam	Platy	Very Firm

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope 2 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

SOIL SCIENTIST INFORMATION AND SIGNATURE


Signature
Mark J. Hampton
Name Printed

07/12/2025

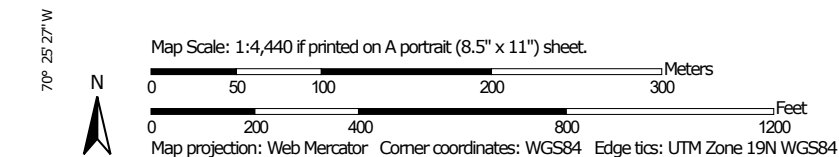
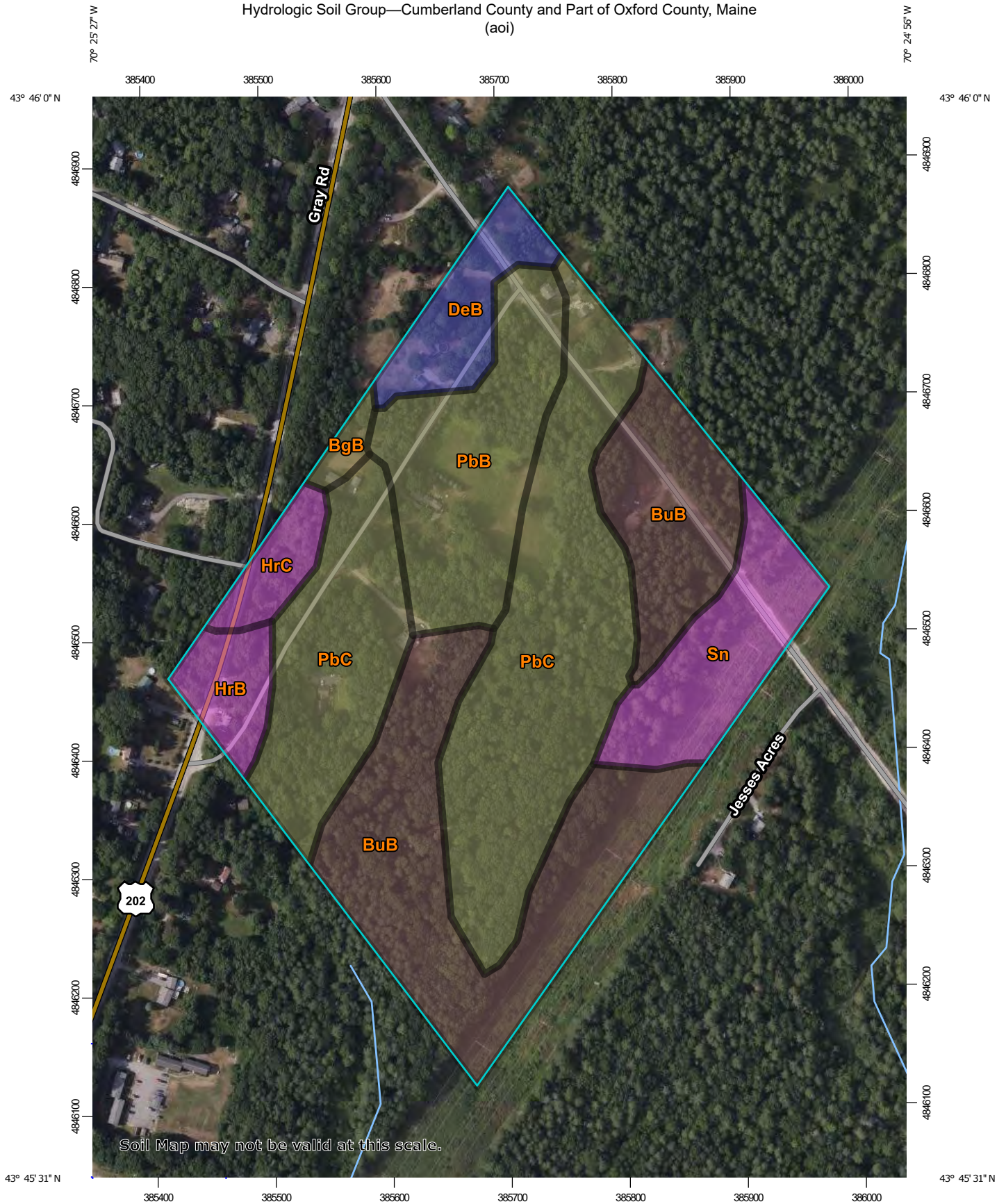
Date

216

SS License No.



Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine (aoi)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/18/2026
Page 1 of 4

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine
(aoi)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

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 22, Aug 29, 2025

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

Date(s) aerial images were photographed: Mar 1, 2022—Jul 1, 2022

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.



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	C	0.5	1.0%
BuB	Lamoine silt loam, 3 to 8 percent slopes	C/D	15.5	29.6%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	A	2.7	5.2%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	D	1.8	3.4%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	D	1.5	2.8%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	C	7.1	13.6%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	C	18.7	35.6%
Sn	Scantic silt loam, 0 to 3 percent slopes	D	4.6	8.8%
Totals for Area of Interest			52.5	100.0%



Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



ATTACHMENT 2

GENERAL STANDARDS CALCULATIONS

Stormwater Treatment Requirements

Percentage of Developed Area to Land Available for Development

Total Land Area=	667,173 sf
Deductions	
Area Slopes Steeper than 25%	20,330 sf
Area Protected Natural Resources	14,415 sf
Total Available Land for Development	632,428 sf
Total Developed Area	322,305 sf

% of Developed Area to Land Available for Development=	51%
---	------------

From Table 1 Stormwater Treatment Based on Percentage of Parcel Developed
of Chapter 500 Stormwater Management Rules for <60% of site developed

Percentage of Total Impervious Area Requiring Treatment=	90%
Percentage of Total Developed Area Requiring Treatment=	75%

Stormwater Treatment Table

	Total Watershed Area (SF)	New Roof Area (SF) **	New Paved/Gravel Area (SF)	New Landscaped Area (SF)	Existing/Offsite Impervious Area (SF)*	Existing/Offsite Landscaping Area (SF)*	Existing Undeveloped Area (SF)	Treatment Provided	New Impervious Area Treated (SF)	New Landscaped Area Treated (SF)	Treatment Device
WS-10	162,545	8,875	0	26,040	10,935	33,070	83,625	Dripedge	8,875	0	Dripedge Only
WS-11	28,060	0	16,490	11,570	0	0	0	Yes	16,490	11,570	FB-1
WS-12	25,580	0	1,185	3,050	3,190	2,940	15,215	No	0	0	None
WS-20	62,640	11,150	0	51,490	0	0	0	Yes	11,150	51,490	FB-1
WS-30	42,060	5,970	0	15,305	0	1,760	19,025	Yes	5,970	15,305	FB-2
WS-31	35,855	1,820	19,345	14,690	0	0	0	Yes	21,165	14,690	FB-2
WS-32	17,320	1,085	10,800	5,435	0	0	0	Yes	11,885	5,435	FB-2
WS-33	30,940	5,815	0	25,125	0	0	0	Yes	5,815	25,125	FB-2
WS-34	210,895	5,920	0	34,905	0	0	170,070	Dripedge	5,920	0	Dripedge Only
WS-40	73,990	2,960	4,315	22,800	2,595	13,110	28,210	Yes	7,275	22,800	FB-3
WS-41	132,425	795	0	15,370	0	0	116,260	Dripedge	795	0	Dripedge Only
Total		44,390	52,135	225,780					95,340	146,415	

* The project is not taking credit for the Existing / Offsite impervious and landscaped areas, but are included in the BMP sizing calculations for each treatment device.

** All buildings shall install a roofline drip edge to provide treatment for the rooftop impervious surface.

The building's impervious area is included in the watershed and overall treatment calculations below, but not included in the BMP sizing calculations for the wet pond or the underdrained filter basins.

New Impervious Area =	96,525
New Impervious Area Requiring Treatment (90%)	86,873
Provided New Impervious Treatment=	95,340
	99% New Impervious Area Treated
New Developed Area =	322,305
New Developed Area Requiring Treatment (75%)=	241,729
New Developed Area Treated=	241,755
	75% New Developed Area Treated

ATTACHMENT 3

UNDERDRAINED FILTER BASIN SIZING CALCULATIONS

Underdrained Filter Basin Sizing Calculations

Filter Basin 1

Tributary Impervious Area= 16,490 sf (WS-11 & 20 Impervious Area)
Tributary Landscaped Area= 63,060 sf (WS-11 & 20 Landscaped Area)

Water Quality Volume (WQV) Calculation

WQV (Required) = 1"xImpervious Area + 0.4"xLandscaped Area

WQV (Required) = 3,476 cf

Stage Storage Volume

Elevation	Area (sf)	Storage (cf)
232	2,270	0
233.5	3,345	4,211

Outlet Elevation = 233.50
Storage Volume Provided= 4,211 cf > Required

Filter Bottom Calculation

Filter Area (Required) = 5%xImpervious Area + 2%xLandscaped Area

Filter Area Required = 2,086 sf

Filter Area Provided = 2,270 sf > Required

Sediment Collection

Tributary Impervious Area Requiring Sanding: 16,490 sf

Approx. Sediment Volume :

10 storms/year x sanded area (acres) x 500lbs/acre-storm / 90 lbs/cf

Sediment Volume (Required) 21.0 cf

Sediment Volume (Provided): 50.3 cf > Required

Runoff is collected in 2 CB's, and discharged into a relatively flat drainage with riprap channel for further sediment collection.

CB with 2' sump = 25.13 cf of storage

Total storage provided:

(2 x 25.13) = 50.26 cf

Level Spreader Sizing

Maine Erosion and Sedimentation Control BMPs - Section G4 Sizing Calculations

Level Spreader Length = 0.25 cfs per foot of level spreader during 10-year storm event

Discharge flow during 10-year storm 4.40 cfs (See HydroCAD output)

Required Level Spreader Length = 18 ft

Proposed Level Spreader Length = 20 ft

Underdrained Filter Basin Sizing Calculations

Filter Basin 2

Tributary Impervious Area= 30,145 sf (WS-30 thru 33 Impervious Area)
Tributary Landscaped Area= 62,315 sf (WS-30 thru 33 Landscaped Area)

Water Quality Volume (WQV) Calculation

WQV (Required) = 1"xImpervious Area + 0.4"xLandscaped Area

WQV (Required) = 4,589 cf

Stage Storage Volume

Elevation	Area (sf)	Storage (cf)
232	2,995	0
233.5	4,525	5,640

Outlet Elevation = 233.50
Storage Volume Provided= 5,640 cf > Required

Filter Bottom Calculation

Filter Area (Required) = 5%xImpervious Area + 2%xLandscaped Area

Filter Area Required = 2,754 sf

Filter Area Provided = 2,995 sf > Required

Sediment Collection

Tributary Impervious Area Requiring Sanding: 30,145 sf

Approx. Sediment Volume :

10 storms/year x sanded area (acres) x 500lbs/acre-storm / 90 lbs/cf

Sediment Volume (Required) 38.4 cf

Sediment Volume (Provided): 125.7 cf > Required

Runoff is collected in 5 CB's, and discharged into a relatively flat drainage with riprap channel for further sediment collection.

CB with 2' sump = 25.13 cf of storage

Total storage provided:

(5 x 25.13) = 125.65 cf

25007 - POST

Prepared by DM Roma Consulting Engineers

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FB 1&2 SPILLWAY RUN

Type III 24-hr 25-Year Rainfall=5.80"

Printed 5/15/2026

Page 1

Summary for Pond FB1&2: Filter Basin

Inflow Area = 216,805 sf, 33.43% Impervious, Inflow Depth = 3.78" for 25-Year event
Inflow = 17.86 cfs @ 12.12 hrs, Volume= 68,344 cf
Outflow = 7.05 cfs @ 12.46 hrs, Volume= 42,072 cf, Atten= 61%, Lag= 20.7 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Secondary = 7.05 cfs @ 12.46 hrs, Volume= 42,072 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 235.42' @ 12.46 hrs Surf.Area= 15,223 sf Storage= 32,338 cf

Plug-Flow detention time= 210.5 min calculated for 42,072 cf (62% of inflow)
Center-of-Mass det. time= 104.6 min (916.1 - 811.6)

PEAK WS ELEV. = 235.42
TOP OF BERM = 236.40
FREEBOARD = 236.40-235.42
= 0.98' =1.0'+/-

Volume	Invert	Avail.Storage	Storage Description
#1	232.00'	41,810 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
232.00	5,260	0	0
234.00	9,500	14,760	14,760
236.00	17,550	27,050	41,810

Device	Routing	Invert	Outlet Devices
#1	Primary	229.73'	10.0" Round Culvert X 0.00 L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 229.73' / 229.00' S= 0.0243 ' / Cc= 0.900 n= 0.013, Flow Area= 0.55 sf
#2	Device 1	229.83'	1.7" Vert. 1-3/4" Orifice C= 0.600
#3	Device 2	232.00'	2.410 in/hr Exfiltration over Surface area
#4	Device 1	233.50'	15.0" W x 11.0" H Vert. Orifice/Grate C= 0.600
#5	Device 1	234.45'	Neenah R4345 Beehive Grate Light Duty-req. structure Head (feet) 0.00 0.10 0.15 0.20 0.25 0.30 0.35 0.40 0.50 0.60 0.70 0.80 0.90 1.00 Disch. (cfs) 0.000 0.900 1.600 2.500 3.500 4.000 4.600 5.300 6.800 7.500 8.100 8.600 9.100 9.600
#6	Secondary	235.00'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=232.00' TW=229.00' (Dynamic Tailwater)

1=Culvert (Controls 0.00 cfs)

2=1-3/4" Orifice (Passes 0.00 cfs of 0.11 cfs potential flow)

3=Exfiltration (Passes 0.00 cfs of 0.29 cfs potential flow)

4=Orifice/Grate (Controls 0.00 cfs)

5=Neenah R4345 Beehive Grate Light Duty-req. structure(Controls 0.00 cfs)

Secondary OutFlow Max=6.94 cfs @ 12.46 hrs HW=235.42' TW=0.00' (Dynamic Tailwater)

6=Broad-Crested Rectangular Weir (Weir Controls 6.94 cfs @ 1.66 fps)

25007 - POST

Prepared by DM Roma Consulting Engineers

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Type III 24-hr Rainfall=2.35"

Printed 5/15/2026

Hydrograph for Pond FB1&2: Filter Basin

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	232.00	0.00	0.00	0.00
2.00	0.00	0	232.00	0.00	0.00	0.00
4.00	0.00	0	232.00	0.00	0.00	0.00
6.00	0.00	0	232.00	0.00	0.00	0.00
8.00	0.00	0	232.00	0.00	0.00	0.00
10.00	0.04	0	232.00	0.04	0.04	0.00
12.00	2.34	1,431	232.26	0.12	0.12	0.00
14.00	0.39	8,971	233.34	0.14	0.14	0.00
16.00	0.22	10,107	233.48	0.14	0.14	0.00
18.00	0.13	10,312	233.50	0.15	0.15	0.00
20.00	0.11	10,134	233.48	0.14	0.14	0.00
22.00	0.09	9,813	233.44	0.14	0.14	0.00
24.00	0.07	9,372	233.39	0.14	0.14	0.00
26.00	0.00	8,409	233.27	0.14	0.14	0.00
28.00	0.00	7,416	233.15	0.14	0.14	0.00
30.00	0.00	6,442	233.02	0.13	0.13	0.00
32.00	0.00	5,487	232.89	0.13	0.13	0.00
34.00	0.00	4,554	232.75	0.13	0.13	0.00
36.00	0.00	3,642	232.62	0.13	0.13	0.00
38.00	0.00	2,753	232.48	0.12	0.12	0.00
40.00	0.00	1,888	232.34	0.12	0.12	0.00
42.00	0.00	1,048	232.19	0.11	0.11	0.00
44.00	0.00	235	232.04	0.11	0.11	0.00
46.00	0.00	0	232.00	0.00	0.00	0.00
48.00	0.00	0	232.00	0.00	0.00	0.00
50.00	0.00	0	232.00	0.00	0.00	0.00
52.00	0.00	0	232.00	0.00	0.00	0.00
54.00	0.00	0	232.00	0.00	0.00	0.00
56.00	0.00	0	232.00	0.00	0.00	0.00
58.00	0.00	0	232.00	0.00	0.00	0.00
60.00	0.00	0	232.00	0.00	0.00	0.00
62.00	0.00	0	232.00	0.00	0.00	0.00
64.00	0.00	0	232.00	0.00	0.00	0.00
66.00	0.00	0	232.00	0.00	0.00	0.00
68.00	0.00	0	232.00	0.00	0.00	0.00
70.00	0.00	0	232.00	0.00	0.00	0.00
72.00	0.00	0	232.00	0.00	0.00	0.00

POND AT CPV AT 18 HRS
 EMPTY AT 46 HRS
 DRAWDOWN TIME = 46-18 = 28 HRS

Underdrained Filter Basin Sizing Calculations

Filter Basin 3

Tributary Impervious Area= 6,910 sf (WS-40 Impervious Area)
Tributary Landscaped Area= 35,910 sf (WS-40 Landscaped Area)

Water Quality Volume (WQV) Calculation

WQV (Required) = 1"xImpervious Area + 0.4"xLandscaped Area

WQV (Required) = 1,773 cf

Stage Storage Volume

Elevation	Area (sf)	Storage (cf)
240	1,520	0
242	2,685	4,205
244	4,500	11,390

Outlet Elevation = 241.50
Storage Volume Provided= 2,935 cf > Required

Filter Bottom Calculation

Filter Area (Required) = 5% x Impervious Area + 2% x Landscaped Area

Filter Area Required = 1,064 sf

Filter Area Provided = 1,520 sf > Required

Sediment Collection

Tributary Impervious Area Requiring Sanding: 6,910 sf

Approx. Sediment Volume :

10 storms/year x sanded area (acres) x 500lbs/acre-storm / 90 lbs/cf

Sediment Volume (Required) 8.8 cf

Sediment will be collected in a grassed drainage swale before discharging into the basin.

Level Spreader Sizing

Maine Erosion and Sedimentation Control BMPs - Section G4 Sizing Calculations

Level Spreader Length = 0.25 cfs per foot of level spreader during 10-year storm event

Discharge flow during 10-year storm 1.71 cfs (See HydroCAD output)

Required Level Spreader Length = 7 ft

Proposed Level Spreader Length = 20 ft

25007 - POST

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FB 3 SPILLWAY RUN

Type III 24-hr 25-Year Rainfall=5.80"

Printed 5/15/2026

Page 1

Summary for Pond FB3: Filter Basin

Inflow Area = 73,990 sf, 13.34% Impervious, Inflow Depth = 3.21" for 25-Year event
Inflow = 4.01 cfs @ 12.33 hrs, Volume= 19,781 cf
Outflow = 3.41 cfs @ 12.54 hrs, Volume= 13,474 cf, Atten= 15%, Lag= 12.6 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Secondary = 3.41 cfs @ 12.54 hrs, Volume= 13,474 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 242.97' @ 12.54 hrs Surf.Area= 3,564 sf Storage= 7,231 cf

Plug-Flow detention time= 168.6 min calculated for 13,456 cf (68% of inflow)
Center-of-Mass det. time= 70.2 min (911.9 - 841.7)

PEAK WS ELEV. = 242.97
TOP OF BERM = 244.00
FREEBOARD = 244.00-242.97
= 1.03' >1.0'

Volume	Invert	Avail.Storage	Storage Description
#1	240.00'	11,390 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
240.00	1,520	0	0
242.00	2,685	4,205	4,205
244.00	4,500	7,185	11,390

Device	Routing	Invert	Outlet Devices
#1	Primary	237.73'	10.0" Round Culvert X 0.00 L= 46.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 237.73' / 237.30' S= 0.0093 ' / Cc= 0.900 n= 0.013, Flow Area= 0.55 sf
#2	Device 1	237.80'	1.0" Vert. Orifice/Grate C= 0.600
#3	Device 2	240.00'	2.410 in/hr Exfiltration over Surface area
#4	Device 1	241.50'	15.0" W x 9.0" H Vert. Orifice/Grate C= 0.600
#5	Device 1	242.25'	Neenah R4345 Beehive Grate Light Duty-req. structure Head (feet) 0.00 0.10 0.15 0.20 0.25 0.30 0.35 0.40 0.50 0.60 0.70 0.80 0.90 1.00 Disch. (cfs) 0.000 0.900 1.600 2.500 3.500 4.000 4.600 5.300 6.800 7.500 8.100 8.600 9.100 9.600
#6	Secondary	242.70'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=240.00' TW=237.00' (Dynamic Tailwater)

1=Culvert (Controls 0.00 cfs)

2=Orifice/Grate (Passes 0.00 cfs of 0.04 cfs potential flow)

3=Exfiltration (Passes 0.00 cfs of 0.08 cfs potential flow)

4=Orifice/Grate (Controls 0.00 cfs)

5=Neenah R4345 Beehive Grate Light Duty-req. structure(Controls 0.00 cfs)

Secondary OutFlow Max=3.07 cfs @ 12.54 hrs HW=242.95' TW=237.06' (Dynamic Tailwater)

6=Broad-Crested Rectangular Weir (Weir Controls 3.07 cfs @ 1.24 fps)

25007 - POST

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Type III 24-hr WQ3 Rainfall=2.65"

Printed 5/15/2026

Hydrograph for Pond FB3: Filter Basin

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	240.00	0.00	0.00	0.00
2.00	0.00	0	240.00	0.00	0.00	0.00
4.00	0.00	0	240.00	0.00	0.00	0.00
6.00	0.00	0	240.00	0.00	0.00	0.00
8.00	0.00	0	240.00	0.00	0.00	0.00
10.00	0.00	0	240.00	0.00	0.00	0.00
12.00	0.20	64	240.04	0.04	0.04	0.00
14.00	0.14	2,463	241.30	0.05	0.05	0.00
16.00	0.08	2,871	241.47	0.05	0.05	0.00
18.00	0.05	2,947	241.50	0.05	0.05	0.00
20.00	0.04	2,883	241.48	0.05	0.05	0.00
22.00	0.03	2,771	241.43	0.05	0.05	0.00
24.00	0.03	2,618	241.37	0.05	0.05	0.00
26.00	0.00	2,299	241.22	0.05	0.05	0.00
28.00	0.00	1,955	241.07	0.05	0.05	0.00
30.00	0.00	1,620	240.91	0.05	0.05	0.00
32.00	0.00	1,293	240.74	0.04	0.04	0.00
34.00	0.00	976	240.58	0.04	0.04	0.00
36.00	0.00	668	240.41	0.04	0.04	0.00
38.00	0.00	370	240.23	0.04	0.04	0.00
40.00	0.00	83	240.05	0.04	0.04	0.00
42.00	0.00	0	240.00	0.00	0.00	0.00
44.00	0.00	0	240.00	0.00	0.00	0.00
46.00	0.00	0	240.00	0.00	0.00	0.00
48.00	0.00	0	240.00	0.00	0.00	0.00
50.00	0.00	0	240.00	0.00	0.00	0.00
52.00	0.00	0	240.00	0.00	0.00	0.00
54.00	0.00	0	240.00	0.00	0.00	0.00
56.00	0.00	0	240.00	0.00	0.00	0.00
58.00	0.00	0	240.00	0.00	0.00	0.00
60.00	0.00	0	240.00	0.00	0.00	0.00
62.00	0.00	0	240.00	0.00	0.00	0.00
64.00	0.00	0	240.00	0.00	0.00	0.00
66.00	0.00	0	240.00	0.00	0.00	0.00
68.00	0.00	0	240.00	0.00	0.00	0.00
70.00	0.00	0	240.00	0.00	0.00	0.00
72.00	0.00	0	240.00	0.00	0.00	0.00

POND AT CPV AT 18 HRS
 EMPTY AT 42 HRS
 DRAWDOWN TIME = 42-18 = 24 HRS

ATTACHMENT 4

ROOFLINE DRIPEDGE SIZING CALCULATIONS



Drip Edge Sizing Calculations

WQV (Required) = 1.0"xImpervious Area + 0.4"xLandscaped Area

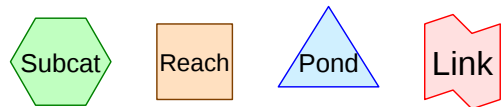
Void Ratio of Reservoir Layer 40%

Void Ratio of Filter Layer 30%

Tributary Roof Area (sf)	WQV (Required)	Dripedge Surface Area (sf)	Reservoir Layer Depth (ft)	Filter Layer Depth (ft)	WQV (Provided)
1,480	123.33	292.00	1.00	0.33	145.71

ATTACHMENT 5

STORMWATER MODEL OUTPUT



25007 - PRE*Type III 24-hr 25-Year Rainfall=5.80"*

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Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1:	Runoff Area=160,940 sf 2.46% Impervious Runoff Depth=2.92" Flow Length=409' Tc=28.7 min CN=73 Runoff=7.24 cfs 39,209 cf
Subcatchment2:	Runoff Area=86,110 sf 5.31% Impervious Runoff Depth=2.83" Flow Length=291' Tc=18.2 min CN=72 Runoff=4.45 cfs 20,311 cf
Subcatchment3:	Runoff Area=363,960 sf 0.00% Impervious Runoff Depth=2.65" Flow Length=584' Tc=24.7 min CN=70 Runoff=15.61 cfs 80,296 cf
Subcatchment4:	Runoff Area=211,220 sf 1.23% Impervious Runoff Depth=2.74" Flow Length=654' Tc=30.2 min CN=71 Runoff=8.68 cfs 48,201 cf
Reach R1:	Avg. Flow Depth=0.09' Max Vel=2.65 fps Inflow=3.53 cfs 34,237 cf n=0.022 L=67.0' S=0.0537 '/ Capacity=120.49 cfs Outflow=3.53 cfs 34,237 cf
Reach R2:	Avg. Flow Depth=0.28' Max Vel=6.93 fps Inflow=3.53 cfs 34,237 cf n=0.022 L=239.0' S=0.1004 '/ Capacity=57.20 cfs Outflow=3.53 cfs 34,237 cf
Reach SP1:	Inflow=5.28 cfs 54,548 cf Outflow=5.28 cfs 54,548 cf
Reach SP2:	Inflow=15.61 cfs 80,296 cf Outflow=15.61 cfs 80,296 cf
Reach SP3:	Inflow=8.68 cfs 48,201 cf Outflow=8.68 cfs 48,201 cf
Pond W: Wetland	Peak Elev=250.18' Storage=14,009 cf Inflow=7.24 cfs 39,209 cf Outflow=3.53 cfs 34,237 cf

25007 - PRE

Type III 24-hr 25-Year Rainfall=5.80"

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Summary for Subcatchment 1:

Runoff = 7.24 cfs @ 12.41 hrs, Volume= 39,209 cf, Depth= 2.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	1,885	98	Buildingq
*	2,070	98	Pavement
*	5,525	96	Gravel Road
	30,435	74	>75% Grass cover, Good, HSG C
	60,540	71	Meadow, non-grazed, HSG C
	60,485	70	Woods, Good, HSG C
	160,940	73	Weighted Average
	156,985		97.54% Pervious Area
	3,955		2.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.8	150	0.0270	0.09		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.10"
0.8	39	0.0270	0.82		Shallow Concentrated Flow, B to C Woodland Kv= 5.0 fps
1.1	220	0.0100	3.42	23.94	Trap/Vee/Rect Channel Flow, C to D Bot.W=2.00' D=1.00' Z= 5.0 ' Top.W=12.00' n= 0.030 Earth, grassed & winding
28.7	409	Total			

Summary for Subcatchment 2:

Runoff = 4.45 cfs @ 12.27 hrs, Volume= 20,311 cf, Depth= 2.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	4,570	98	Pavement
	7,970	74	>75% Grass cover, Good, HSG C
	3,860	71	Meadow, non-grazed, HSG C
	69,710	70	Woods, Good, HSG C
	86,110	72	Weighted Average
	81,540		94.69% Pervious Area
	4,570		5.31% Impervious Area

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Type III 24-hr 25-Year Rainfall=5.80"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.9	150	0.0850	0.15		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.10"
1.3	141	0.1300	1.80		Shallow Concentrated Flow, B to C Woodland Kv= 5.0 fps
18.2	291	Total			

Summary for Subcatchment 3:

Runoff = 15.61 cfs @ 12.36 hrs, Volume= 80,296 cf, Depth= 2.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

Area (sf)	CN	Description
1,760	74	>75% Grass cover, Good, HSG C
33,970	71	Meadow, non-grazed, HSG C
328,230	70	Woods, Good, HSG C
363,960	70	Weighted Average
363,960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	150	0.0650	0.13		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.10"
2.7	98	0.0150	0.61		Shallow Concentrated Flow, C to D Woodland Kv= 5.0 fps
1.1	85	0.0700	1.32		Shallow Concentrated Flow, D to E Woodland Kv= 5.0 fps
2.1	251	0.1600	2.00		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
24.7	584	Total			

Summary for Subcatchment 4:

Runoff = 8.68 cfs @ 12.43 hrs, Volume= 48,201 cf, Depth= 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

Area (sf)	CN	Description
* 2,465	98	Building
* 130	98	Pavement
13,110	74	>75% Grass cover, Good, HSG C
180,530	70	Woods, Good, HSG C
14,985	77	Woods, Good, HSG D
211,220	71	Weighted Average
208,625		98.77% Pervious Area
2,595		1.23% Impervious Area

25007 - PRE

Type III 24-hr 25-Year Rainfall=5.80"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.4	150	0.0470	0.12		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.10"
5.0	260	0.0300	0.87		Shallow Concentrated Flow, B to C Woodland Kv= 5.0 fps
1.0	96	0.1000	1.58		Shallow Concentrated Flow, C to D Woodland Kv= 5.0 fps
2.8	148	0.0300	0.87		Shallow Concentrated Flow, D to E Woodland Kv= 5.0 fps
30.2	654	Total			

Summary for Reach R1:

Inflow Area = 160,940 sf, 2.46% Impervious, Inflow Depth = 2.55" for 25-Year event
 Inflow = 3.53 cfs @ 12.84 hrs, Volume= 34,237 cf
 Outflow = 3.53 cfs @ 12.84 hrs, Volume= 34,237 cf, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
 Max. Velocity= 2.65 fps, Min. Travel Time= 0.4 min
 Avg. Velocity = 0.68 fps, Avg. Travel Time= 1.6 min

Peak Storage= 89 cf @ 12.84 hrs
 Average Depth at Peak Storage= 0.09'
 Bank-Full Depth= 0.50' Flow Area= 17.5 sf, Capacity= 120.49 cfs

10.00' x 0.50' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 50.0 ' ' Top Width= 60.00'
 Length= 67.0' Slope= 0.0537 ' '
 Inlet Invert= 249.60', Outlet Invert= 246.00'

**Summary for Reach R2:**

Inflow Area = 160,940 sf, 2.46% Impervious, Inflow Depth = 2.55" for 25-Year event
 Inflow = 3.53 cfs @ 12.84 hrs, Volume= 34,237 cf
 Outflow = 3.53 cfs @ 12.85 hrs, Volume= 34,237 cf, Atten= 0%, Lag= 0.3 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
 Max. Velocity= 6.93 fps, Min. Travel Time= 0.6 min
 Avg. Velocity = 1.86 fps, Avg. Travel Time= 2.1 min

Peak Storage= 122 cf @ 12.85 hrs
 Average Depth at Peak Storage= 0.28'
 Bank-Full Depth= 1.00' Flow Area= 4.0 sf, Capacity= 57.20 cfs

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Type III 24-hr 25-Year Rainfall=5.80"

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1.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight

Side Slope Z-value= 3.0 '/' Top Width= 7.00'

Length= 239.0' Slope= 0.1004 '/'

Inlet Invert= 246.00', Outlet Invert= 222.00'

**Summary for Reach SP1:**

Inflow Area = 247,050 sf, 3.45% Impervious, Inflow Depth = 2.65" for 25-Year event
Inflow = 5.28 cfs @ 12.52 hrs, Volume= 54,548 cf
Outflow = 5.28 cfs @ 12.52 hrs, Volume= 54,548 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Summary for Reach SP2:

Inflow Area = 363,960 sf, 0.00% Impervious, Inflow Depth = 2.65" for 25-Year event
Inflow = 15.61 cfs @ 12.36 hrs, Volume= 80,296 cf
Outflow = 15.61 cfs @ 12.36 hrs, Volume= 80,296 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Summary for Reach SP3:

Inflow Area = 211,220 sf, 1.23% Impervious, Inflow Depth = 2.74" for 25-Year event
Inflow = 8.68 cfs @ 12.43 hrs, Volume= 48,201 cf
Outflow = 8.68 cfs @ 12.43 hrs, Volume= 48,201 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Summary for Pond W: Wetland

Inflow Area = 160,940 sf, 2.46% Impervious, Inflow Depth = 2.92" for 25-Year event
Inflow = 7.24 cfs @ 12.41 hrs, Volume= 39,209 cf
Outflow = 3.53 cfs @ 12.84 hrs, Volume= 34,237 cf, Atten= 51%, Lag= 25.6 min
Primary = 3.53 cfs @ 12.84 hrs, Volume= 34,237 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 250.18' @ 12.84 hrs Surf.Area= 20,369 sf Storage= 14,009 cf

Plug-Flow detention time= 139.1 min calculated for 34,190 cf (87% of inflow)
Center-of-Mass det. time= 82.8 min (936.6 - 853.8)

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Type III 24-hr 25-Year Rainfall=5.80"

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Volume	Invert	Avail.Storage	Storage Description
#1	249.00'	85,978 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
249.00	4,775	0	0
250.00	16,460	10,618	10,618
252.00	58,900	75,360	85,978

Device	Routing	Invert	Outlet Devices
#1	Primary	249.60'	3.0' long x 80.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=3.51 cfs @ 12.84 hrs HW=250.18' TW=249.69' (Dynamic Tailwater)↑**1=Broad-Crested Rectangular Weir** (Weir Controls 3.51 cfs @ 2.01 fps)

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Type III 24-hr 2-Year Rainfall=3.10"

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Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points

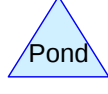
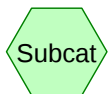
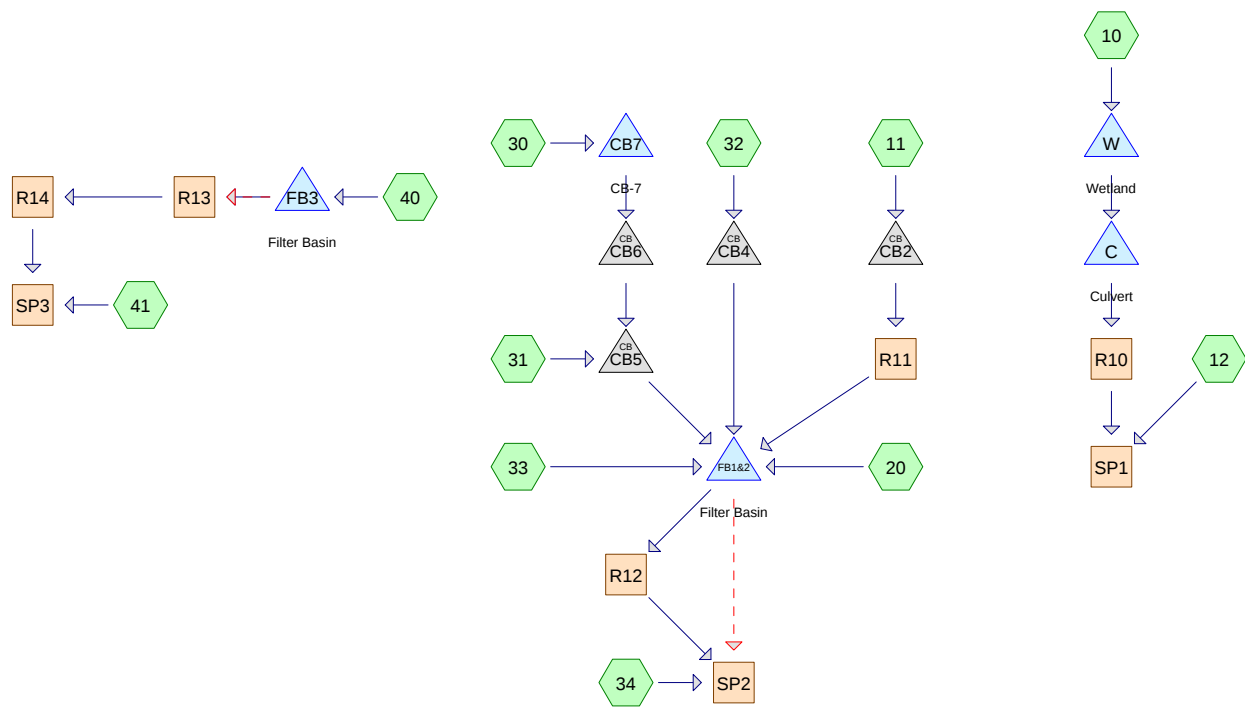
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1:Runoff Area=160,940 sf 2.46% Impervious Runoff Depth=0.92"
Flow Length=409' Tc=28.7 min CN=73 Runoff=2.12 cfs 12,331 cf**Subcatchment2:**Runoff Area=86,110 sf 5.31% Impervious Runoff Depth=0.87"
Flow Length=291' Tc=18.2 min CN=72 Runoff=1.26 cfs 6,230 cf**Subcatchment3:**Runoff Area=363,960 sf 0.00% Impervious Runoff Depth=0.77"
Flow Length=584' Tc=24.7 min CN=70 Runoff=4.07 cfs 23,370 cf**Subcatchment4:**Runoff Area=211,220 sf 1.23% Impervious Runoff Depth=0.82"
Flow Length=654' Tc=30.2 min CN=71 Runoff=2.34 cfs 14,409 cf**Reach R1:**Avg. Flow Depth=0.02' Max Vel=1.20 fps Inflow=0.31 cfs 7,360 cf
n=0.022 L=67.0' S=0.0537 '/' Capacity=120.49 cfs Outflow=0.31 cfs 7,360 cf**Reach R2:**Avg. Flow Depth=0.08' Max Vel=3.39 fps Inflow=0.31 cfs 7,360 cf
n=0.022 L=239.0' S=0.1004 '/' Capacity=57.20 cfs Outflow=0.31 cfs 7,360 cf**Reach SP1:**Inflow=1.26 cfs 13,590 cf
Outflow=1.26 cfs 13,590 cf**Reach SP2:**Inflow=4.07 cfs 23,370 cf
Outflow=4.07 cfs 23,370 cf**Reach SP3:**Inflow=2.34 cfs 14,409 cf
Outflow=2.34 cfs 14,409 cf**Pond W: Wetland**Peak Elev=249.72' Storage=6,441 cf Inflow=2.12 cfs 12,331 cf
Outflow=0.31 cfs 7,360 cf

Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1:	Runoff Area=160,940 sf 2.46% Impervious Runoff Depth=1.97" Flow Length=409' Tc=28.7 min CN=73 Runoff=4.83 cfs 26,440 cf
Subcatchment2:	Runoff Area=86,110 sf 5.31% Impervious Runoff Depth=1.89" Flow Length=291' Tc=18.2 min CN=72 Runoff=2.94 cfs 13,595 cf
Subcatchment3:	Runoff Area=363,960 sf 0.00% Impervious Runoff Depth=1.74" Flow Length=584' Tc=24.7 min CN=70 Runoff=10.08 cfs 52,923 cf
Subcatchment4:	Runoff Area=211,220 sf 1.23% Impervious Runoff Depth=1.82" Flow Length=654' Tc=30.2 min CN=71 Runoff=5.66 cfs 32,019 cf
Reach R1:	Avg. Flow Depth=0.06' Max Vel=2.18 fps Inflow=1.86 cfs 21,469 cf n=0.022 L=67.0' S=0.0537 '/ Capacity=120.49 cfs Outflow=1.86 cfs 21,469 cf
Reach R2:	Avg. Flow Depth=0.20' Max Vel=5.81 fps Inflow=1.86 cfs 21,469 cf n=0.022 L=239.0' S=0.1004 '/ Capacity=57.20 cfs Outflow=1.87 cfs 21,469 cf
Reach SP1:	Inflow=2.93 cfs 35,064 cf Outflow=2.93 cfs 35,064 cf
Reach SP2:	Inflow=10.08 cfs 52,923 cf Outflow=10.08 cfs 52,923 cf
Reach SP3:	Inflow=5.66 cfs 32,019 cf Outflow=5.66 cfs 32,019 cf
Pond W: Wetland	Peak Elev=249.98' Storage=10,328 cf Inflow=4.83 cfs 26,440 cf Outflow=1.86 cfs 21,469 cf



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Type III 24-hr 25-Year Rainfall=5.80"

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Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10:	Runoff Area=162,545 sf 8.79% Impervious Runoff Depth=3.11" Flow Length=409' Tc=28.7 min CN=75 Runoff=7.81 cfs 42,158 cf
Subcatchment11:	Runoff Area=28,060 sf 58.77% Impervious Runoff Depth=4.43" Tc=6.0 min CN=88 Runoff=3.03 cfs 10,367 cf
Subcatchment12:	Runoff Area=25,580 sf 17.10% Impervious Runoff Depth=3.21" Flow Length=106' Slope=0.1100 '/' Tc=11.6 min CN=76 Runoff=1.73 cfs 6,839 cf
Subcatchment20:	Runoff Area=62,640 sf 17.80% Impervious Runoff Depth=3.40" Flow Length=410' Tc=7.0 min CN=78 Runoff=5.26 cfs 17,763 cf
Subcatchment30:	Runoff Area=41,990 sf 14.22% Impervious Runoff Depth=3.21" Flow Length=221' Tc=17.8 min CN=76 Runoff=2.48 cfs 11,226 cf
Subcatchment31:	Runoff Area=35,855 sf 59.03% Impervious Runoff Depth=4.43" Tc=6.0 min CN=88 Runoff=3.87 cfs 13,247 cf
Subcatchment32:	Runoff Area=17,320 sf 68.62% Impervious Runoff Depth=4.65" Tc=6.0 min CN=90 Runoff=1.93 cfs 6,713 cf
Subcatchment33:	Runoff Area=30,940 sf 18.79% Impervious Runoff Depth=3.50" Flow Length=113' Tc=8.5 min CN=79 Runoff=2.53 cfs 9,028 cf
Subcatchment34:	Runoff Area=210,895 sf 2.81% Impervious Runoff Depth=2.74" Flow Length=283' Tc=23.4 min CN=71 Runoff=9.68 cfs 48,127 cf
Subcatchment40:	Runoff Area=73,990 sf 13.34% Impervious Runoff Depth=3.21" Flow Length=409' Tc=23.4 min CN=76 Runoff=4.01 cfs 19,781 cf
Subcatchment41:	Runoff Area=132,425 sf 0.60% Impervious Runoff Depth=2.74" Flow Length=394' Tc=26.7 min CN=71 Runoff=5.73 cfs 30,220 cf
Reach R10:	Avg. Flow Depth=0.30' Max Vel=7.22 fps Inflow=4.03 cfs 37,176 cf n=0.022 L=197.0' S=0.1015 '/' Capacity=57.52 cfs Outflow=4.03 cfs 37,176 cf
Reach R11:	Avg. Flow Depth=0.49' Max Vel=1.51 fps Inflow=3.03 cfs 10,367 cf n=0.069 L=365.0' S=0.0216 '/' Capacity=11.28 cfs Outflow=2.62 cfs 10,367 cf
Reach R12:	Avg. Flow Depth=0.11' Max Vel=1.79 fps Inflow=5.81 cfs 68,277 cf n=0.070 L=128.0' S=0.1719 '/' Capacity=105.77 cfs Outflow=5.87 cfs 68,277 cf
Reach R13:	Avg. Flow Depth=0.07' Max Vel=2.45 fps Inflow=3.44 cfs 19,783 cf n=0.030 L=96.0' S=0.0938 '/' Capacity=105.64 cfs Outflow=3.39 cfs 19,783 cf
Reach R14:	Avg. Flow Depth=0.16' Max Vel=2.32 fps Inflow=3.39 cfs 19,783 cf n=0.030 L=110.0' S=0.0291 '/' Capacity=389.46 cfs Outflow=3.36 cfs 19,783 cf

25007 - POST*Type III 24-hr 25-Year Rainfall=5.80"*

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Reach SP1:	Inflow=4.33 cfs 44,015 cf Outflow=4.33 cfs 44,015 cf
Reach SP2:	Inflow=15.57 cfs 116,480 cf Outflow=15.57 cfs 116,480 cf
Reach SP3:	Inflow=8.65 cfs 50,003 cf Outflow=8.65 cfs 50,003 cf
Pond C: Culvert	Peak Elev=246.00' Storage=0 cf Inflow=4.03 cfs 37,176 cf 15.0" Round Culvert n=0.013 L=86.0' S=0.0070 ' Outflow=4.03 cfs 37,176 cf
Pond CB2:	Peak Elev=243.35' Inflow=3.03 cfs 10,367 cf 15.0" Round Culvert n=0.013 L=20.0' S=0.0200 ' Outflow=3.03 cfs 10,367 cf
Pond CB4:	Peak Elev=251.24' Inflow=1.93 cfs 6,713 cf 15.0" Round Culvert n=0.013 L=108.0' S=0.0782 ' Outflow=1.93 cfs 6,713 cf
Pond CB5:	Peak Elev=242.58' Inflow=5.60 cfs 24,473 cf 18.0" Round Culvert n=0.013 L=120.0' S=0.0596 ' Outflow=5.60 cfs 24,473 cf
Pond CB6:	Peak Elev=242.86' Inflow=2.48 cfs 11,226 cf 15.0" Round Culvert n=0.013 L=18.0' S=0.0111 ' Outflow=2.48 cfs 11,226 cf
Pond CB7: CB-7	Peak Elev=248.05' Storage=3 cf Inflow=2.48 cfs 11,226 cf Outflow=2.48 cfs 11,226 cf
Pond FB1&2: Filter Basin	Peak Elev=235.04' Storage=26,758 cf Inflow=17.86 cfs 68,344 cf Primary=5.81 cfs 68,277 cf Secondary=0.17 cfs 76 cf Outflow=5.97 cfs 68,353 cf
Pond FB3: Filter Basin	Peak Elev=242.31' Storage=5,076 cf Inflow=4.01 cfs 19,781 cf Primary=3.44 cfs 19,783 cf Secondary=0.00 cfs 0 cf Outflow=3.44 cfs 19,783 cf
Pond W: Wetland	Peak Elev=250.23' Storage=14,839 cf Inflow=7.81 cfs 42,158 cf Outflow=4.03 cfs 37,176 cf

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Type III 24-hr 25-Year Rainfall=5.80"

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Summary for Subcatchment 10:

Runoff = 7.81 cfs @ 12.41 hrs, Volume= 42,158 cf, Depth= 3.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	8,875	98	New Building
*	26,040	74	New Lawn C
*	3,525	98	Existing Pavement
*	5,525	96	Existing Gravel Road
*	1,885	98	Existing Building
	31,880	71	Meadow, non-grazed, HSG C
	51,745	70	Woods, Good, HSG C
*	33,070	74	Existing Lawn C
	162,545	75	Weighted Average
	148,260		91.21% Pervious Area
	14,285		8.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.8	150	0.0270	0.09		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.10"
0.8	39	0.0270	0.82		Shallow Concentrated Flow, B to C Woodland Kv= 5.0 fps
1.1	220	0.0100	3.42	23.94	Trap/Vee/Rect Channel Flow, C to D Bot.W=2.00' D=1.00' Z= 5.0 ' Top.W=12.00' n= 0.030 Earth, grassed & winding
28.7	409	Total			

Summary for Subcatchment 11:

Runoff = 3.03 cfs @ 12.10 hrs, Volume= 10,367 cf, Depth= 4.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	16,490	98	New Pavement
*	11,570	74	New Lawn C
	28,060	88	Weighted Average
	11,570		41.23% Pervious Area
	16,490		58.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Min. Tc

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Type III 24-hr 25-Year Rainfall=5.80"

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Summary for Subcatchment 12:

Runoff = 1.73 cfs @ 12.18 hrs, Volume= 6,839 cf, Depth= 3.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	1,185	98	New Pavement
*	3,050	74	New Lawn C
*	3,190	98	Existing Pavement
*	2,940	74	Existing Lawn C
	15,215	70	Woods, Good, HSG C
	25,580	76	Weighted Average
	21,205		82.90% Pervious Area
	4,375		17.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.6	106	0.1100	0.15		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.10"

Summary for Subcatchment 20:

Runoff = 5.26 cfs @ 12.11 hrs, Volume= 17,763 cf, Depth= 3.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	11,150	98	New Building
*	51,490	74	New Lawn C
	62,640	78	Weighted Average
	51,490		82.20% Pervious Area
	11,150		17.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.1	23	0.0200	0.12		Sheet Flow, A to B Grass: Short n= 0.150 P2= 3.10"
1.0	22	0.3300	0.38		Sheet Flow, B to C Grass: Short n= 0.150 P2= 3.10"
2.9	365	0.0190	2.11	10.57	Trap/Vee/Rect Channel Flow, C to D Bot.W=2.00' D=1.00' Z= 3.0 ' /' Top.W=8.00' n= 0.069 Riprap, 6-inch
7.0	410	Total			

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Type III 24-hr 25-Year Rainfall=5.80"

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Summary for Subcatchment 30:

Runoff = 2.48 cfs @ 12.25 hrs, Volume= 11,226 cf, Depth= 3.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	5,970	98	New Building
*	15,235	74	New Lawn C
	19,025	70	Woods, Good, HSG C
*	1,760	74	Existing Lawn C
	41,990	76	Weighted Average
	36,020		85.78% Pervious Area
	5,970		14.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.5	120	0.0500	0.11		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.10"
0.3	101	0.0150	5.53	22.11	Trap/Vee/Rect Channel Flow, B to C Bot.W=1.00' D=1.00' Z= 3.0 ' Top.W=7.00' n= 0.022 Earth, clean & straight
17.8	221	Total			

Summary for Subcatchment 31:

Runoff = 3.87 cfs @ 12.10 hrs, Volume= 13,247 cf, Depth= 4.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	1,820	98	New Building
*	19,345	98	New Pavement
*	14,690	74	New Lawn C
	35,855	88	Weighted Average
	14,690		40.97% Pervious Area
	21,165		59.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Min. Tc

Summary for Subcatchment 32:

Runoff = 1.93 cfs @ 12.10 hrs, Volume= 6,713 cf, Depth= 4.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

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Type III 24-hr 25-Year Rainfall=5.80"

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	Area (sf)	CN	Description
*	1,085	98	New Building
*	10,800	98	New Pavement
*	5,435	74	New Lawn C
	17,320	90	Weighted Average
	5,435		31.38% Pervious Area
	11,885		68.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 6 Minute Min. Tc

Summary for Subcatchment 33:

Runoff = 2.53 cfs @ 12.12 hrs, Volume= 9,028 cf, Depth= 3.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	5,815	98	New Building
*	25,125	74	New Lawn C
	30,940	79	Weighted Average
	25,125		81.21% Pervious Area
	5,815		18.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0	22	0.0200	0.12		Sheet Flow, A to B Grass: Short n= 0.150 P2= 3.10"
1.0	19	0.2000	0.30		Sheet Flow, B to C Grass: Short n= 0.150 P2= 3.10"
1.4	20	0.1000	0.23		Sheet Flow, C to D Grass: Short n= 0.150 P2= 3.10"
1.1	25	0.3000	0.37		Sheet Flow, D to E Grass: Short n= 0.150 P2= 3.10"
2.0	27	0.0800	0.22		Sheet Flow, E to F Grass: Short n= 0.150 P2= 3.10"
8.5	113	Total			

Summary for Subcatchment 34:

Runoff = 9.68 cfs @ 12.34 hrs, Volume= 48,127 cf, Depth= 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

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Type III 24-hr 25-Year Rainfall=5.80"

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	Area (sf)	CN	Description
*	5,920	98	New Building
*	34,905	74	New Lawn C
	170,070	70	Woods, Good, HSG C
	210,895	71	Weighted Average
	204,975		97.19% Pervious Area
	5,920		2.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	49	0.0180	0.06		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.10"
9.3	100	0.1700	0.18		Sheet Flow, C to D Woods: Light underbrush n= 0.400 P2= 3.10"
1.2	134	0.1500	1.94		Shallow Concentrated Flow, B to C Woodland Kv= 5.0 fps
23.4	283	Total			

Summary for Subcatchment 40:

Runoff = 4.01 cfs @ 12.33 hrs, Volume= 19,781 cf, Depth= 3.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	2,960	98	New Building
*	4,315	98	New Pavement
*	22,800	74	New Lawn C
*	2,465	98	Existing Building
*	130	98	Existing Pavement
*	13,110	74	Existing Lawn C
	28,210	70	Woods, Good, HSG C
	73,990	76	Weighted Average
	64,120		86.66% Pervious Area
	9,870		13.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.9	150	0.0500	0.12		Sheet Flow, A to B Woods: Light underbrush n= 0.400 P2= 3.10"
2.0	138	0.0550	1.17		Shallow Concentrated Flow, B to C Woodland Kv= 5.0 fps
0.5	121	0.0170	4.31	17.26	Trap/Vee/Rect Channel Flow, C to D Bot.W=1.00' D=1.00' Z= 3.0 '/' Top.W=7.00' n= 0.030 Earth, grassed & winding
23.4	409	Total			

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Type III 24-hr 25-Year Rainfall=5.80"

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Summary for Subcatchment 41:

Runoff = 5.73 cfs @ 12.39 hrs, Volume= 30,220 cf, Depth= 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	795	98	New Building
*	15,370	74	New Lawn C
	101,275	70	Woods, Good, HSG C
	14,985	77	Woods, Good, HSG D
	132,425	71	Weighted Average
	131,630		99.40% Pervious Area
	795		0.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.9	150	0.0400	0.11		Sheet Flow, A to B
					Woods: Light underbrush n= 0.400 P2= 3.10"
1.0	96	0.1000	1.58		Shallow Concentrated Flow, B to C
					Woodland Kv= 5.0 fps
2.8	148	0.0300	0.87		Shallow Concentrated Flow, C to D
					Woodland Kv= 5.0 fps
26.7	394	Total			

Summary for Reach R10:

Inflow Area = 162,545 sf, 8.79% Impervious, Inflow Depth = 2.74" for 25-Year event
 Inflow = 4.03 cfs @ 12.81 hrs, Volume= 37,176 cf
 Outflow = 4.03 cfs @ 12.82 hrs, Volume= 37,176 cf, Atten= 0%, Lag= 0.4 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
 Max. Velocity= 7.22 fps, Min. Travel Time= 0.5 min
 Avg. Velocity= 1.89 fps, Avg. Travel Time= 1.7 min

Peak Storage= 110 cf @ 12.82 hrs
 Average Depth at Peak Storage= 0.30'
 Bank-Full Depth= 1.00' Flow Area= 4.0 sf, Capacity= 57.52 cfs

1.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 3.0 '/' Top Width= 7.00'
 Length= 197.0' Slope= 0.1015 '/'
 Inlet Invert= 242.00', Outlet Invert= 222.00'



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Type III 24-hr 25-Year Rainfall=5.80"

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Summary for Reach R11:

Inflow Area = 28,060 sf, 58.77% Impervious, Inflow Depth = 4.43" for 25-Year event
Inflow = 3.03 cfs @ 12.10 hrs, Volume= 10,367 cf
Outflow = 2.62 cfs @ 12.14 hrs, Volume= 10,367 cf, Atten= 13%, Lag= 2.8 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Max. Velocity= 1.51 fps, Min. Travel Time= 4.0 min
Avg. Velocity = 0.44 fps, Avg. Travel Time= 13.8 min

Peak Storage= 627 cf @ 12.14 hrs
Average Depth at Peak Storage= 0.49'
Bank-Full Depth= 1.00' Flow Area= 5.0 sf, Capacity= 11.28 cfs

2.00' x 1.00' deep channel, n= 0.069 Riprap, 6-inch
Side Slope Z-value= 3.0 ' ' Top Width= 8.00'
Length= 365.0' Slope= 0.0216 ' '
Inlet Invert= 241.90', Outlet Invert= 234.00'

**Summary for Reach R12:**

Inflow Area = 216,805 sf, 33.43% Impervious, Inflow Depth = 3.78" for 25-Year event
Inflow = 5.81 cfs @ 12.51 hrs, Volume= 68,277 cf
Outflow = 5.87 cfs @ 12.30 hrs, Volume= 68,277 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Max. Velocity= 1.79 fps, Min. Travel Time= 1.2 min
Avg. Velocity = 0.55 fps, Avg. Travel Time= 3.8 min

Peak Storage= 420 cf @ 12.30 hrs
Average Depth at Peak Storage= 0.11'
Bank-Full Depth= 0.50' Flow Area= 25.0 sf, Capacity= 105.77 cfs

25.00' x 0.50' deep channel, n= 0.070 Medium-dense brush, winter
Side Slope Z-value= 50.0 ' ' Top Width= 75.00'
Length= 128.0' Slope= 0.1719 ' '
Inlet Invert= 229.00', Outlet Invert= 207.00'



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Summary for Reach R13:

Inflow Area = 73,990 sf, 13.34% Impervious, Inflow Depth = 3.21" for 25-Year event
Inflow = 3.44 cfs @ 12.51 hrs, Volume= 19,783 cf
Outflow = 3.39 cfs @ 12.51 hrs, Volume= 19,783 cf, Atten= 1%, Lag= 0.5 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Max. Velocity= 2.45 fps, Min. Travel Time= 0.7 min
Avg. Velocity = 0.60 fps, Avg. Travel Time= 2.6 min

Peak Storage= 133 cf @ 12.52 hrs
Average Depth at Peak Storage= 0.07'
Bank-Full Depth= 0.50' Flow Area= 12.5 sf, Capacity= 105.64 cfs

20.00' x 0.50' deep channel, n= 0.030 Earth, grassed & winding
Side Slope Z-value= 10.0 '/' Top Width= 30.00'
Length= 96.0' Slope= 0.0938 '/'
Inlet Invert= 237.00', Outlet Invert= 228.00'

**Summary for Reach R14:**

Inflow Area = 73,990 sf, 13.34% Impervious, Inflow Depth = 3.21" for 25-Year event
Inflow = 3.39 cfs @ 12.51 hrs, Volume= 19,783 cf
Outflow = 3.36 cfs @ 12.53 hrs, Volume= 19,783 cf, Atten= 1%, Lag= 0.7 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Max. Velocity= 2.32 fps, Min. Travel Time= 0.8 min
Avg. Velocity = 0.71 fps, Avg. Travel Time= 2.6 min

Peak Storage= 159 cf @ 12.53 hrs
Average Depth at Peak Storage= 0.16'
Bank-Full Depth= 2.00' Flow Area= 40.0 sf, Capacity= 389.46 cfs

8.00' x 2.00' deep channel, n= 0.030 Earth, grassed & winding
Side Slope Z-value= 6.0 '/' Top Width= 32.00'
Length= 110.0' Slope= 0.0291 '/'
Inlet Invert= 228.00', Outlet Invert= 224.80'



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Summary for Reach SP1:

Inflow Area = 188,125 sf, 9.92% Impervious, Inflow Depth = 2.81" for 25-Year event
 Inflow = 4.33 cfs @ 12.78 hrs, Volume= 44,015 cf
 Outflow = 4.33 cfs @ 12.78 hrs, Volume= 44,015 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Summary for Reach SP2:

Inflow Area = 427,700 sf, 18.33% Impervious, Inflow Depth = 3.27" for 25-Year event
 Inflow = 15.57 cfs @ 12.33 hrs, Volume= 116,480 cf
 Outflow = 15.57 cfs @ 12.33 hrs, Volume= 116,480 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Summary for Reach SP3:

Inflow Area = 206,415 sf, 5.17% Impervious, Inflow Depth = 2.91" for 25-Year event
 Inflow = 8.65 cfs @ 12.46 hrs, Volume= 50,003 cf
 Outflow = 8.65 cfs @ 12.46 hrs, Volume= 50,003 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Summary for Pond C: Culvert

Inflow Area = 162,545 sf, 8.79% Impervious, Inflow Depth = 2.74" for 25-Year event
 Inflow = 4.03 cfs @ 12.81 hrs, Volume= 37,176 cf
 Outflow = 4.03 cfs @ 12.81 hrs, Volume= 37,176 cf, Atten= 0%, Lag= 0.0 min
 Primary = 4.03 cfs @ 12.81 hrs, Volume= 37,176 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 246.00' @ 12.81 hrs Surf.Area= 575 sf Storage= 0 cf

Plug-Flow detention time= 0.0 min calculated for 37,176 cf (100% of inflow)

Center-of-Mass det. time= (not calculated: outflow precedes inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	246.00'	37,225 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
246.00	575	0	0
248.00	4,310	4,885	4,885
250.00	7,690	12,000	16,885
252.00	12,650	20,340	37,225

Device	Routing	Invert	Outlet Devices
#1	Primary	242.60'	15.0" Round Culvert L= 86.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 242.60' / 242.00' S= 0.0070 '/' Cc= 0.900

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n= 0.013, Flow Area= 1.23 sf

Primary OutFlow Max=7.77 cfs @ 12.81 hrs HW=246.00' TW=242.30' (Dynamic Tailwater)↑**1=Culvert** (Inlet Controls 7.77 cfs @ 6.33 fps)**Summary for Pond CB2:**

Inflow Area = 28,060 sf, 58.77% Impervious, Inflow Depth = 4.43" for 25-Year event
 Inflow = 3.03 cfs @ 12.10 hrs, Volume= 10,367 cf
 Outflow = 3.03 cfs @ 12.10 hrs, Volume= 10,367 cf, Atten= 0%, Lag= 0.0 min
 Primary = 3.03 cfs @ 12.10 hrs, Volume= 10,367 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 243.35' @ 12.10 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	242.30'	15.0" Round Culvert L= 20.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 242.30' / 241.90' S= 0.0200 ' S= 0.0200 ' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf

Primary OutFlow Max=2.99 cfs @ 12.10 hrs HW=243.34' TW=242.38' (Dynamic Tailwater)↑**1=Culvert** (Inlet Controls 2.99 cfs @ 2.74 fps)**Summary for Pond CB4:**

Inflow Area = 17,320 sf, 68.62% Impervious, Inflow Depth = 4.65" for 25-Year event
 Inflow = 1.93 cfs @ 12.10 hrs, Volume= 6,713 cf
 Outflow = 1.93 cfs @ 12.10 hrs, Volume= 6,713 cf, Atten= 0%, Lag= 0.0 min
 Primary = 1.93 cfs @ 12.10 hrs, Volume= 6,713 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 251.24' @ 12.10 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	250.45'	15.0" Round Culvert L= 108.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 250.45' / 242.00' S= 0.0782 ' S= 0.0782 ' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf

Primary OutFlow Max=1.90 cfs @ 12.10 hrs HW=251.23' TW=234.34' (Dynamic Tailwater)↑**1=Culvert** (Inlet Controls 1.90 cfs @ 2.37 fps)**Summary for Pond CB5:**

Inflow Area = 77,845 sf, 34.86% Impervious, Inflow Depth = 3.77" for 25-Year event
 Inflow = 5.60 cfs @ 12.12 hrs, Volume= 24,473 cf
 Outflow = 5.60 cfs @ 12.12 hrs, Volume= 24,473 cf, Atten= 0%, Lag= 0.0 min
 Primary = 5.60 cfs @ 12.12 hrs, Volume= 24,473 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

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Peak Elev= 242.58' @ 12.12 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	241.15'	18.0" Round Culvert L= 120.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 241.15' / 234.00' S= 0.0596 ' /' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=5.38 cfs @ 12.12 hrs HW=242.53' TW=234.44' (Dynamic Tailwater)↑**1=Culvert** (Inlet Controls 5.38 cfs @ 3.16 fps)**Summary for Pond CB6:**

Inflow Area = 41,990 sf, 14.22% Impervious, Inflow Depth = 3.21" for 25-Year event
 Inflow = 2.48 cfs @ 12.25 hrs, Volume= 11,226 cf
 Outflow = 2.48 cfs @ 12.25 hrs, Volume= 11,226 cf, Atten= 0%, Lag= 0.0 min
 Primary = 2.48 cfs @ 12.25 hrs, Volume= 11,226 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 242.86' @ 12.23 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	241.60'	15.0" Round Culvert L= 18.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 241.60' / 241.40' S= 0.0111 ' /' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf

Primary OutFlow Max=2.97 cfs @ 12.25 hrs HW=242.78' TW=242.35' (Dynamic Tailwater)↑**1=Culvert** (Inlet Controls 2.97 cfs @ 2.48 fps)**Summary for Pond CB7: CB-7**

Inflow Area = 41,990 sf, 14.22% Impervious, Inflow Depth = 3.21" for 25-Year event
 Inflow = 2.48 cfs @ 12.25 hrs, Volume= 11,226 cf
 Outflow = 2.48 cfs @ 12.25 hrs, Volume= 11,226 cf, Atten= 0%, Lag= 0.1 min
 Primary = 2.48 cfs @ 12.25 hrs, Volume= 11,226 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 248.05' @ 12.25 hrs Surf.Area= 48 sf Storage= 3 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 0.0 min (836.5 - 836.5)

Volume	Invert	Avail.Storage	Storage Description
#1	247.85'	1,357 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
247.85	5	0	0
248.00	15	2	2
250.00	1,340	1,355	1,357

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Device	Routing	Invert	Outlet Devices
#1	Primary	243.65'	12.0" Round Culvert L= 42.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 243.65' / 243.40' S= 0.0060 '/ Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	247.85'	Neenah R4345 Beehive Grate Light Duty-req. structure Head (feet) 0.00 0.10 0.15 0.20 0.25 0.30 0.35 0.40 0.50 0.60 0.70 0.80 0.90 1.00 Disch. (cfs) 0.000 0.900 1.600 2.500 3.500 4.000 4.600 5.300 6.800 7.500 8.100 8.600 9.100 9.600

Primary OutFlow Max=2.43 cfs @ 12.25 hrs HW=248.05' TW=242.78' (Dynamic Tailwater)

1=Culvert (Passes 2.43 cfs of 5.89 cfs potential flow)

2=Neenah R4345 Beehive Grate Light Duty-req. structure (Custom Controls 2.43 cfs)

Summary for Pond FB1&2: Filter Basin

Inflow Area = 216,805 sf, 33.43% Impervious, Inflow Depth = 3.78" for 25-Year event
 Inflow = 17.86 cfs @ 12.12 hrs, Volume= 68,344 cf
 Outflow = 5.97 cfs @ 12.51 hrs, Volume= 68,353 cf, Atten= 67%, Lag= 23.4 min
 Primary = 5.81 cfs @ 12.51 hrs, Volume= 68,277 cf
 Secondary = 0.17 cfs @ 12.51 hrs, Volume= 76 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
 Peak Elev= 235.04' @ 12.51 hrs Surf.Area= 13,669 sf Storage= 26,758 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 263.0 min (1,074.6 - 811.6)

Volume	Invert	Avail.Storage	Storage Description
#1	232.00'	41,810 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
232.00	5,260	0	0
234.00	9,500	14,760	14,760
236.00	17,550	27,050	41,810

Device	Routing	Invert	Outlet Devices
#1	Primary	229.73'	10.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 229.73' / 229.00' S= 0.0243 '/ Cc= 0.900 n= 0.013, Flow Area= 0.55 sf
#2	Device 1	229.83'	1.7" Vert. 1-3/4" Orifice C= 0.600
#3	Device 2	232.00'	2.410 in/hr Exfiltration over Surface area
#4	Device 1	233.50'	15.0" W x 11.0" H Vert. Orifice/Grate C= 0.600
#5	Device 1	234.45'	Neenah R4345 Beehive Grate Light Duty-req. structure Head (feet) 0.00 0.10 0.15 0.20 0.25 0.30 0.35 0.40 0.50 0.60 0.70 0.80 0.90 1.00 Disch. (cfs) 0.000 0.900 1.600 2.500 3.500 4.000 4.600 5.300 6.800 7.500 8.100 8.600 9.100 9.600

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#6 Secondary 235.00' **10.0' long x 10.0' breadth Broad-Crested Rectangular Weir**
 Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=5.81 cfs @ 12.51 hrs HW=235.03' TW=229.11' (Dynamic Tailwater)

↑ **1=Culvert** (Inlet Controls 5.81 cfs @ 10.64 fps)
 ↑ **2=1-3/4" Orifice** (Passes < 0.17 cfs potential flow)
 ↑ **3=Exfiltration** (Passes < 0.76 cfs potential flow)
 ↑ **4=Orifice/Grate** (Passes < 5.68 cfs potential flow)
 ↑ **5=Neenah R4345 Beehive Grate Light Duty-req. structure** (Passes < 7.38 cfs potential flow)

Secondary OutFlow Max=0.16 cfs @ 12.51 hrs HW=235.03' TW=0.00' (Dynamic Tailwater)

↑ **6=Broad-Crested Rectangular Weir** (Weir Controls 0.16 cfs @ 0.46 fps)

Summary for Pond FB3: Filter Basin

Inflow Area = 73,990 sf, 13.34% Impervious, Inflow Depth = 3.21" for 25-Year event
 Inflow = 4.01 cfs @ 12.33 hrs, Volume= 19,781 cf
 Outflow = 3.44 cfs @ 12.51 hrs, Volume= 19,783 cf, Atten= 14%, Lag= 10.5 min
 Primary = 3.44 cfs @ 12.51 hrs, Volume= 19,783 cf
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 242.31' @ 12.51 hrs Surf.Area= 2,965 sf Storage= 5,076 cf

Plug-Flow detention time= 207.2 min calculated for 19,756 cf (100% of inflow)

Center-of-Mass det. time= 208.5 min (1,050.1 - 841.7)

Volume	Invert	Avail.Storage	Storage Description
#1	240.00'	11,390 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
240.00	1,520	0	0
242.00	2,685	4,205	4,205
244.00	4,500	7,185	11,390

Device	Routing	Invert	Outlet Devices
#1	Primary	237.73'	10.0" Round Culvert L= 46.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 237.73' / 237.30' S= 0.0093 ' S= 0.0093 ' Cc= 0.900 n= 0.013, Flow Area= 0.55 sf
#2	Device 1	237.80'	1.0" Vert. Orifice/Grate C= 0.600
#3	Device 2	240.00'	2.410 in/hr Exfiltration over Surface area
#4	Device 1	241.50'	15.0" W x 9.0" H Vert. Orifice/Grate C= 0.600
#5	Device 1	242.25'	Neenah R4345 Beehive Grate Light Duty-req. structure Head (feet) 0.00 0.10 0.15 0.20 0.25 0.30 0.35 0.40 0.50 0.60 0.70 0.80 0.90 1.00 Disch. (cfs) 0.000 0.900 1.600 2.500 3.500 4.000 4.600 5.300 6.800 7.500 8.100 8.600 9.100 9.600
#6	Secondary	242.70'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60

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Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=3.41 cfs @ 12.51 hrs HW=242.31' TW=237.07' (Dynamic Tailwater)↑ **1=Culvert** (Passes 3.41 cfs of 4.89 cfs potential flow)↑ **2=Orifice/Grate** (Orifice Controls 0.06 cfs @ 10.17 fps)↑ **3=Exfiltration** (Passes 0.06 cfs of 0.17 cfs potential flow)↑ **4=Orifice/Grate** (Orifice Controls 2.85 cfs @ 3.04 fps)↑ **5=Neenah R4345 Beehive Grate Light Duty-req. structure**(Custom Controls 0.50 cfs)**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=240.00' TW=237.00' (Dynamic Tailwater)↑ **6=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)**Summary for Pond W: Wetland**

Inflow Area = 162,545 sf, 8.79% Impervious, Inflow Depth = 3.11" for 25-Year event

Inflow = 7.81 cfs @ 12.41 hrs, Volume= 42,158 cf

Outflow = 4.03 cfs @ 12.81 hrs, Volume= 37,176 cf, Atten= 48%, Lag= 24.2 min

Primary = 4.03 cfs @ 12.81 hrs, Volume= 37,176 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 250.23' @ 12.81 hrs Surf.Area= 20,013 sf Storage= 14,839 cf

Plug-Flow detention time= 135.2 min calculated for 37,176 cf (88% of inflow)

Center-of-Mass det. time= 79.2 min (928.2 - 849.0)

Volume	Invert	Avail.Storage	Storage Description
#1	249.00'	74,128 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
249.00	4,775	0	0
250.00	16,520	10,648	10,648
252.00	46,960	63,480	74,128

Device	Routing	Invert	Outlet Devices
#1	Primary	249.60'	3.0' long x 80.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=4.02 cfs @ 12.81 hrs HW=250.23' TW=246.00' (Dynamic Tailwater)↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 4.02 cfs @ 2.13 fps)

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Type III 24-hr 2-Year Rainfall=3.10"

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Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10:	Runoff Area=162,545 sf 8.79% Impervious Runoff Depth=1.03" Flow Length=409' Tc=28.7 min CN=75 Runoff=2.45 cfs 13,908 cf
Subcatchment11:	Runoff Area=28,060 sf 58.77% Impervious Runoff Depth=1.91" Tc=6.0 min CN=88 Runoff=1.35 cfs 4,460 cf
Subcatchment12:	Runoff Area=25,580 sf 17.10% Impervious Runoff Depth=1.08" Flow Length=106' Slope=0.1100 '/' Tc=11.6 min CN=76 Runoff=0.57 cfs 2,309 cf
Subcatchment20:	Runoff Area=62,640 sf 17.80% Impervious Runoff Depth=1.20" Flow Length=410' Tc=7.0 min CN=78 Runoff=1.81 cfs 6,267 cf
Subcatchment30:	Runoff Area=41,990 sf 14.22% Impervious Runoff Depth=1.08" Flow Length=221' Tc=17.8 min CN=76 Runoff=0.80 cfs 3,789 cf
Subcatchment31:	Runoff Area=35,855 sf 59.03% Impervious Runoff Depth=1.91" Tc=6.0 min CN=88 Runoff=1.72 cfs 5,699 cf
Subcatchment32:	Runoff Area=17,320 sf 68.62% Impervious Runoff Depth=2.08" Tc=6.0 min CN=90 Runoff=0.90 cfs 2,997 cf
Subcatchment33:	Runoff Area=30,940 sf 18.79% Impervious Runoff Depth=1.26" Flow Length=113' Tc=8.5 min CN=79 Runoff=0.89 cfs 3,254 cf
Subcatchment34:	Runoff Area=210,895 sf 2.81% Impervious Runoff Depth=0.82" Flow Length=283' Tc=23.4 min CN=71 Runoff=2.59 cfs 14,387 cf
Subcatchment40:	Runoff Area=73,990 sf 13.34% Impervious Runoff Depth=1.08" Flow Length=409' Tc=23.4 min CN=76 Runoff=1.28 cfs 6,677 cf
Subcatchment41:	Runoff Area=132,425 sf 0.60% Impervious Runoff Depth=0.82" Flow Length=394' Tc=26.7 min CN=71 Runoff=1.56 cfs 9,034 cf
Reach R10:	Avg. Flow Depth=0.09' Max Vel=3.77 fps Inflow=0.43 cfs 8,926 cf n=0.022 L=197.0' S=0.1015 '/' Capacity=57.52 cfs Outflow=0.43 cfs 8,926 cf
Reach R11:	Avg. Flow Depth=0.32' Max Vel=1.19 fps Inflow=1.35 cfs 4,460 cf n=0.069 L=365.0' S=0.0216 '/' Capacity=11.28 cfs Outflow=1.13 cfs 4,460 cf
Reach R12:	Avg. Flow Depth=0.03' Max Vel=0.89 fps Inflow=0.81 cfs 26,479 cf n=0.070 L=128.0' S=0.1719 '/' Capacity=105.77 cfs Outflow=0.81 cfs 26,479 cf
Reach R13:	Avg. Flow Depth=0.01' Max Vel=0.82 fps Inflow=0.20 cfs 6,684 cf n=0.030 L=96.0' S=0.0938 '/' Capacity=105.64 cfs Outflow=0.20 cfs 6,684 cf
Reach R14:	Avg. Flow Depth=0.03' Max Vel=0.84 fps Inflow=0.20 cfs 6,684 cf n=0.030 L=110.0' S=0.0291 '/' Capacity=389.46 cfs Outflow=0.20 cfs 6,684 cf

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Reach SP1:	Inflow=0.57 cfs 11,235 cf Outflow=0.57 cfs 11,235 cf
Reach SP2:	Inflow=2.74 cfs 40,865 cf Outflow=2.74 cfs 40,865 cf
Reach SP3:	Inflow=1.60 cfs 15,717 cf Outflow=1.60 cfs 15,717 cf
Pond C: Culvert	Peak Elev=246.00' Storage=0 cf Inflow=0.43 cfs 8,926 cf 15.0" Round Culvert n=0.013 L=86.0' S=0.0070 ' Outflow=0.43 cfs 8,926 cf
Pond CB2:	Peak Elev=242.94' Inflow=1.35 cfs 4,460 cf 15.0" Round Culvert n=0.013 L=20.0' S=0.0200 ' Outflow=1.35 cfs 4,460 cf
Pond CB4:	Peak Elev=250.96' Inflow=0.90 cfs 2,997 cf 15.0" Round Culvert n=0.013 L=108.0' S=0.0782 ' Outflow=0.90 cfs 2,997 cf
Pond CB5:	Peak Elev=241.93' Inflow=2.22 cfs 9,488 cf 18.0" Round Culvert n=0.013 L=120.0' S=0.0596 ' Outflow=2.22 cfs 9,488 cf
Pond CB6:	Peak Elev=242.14' Inflow=0.81 cfs 3,789 cf 15.0" Round Culvert n=0.013 L=18.0' S=0.0111 ' Outflow=0.81 cfs 3,789 cf
Pond CB7: CB-7	Peak Elev=247.94' Storage=1 cf Inflow=0.80 cfs 3,789 cf Outflow=0.81 cfs 3,789 cf
Pond FB1&2: Filter Basin	Peak Elev=233.80' Storage=12,905 cf Inflow=6.90 cfs 26,466 cf Primary=0.81 cfs 26,479 cf Secondary=0.00 cfs 0 cf Outflow=0.81 cfs 26,479 cf
Pond FB3: Filter Basin	Peak Elev=241.61' Storage=3,209 cf Inflow=1.28 cfs 6,677 cf Primary=0.20 cfs 6,684 cf Secondary=0.00 cfs 0 cf Outflow=0.20 cfs 6,684 cf
Pond W: Wetland	Peak Elev=249.74' Storage=6,790 cf Inflow=2.45 cfs 13,908 cf Outflow=0.43 cfs 8,926 cf

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Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10:	Runoff Area=162,545 sf 8.79% Impervious Runoff Depth=2.13" Flow Length=409' Tc=28.7 min CN=75 Runoff=5.30 cfs 28,839 cf
Subcatchment11:	Runoff Area=28,060 sf 58.77% Impervious Runoff Depth=3.29" Tc=6.0 min CN=88 Runoff=2.28 cfs 7,694 cf
Subcatchment12:	Runoff Area=25,580 sf 17.10% Impervious Runoff Depth=2.21" Flow Length=106' Slope=0.1100 '/' Tc=11.6 min CN=76 Runoff=1.19 cfs 4,711 cf
Subcatchment20:	Runoff Area=62,640 sf 17.80% Impervious Runoff Depth=2.38" Flow Length=410' Tc=7.0 min CN=78 Runoff=3.67 cfs 12,401 cf
Subcatchment30:	Runoff Area=41,990 sf 14.22% Impervious Runoff Depth=2.21" Flow Length=221' Tc=17.8 min CN=76 Runoff=1.70 cfs 7,733 cf
Subcatchment31:	Runoff Area=35,855 sf 59.03% Impervious Runoff Depth=3.29" Tc=6.0 min CN=88 Runoff=2.91 cfs 9,831 cf
Subcatchment32:	Runoff Area=17,320 sf 68.62% Impervious Runoff Depth=3.49" Tc=6.0 min CN=90 Runoff=1.47 cfs 5,040 cf
Subcatchment33:	Runoff Area=30,940 sf 18.79% Impervious Runoff Depth=2.46" Flow Length=113' Tc=8.5 min CN=79 Runoff=1.78 cfs 6,344 cf
Subcatchment34:	Runoff Area=210,895 sf 2.81% Impervious Runoff Depth=1.82" Flow Length=283' Tc=23.4 min CN=71 Runoff=6.31 cfs 31,970 cf
Subcatchment40:	Runoff Area=73,990 sf 13.34% Impervious Runoff Depth=2.21" Flow Length=409' Tc=23.4 min CN=76 Runoff=2.74 cfs 13,626 cf
Subcatchment41:	Runoff Area=132,425 sf 0.60% Impervious Runoff Depth=1.82" Flow Length=394' Tc=26.7 min CN=71 Runoff=3.74 cfs 20,074 cf
Reach R10:	Avg. Flow Depth=0.22' Max Vel=6.16 fps Inflow=2.25 cfs 23,857 cf n=0.022 L=197.0' S=0.1015 '/' Capacity=57.52 cfs Outflow=2.26 cfs 23,857 cf
Reach R11:	Avg. Flow Depth=0.43' Max Vel=1.39 fps Inflow=2.28 cfs 7,694 cf n=0.069 L=365.0' S=0.0216 '/' Capacity=11.28 cfs Outflow=1.95 cfs 7,694 cf
Reach R12:	Avg. Flow Depth=0.09' Max Vel=1.62 fps Inflow=4.40 cfs 49,053 cf n=0.070 L=128.0' S=0.1719 '/' Capacity=105.77 cfs Outflow=4.38 cfs 49,053 cf
Reach R13:	Avg. Flow Depth=0.04' Max Vel=1.87 fps Inflow=1.71 cfs 13,628 cf n=0.030 L=96.0' S=0.0938 '/' Capacity=105.64 cfs Outflow=1.70 cfs 13,628 cf
Reach R14:	Avg. Flow Depth=0.11' Max Vel=1.81 fps Inflow=1.70 cfs 13,628 cf n=0.030 L=110.0' S=0.0291 '/' Capacity=389.46 cfs Outflow=1.72 cfs 13,628 cf

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Reach SP1:	Inflow=2.45 cfs 28,567 cf Outflow=2.45 cfs 28,567 cf
Reach SP2:	Inflow=9.97 cfs 81,023 cf Outflow=9.97 cfs 81,023 cf
Reach SP3:	Inflow=4.79 cfs 33,702 cf Outflow=4.79 cfs 33,702 cf
Pond C: Culvert	Peak Elev=246.00' Storage=0 cf Inflow=2.25 cfs 23,857 cf 15.0" Round Culvert n=0.013 L=86.0' S=0.0070 ' Outflow=2.25 cfs 23,857 cf
Pond CB2:	Peak Elev=243.17' Inflow=2.28 cfs 7,694 cf 15.0" Round Culvert n=0.013 L=20.0' S=0.0200 ' Outflow=2.28 cfs 7,694 cf
Pond CB4:	Peak Elev=251.12' Inflow=1.47 cfs 5,040 cf 15.0" Round Culvert n=0.013 L=108.0' S=0.0782 ' Outflow=1.47 cfs 5,040 cf
Pond CB5:	Peak Elev=242.28' Inflow=4.07 cfs 17,564 cf 18.0" Round Culvert n=0.013 L=120.0' S=0.0596 ' Outflow=4.07 cfs 17,564 cf
Pond CB6:	Peak Elev=242.50' Inflow=1.70 cfs 7,733 cf 15.0" Round Culvert n=0.013 L=18.0' S=0.0111 ' Outflow=1.70 cfs 7,733 cf
Pond CB7: CB-7	Peak Elev=248.01' Storage=2 cf Inflow=1.70 cfs 7,733 cf Outflow=1.70 cfs 7,733 cf
Pond FB1&2: Filter Basin	Peak Elev=234.49' Storage=19,905 cf Inflow=12.87 cfs 49,043 cf Primary=4.40 cfs 49,053 cf Secondary=0.00 cfs 0 cf Outflow=4.40 cfs 49,053 cf
Pond FB3: Filter Basin	Peak Elev=242.05' Storage=4,354 cf Inflow=2.74 cfs 13,626 cf Primary=1.71 cfs 13,628 cf Secondary=0.00 cfs 0 cf Outflow=1.71 cfs 13,628 cf
Pond W: Wetland	Peak Elev=250.03' Storage=11,079 cf Inflow=5.30 cfs 28,839 cf Outflow=2.25 cfs 23,857 cf

ATTACHMENT 6

INSPECTION, MAINTENANCE AND HOUSEKEEPING PLAN



INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

(Prepared by Jayson Haskell, PE #13002)

LEGACY VILLAGE RETIREMENT COMMUNITY WINDHAM, MAINE

Responsible Party

Owner: Robie Holdings, LLC
P.O. Box 1508
Windham, ME 04062

The owner/applicant is responsible for the maintenance of all stormwater management structures and related site components and the keeping of a maintenance log book with service records until such time that a condominium association is created. Once the association is established, maintenance will be the responsibility of the association. The applicant is responsible for contacting the Town when this occurs for their records.

Records of all inspections and maintenance work performed must be kept on file with the owner and retained for a minimum of five years. The maintenance log will be made available to the Town upon request. At a minimum, the maintenance of stormwater management systems will be performed on the prescribed schedule.

The procedures outlined in this plan are provided as a general overview of the anticipated practices to be utilized on this site. In some instances, additional measures may be required due to unexpected conditions. *The Maine Erosion and Sedimentation Control BMP and Stormwater Management for Maine: Best Management Practices* Manuals published by the Maine Department of Environmental Protection (MDEP) should be referenced for additional information.

During Construction

- 1. Inspection and Corrective Action:** It is the contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. Inspection shall occur on all disturbed and impervious areas, erosion control measures, material storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected, including winter work, at least once a week as well as 24 hours before and after a storm event generating more than 0.5 inch of rainfall over a 24-hour period and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections.

2. **Maintenance:** Erosion controls shall be maintained in effective operating condition until areas are permanently stabilized. If best management practices (BMPs) need to be repaired, the repair work should be initiated upon discovery of the problem but no later than the end of the next workday. If BMPs need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within seven calendar days and prior to any rainfall event.
3. **Construction vehicles and equipment:** Construction vehicles and equipment shall not be driven or stored within any proposed stormwater treatment ponds.
4. **Documentation:** A report summarizing the inspections and any corrective action taken must be maintained on site. The log must include the name(s) and qualifications of the person making the inspections; the date(s) of the inspections; and the major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicle access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to Town staff, and a copy must be provided upon request. The owner shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

Housekeeping

1. **Spill prevention:** Controls must be used to prevent pollutants from construction and waste materials on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.
2. **Groundwater protection:** During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

3. **Fugitive sediment and dust:** Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.
4. **Debris and other materials:** Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.
5. **Excavation de-watering:** Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.
6. **Authorized Non-stormwater discharges:** It is the contractor's responsibility to identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:
 - (a) Discharges from firefighting activity;
 - (b) Fire hydrant flushings;
 - (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
 - (d) Dust control runoff in accordance with permit conditions and Appendix (C)(3);
 - (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;
 - (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
 - (g) Uncontaminated air conditioning or compressor condensate;
 - (h) Uncontaminated groundwater or spring water;
 - (i) Foundation or footer drain-water where flows are not contaminated;
 - (j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));

- (k) Potable water sources including waterline flushings; and
- (l) Landscape irrigation.

- 7. Unauthorized non-stormwater discharges:** Approval from the Town does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with Section 6 above. Specifically, the Town's approval does not authorize discharges of the following:
- (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
 - (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;
 - (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and
 - (d) Toxic or hazardous substances from a spill or other release.

Post construction

- 1. Inspection and Corrective Action:** All measures must be maintained by the owner in effective operating condition. A Qualified Post-Construction Stormwater Inspector hired by the owner shall at least annually inspect the stormwater management facilities. This person should have knowledge of erosion and stormwater control, including the standards and conditions of the site's approvals. The following areas, facilities, and measures must be inspected, and identified deficiencies must be corrected. Areas, facilities, and measures other than those listed below may also require inspection on a specific site.
- A. Vegetated Areas:** Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.
 - B. Vegetated Swales:** Inspect swales in the spring, late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, control vegetative growth that could obstruct flow, and repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Grass to be mowed to a minimum height of six inches. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.
 - C. Culverts:** Inspect culverts in the spring, late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the riprap inlet, at

the riprap outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.

- D. Catch Basins and Outlet Control Structures:** Inspect and, if required, clean out catch basins at least once a year, preferably in early spring. Clean out must include the removal and legal disposal of any accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins. If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads).
- E. Underdrained Filter Basin:** The filter basins are not intended to function as snow storage areas. Inspector to verify that winter plowing operations are not dumping or pushing snow into the basins. The basins shall also not be used for vehicle or heavy equipment storage. Basins should be inspected after several major storm events (0.5 inches rainfall over 24 hours) to determine drawdown time during the first year. The basins to be inspected every six months thereafter with at least one inspection after a major storm event.

The basins should drain dry within 24 to 48 hours following a one-inch storm. If ponding exceeds 48 hours, the top of the filter bed must be rototilled to reestablish the soil's filtration capacity. If water ponds on the surface of the bed for more than 72 hours, the top several inches of the filter shall be replaced with fresh material. Inspect for debris and sediment build up in the forebays and basins and remove as needed. Mowing of the basins can only occur semi-annually to a height of no less than 6 inches utilizing a hand-held string trimmer or push-mower. Any bare areas or erosion rills shall be repaired with new filter media or sandy loam then seeded and mulched. The basins should also be inspected annually for destabilization of side slopes, embankment settling and other signs of structural failure.

- F. Level Spreader:** Level spreader should be inspected semi-annually and following major storm events for the first year and every six months thereafter to remove any obstructions to flow. Stormwater runoff should discharge from the level spreader as sheet flow, and any observed channelization of flows or erosion should be corrected immediately. Any woody vegetation growing through riprap must be removed. Replace riprap on areas where any underlying soil or sediment buildup is showing through the stone or where stones have been dislodged.
- G. Emergency Spillway:** Spillways should be inspected semi-annually and following major storm events for the first year and every six months thereafter to remove any obstructions to flow. Any woody vegetation growing through riprap lining must be removed. Replace riprap on areas where any underlying filter fabric is showing through the stone or where stones have been dislodged.

- H. Roofline Drip edges:** The drip edges should be inspected semi-annually and following major storm events for the first year and every six months thereafter. The reservoir crushed stone should drain within 24 to 48 hours following a major storm event. If ponding exceeds 48 hours, the stone reservoir course shall be removed and the filter bed be rototilled to reestablish the soil's filtration capacity. If water ponds in the reservoir course for more than 72 hours, the top several inches of the filter shall be replaced with fresh material. Inspect for debris and sediment build up at surface and remove as needed. The drip edges are part of the stormwater management plan and cannot be paved over or altered in anyway.
- I. Regular Maintenance:** Clear accumulations of winter sand along roadway once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along pavement shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.
- J. Documentation:** Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Town staff upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization. Attached is a sample log.

Re-certification

As a requirement of the Town, the stormwater infrastructure shall be inspected yearly by a qualified third-party inspector. The third-party inspector shall perform an initial inspection to determine the status of the stormwater management facilities. If the initial inspection identifies any deficiencies with the facilities, the same third-party inspector shall re-inspect the facilities after they have been maintained or repaired to determine if they are performing as intended. Once the site is satisfactory, the third-party inspector shall submit the Annual Stormwater Management Facilities Certification form and report to the Office of Code Enforcement. The certification form shall be submitted to the Town prior to May 1 of each year.

Duration of Maintenance

Perform maintenance as described.

MAINTENANCE LOG

LEGACY VILLAGE RETIREMENT COMMUNITY WINDHAM, MAINE

(GENERAL INSPECTION FORM PAGE 1 OF 2)

The following stormwater management and erosion control items shall be inspected and maintained as prescribed in the Maintenance Plan with recommended frequencies as identified below. The owner is responsible for keeping this maintenance log on file for a minimum of five years and shall provide a copy to the Town upon request. Inspections are to be performed by a qualified third-party inspector and all corrective actions shall be performed by personnel familiar with stormwater management systems and erosion controls.

Maintenance Item	Maintenance Event	Date Performed	Responsible Personnel	Comments
Vegetated Areas	Inspect slopes and embankments early in Spring.			
Vegetated Swales	Inspect after major rainfall event			
	Inspect for erosion or slumping & repair			
	Mowed at least annually.			
Culverts	Inspect semiannually and after major rainfall.			
	Repair erosion at inlet or outlet of pipe.			
	Repair displaced riprap within inlet and outlet aprons.			
	Clean accumulated sediment in culverts when >20% full.			
Catch Basins	Inspect to ensure that structure is properly draining.			
	Remove accumulated sediment semiannually.			
	Inspect grates/inlets and remove debris as needed.			

MAINTENANCE LOG
LEGACY VILLAGE RETIREMENT COMMUNITY
WINDHAM, MAINE

(GENERAL INSPECTION FORM PAGE 2 OF 2)

The following stormwater management and erosion control items shall be inspected and maintained as prescribed in the Maintenance Plan with recommended frequencies as identified below. The owner is responsible for keeping this maintenance log on file for a minimum of five years and shall provide a copy to the Town upon request. Inspections are to be performed by a qualified third-party inspector and all corrective actions shall be performed by personnel familiar with stormwater management systems and erosion controls.

Maintenance Item	Maintenance Event	Date Performed	Responsible Personnel	Comments
Roofline Dripedges	Check after each rainfall event to ensure that the stone reservoir drains within 24-48 hours.			
	Replace top several inches of filter if reservoir does not drain within 72 hours.			
	Inspect and remove sediment or debris build up on the surface of the stone			
	Inspect semi-annually for erosion or sediment accumulation and repair as necessary.			
Regular Maintenance	Clear accumulation of winter sand in paved areas annually.			

MAINTENANCE LOG
LEGACY VILLAGE RETIREMENT COMMUNITY
WINDHAM, MAINE

(UNDERDRAINED FILTER BASIN FB-____)

Maintenance Item	Maintenance Event	Date Performed	Responsible Personnel	Comments
Underdrained Filter Basin	Check after each rainfall event to ensure that pond drains within 24-48 hours.			
	Replace top several inches of filter if pond does not drain within 72 hours.			
	Mow grass no more than twice a year to no less than 6 inches in height.			
	Inspect semi-annually for erosion or sediment accumulation and repair as necessary.			
	Inspector to verify basin not utilized for snow storage			
	Inspector to verify basin not utilized for vehicle or heavy equipment storage.			
Outlet Control Structure	Inspect to ensure that structure is properly draining.			
	Remove accumulated sediment semiannually.			
	Inspect grates/inlets and remove debris as needed.			
Emergency Spillway	Inspect and remove obstructions as necessary.			
	Remove woody vegetation.			
	Replace riprap as necessary.			

SECTION 17

SOILS INFORMATION



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Soil Narrative Report

DATE: Soil Profiles observed on July 12, 2025

BASE MAP: Base plan prepared by DM Roma Consulting Engineers.
Scale 1-inch equals 60 feet and two-foot contours.

GROUND CONTROL: Soil survey boundaries located by Mark Hampton Associates, Inc. for Class A Soil Survey

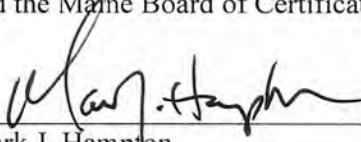
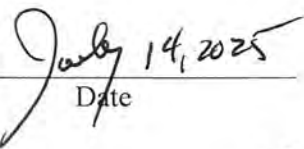
Class A-High Intensity Soil Survey (Minimum Standards)

Mapping units of 1/8 acre or larger.
Scale of 1"= 100 feet or larger.
Up to 25% inclusions in mapping units of which no more than 15% may be dissimilar soils.
Ground Control – test pits located under direction of professional land surveyor or professional engineer.
Base Map – 2 foot contour intervals

Provided:

Mapping units of 1/8 acre or larger
Base map scale of 1"= 60 feet.
Up to 25 percent inclusions in mapping units of which no more than 15 percent is dissimilar soils.
Baseline information and test pits located by pacing and taping from known survey control points.
Ground topographic survey with one-foot contours and ground control provided.

The accompanying soil profile descriptions, soil map, and this soil narrative report were done in accordance with the standards adopted by the Maine Association of Professional Soil Scientists, and the Maine Board of Certification of Geologists and Soil Scientists.

 C.S.S. #216, L.S.E. #263 
Mark J. Hampton Date





MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Dixfield
(Aquic Haplorthods)

SETTING

PARENT MATERIAL: Derived from compact loamy glacial till.
LANDFORM: Till plains, hills and ridges.
POSITION IN LANDSCAPE: Plains and middle levels.
SLOPE GRADIENT RANGES: (A) 0-3%, (B) 3-8%, (C) 8-15%, (D) 15-25%, (E) >25%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Moderately well drained with a perched watertable from 1.0 to 2.0 feet below the surface at some time from October to May or during periods of heavy precipitation.

TYPICAL PROFILE:

<u>Surface Layer:</u>	Dark brown, stony sandy loam, 0-7"
<u>Subsurface Layer:</u>	Brown, sandy loam, 7-20"
<u>Subsoil Layer:</u>	Olive brown, stony sandy loam 16-31"
<u>Substratum:</u>	Olive gray, stony sandy loam, 25-65"

HYDROLOGIC GROUP: Group C
SURFACE RUNOFF: Moderately Rapid
PERMEABILITY: Moderate in solum, slow in substratum
DEPTH TO BEDROCK: Greater than 65 inches
HAZARD TO FLOODING: None

INCLUSIONS

(Within Mapping Unit)

CONTRASTING: Brayton, Colonel, Lamoine, Scantic

USE AND MANAGEMENT

Development: There are few limiting factors for building site development





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SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Colonel
(Aquic Haplorthods)

SETTING

PARENT MATERIAL:	Derived from dense, loamy glacial till
LANDFORM:	Drumlins and Sideslopes of glaciated uplands
POSITION IN LANDSCAPE:	Mid-positions on landform
SLOPE GRADIENT RANGES:	(A) 0-3%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS:	Somewhat poorly drained with a perched watertable from 1.0 to 2.0 feet below the surface at some time from October to May or during periods of heavy precipitation.	
TYPICAL PROFILE:	<u>Surface Layer:</u>	Dk gray brown, stony sandy loam 0-3"
	<u>Subsurface Layer:</u>	Dark Brown, stony sandy loam, 3-12"
	<u>Subsoil Layer:</u>	Olive Brown, stony sandy loam, 12-18"
	<u>Substratum:</u>	Olive, stony, sandy loam, 18-65"
HYDROLOGIC GROUP:	Group C	
SURFACE RUNOFF:	Moderate to moderately slow	
PERMEABILITY:	Moderate and moderately slow	
DEPTH TO BEDROCK:	Greater than 65 inches	
HAZARD TO FLOODING:	None	

INCLUSIONS

(Within Mapping Unit)

CONTRASTING:	Dixfield, Brayton
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USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of a high watertable for a portion of the year. Proper foundation drainage or site modification is recommended.





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SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Lamoine
(Aeric Haplaquepts)

SETTING

PARENT MATERIAL: Derived from glaciomarine or glaciolaucustrine sediments
LANDFORM: Coastal lowlands and river valleys
POSITION IN LANDSCAPE: Intermediate positions on landform
SLOPE GRADIENT RANGES: (B) 3-8%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Somewhat poorly drained with a perched watertable from 0.5 to 2.0 feet below the surface at some time from November to June or during periods of heavy precipitation.

TYPICAL PROFILE:

<u>Surface Layer:</u>	Dark Brown, fine sandy loam 0-7"
<u>Subsurface Layer:</u>	Lt. Olive brown silt loam, 7-14"
<u>Subsoil Layer:</u>	Olive silty clay loam, 14-21"
<u>Substratum:</u>	Olive, silty clay loam, 21-65"

HYDROLOGIC GROUP: Group D
SURFACE RUNOFF: Moderate to moderately slow
PERMEABILITY: Slow to very slow
DEPTH TO BEDROCK: Greater than 65 inches
HAZARD TO FLOODING: None

INCLUSIONS (Within Mapping Unit)

CONTRASTING: Dixfield, Scantic

USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of a high watertable for a portion of the year. Proper foundation drainage or site modification is recommended.





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SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Scantic
(Aquic Haplorthod)

SETTING

PARENT MATERIAL:	Derived from glaciomarine or glaciolaustrine sediments
LANDFORM:	Coastal lowlands and river valleys
POSITION IN LANDSCAPE:	Lower positions on landform
SLOPE GRADIENT RANGES:	(B) 3-8%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS:	Poorly drained with a perched watertable from 0.0 to 1.0 feet below the surface at some time from October to May or during periods of heavy precipitation.	
TYPICAL PROFILE:	<u>Surface Layer:</u>	Dark grayish brown, silt loam 0-9"
	<u>Subsurface Layer:</u>	Olive gray silt loam, 9-16"
	<u>Substratum:</u>	Gray silty clay loam, 16"+
HYDROLOGIC GROUP:	Group D	
SURFACE RUNOFF:	Moderate to moderately slow	
PERMEABILITY:	Slow to very slow	
DEPTH TO BEDROCK:	Greater than 65 inches	
HAZARD TO FLOODING:	None	

INCLUSIONS (Within Mapping Unit)

CONTRASTING: Lamoine, Dixfield

USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of a high watertable for a portion of the year. Proper foundation drainage or site modification is recommended.





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SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

8358

Webb Road Property
Robie Holdings LLC
Webb Road
Windham, ME

Brayton
(Aeric Epiaquepts)

SETTING

PARENT MATERIAL:	Derived from dense glacial till
LANDFORM:	Toeslopes and depressions in glaciated uplands
POSITION IN LANDSCAPE:	Lower positions on landform
SLOPE GRADIENT RANGES:	(A) 0-3%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS:	Poorly drained with a perched watertable from 0.0 to 1.0 feet below the surface at some time from October to May or during periods of heavy precipitation.	
TYPICAL PROFILE:	<u>Surface Layer:</u>	Dk gray, fine sandy loam 0-5",
	<u>Subsurface Layer:</u>	Gray fine sandy loam, 5-15",
	<u>Subsoil Layer:</u>	Grayish brown fine sandy loam, 15-24"
	<u>Substratum:</u>	Olive fine sandy loam, 24-65",
HYDROLOGIC GROUP:	Group C	
SURFACE RUNOFF:	Moderate to moderately slow	
PERMEABILITY:	Moderate and moderately slow	
DEPTH TO BEDROCK:	Greater than 65 inches	
HAZARD TO FLOODING:	None	

INCLUSIONS (Within Mapping Unit)

CONTRASTING: Dixfield Colonel

USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of an extremely high watertable for a portion of the year. This soil is not suitable for development without alteration, which may require additional permitting.



SOIL PROFILE / CLASSIFICATION INFORMATION**SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITES**Project Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
WindhamExploration Symbol # SS-1 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Grand	Very Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield		Limiting Factor 18 " Depth		☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD		Slope 2 Percent	Hydric Soil ☒ No ☐ Yes	Hydrologic Soil Group

Exploration Symbol # SS-2 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/A	Black	Sandy Loam	Weak Angular	Very Friable
10	Eg	Gray	Sandy Loam	Sub Ang Blocky	Friable
20	BC	Olive Brown	Sandy Loam	Thin Platy	Firm
30					Common and Distinct
40	Cd	Olive Gray	Sandy Loam	Medium Platy	Very Firm
50					
60					

Soil Series/Phase Name: Brayton		Limiting Factor 6 " Depth		☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD		Slope 2 Percent	Hydric Soil ☐ No ☒ Yes	Hydrologic Soil Group

Exploration Symbol # SS-3 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Fine Grandu	Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm
30	Cd	Olive	Sandy Loam	Medium Platy	Very Firm
40					Common and Distinct
50					
60					

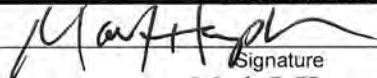
Soil Series/Phase Name: Colonel		Limiting Factor 12 " Depth		☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☒ SPD ☐ PD ☐ VPD		Slope 2 Percent	Hydric Soil ☒ No ☐ Yes	Hydrologic Soil Group

Exploration Symbol # SS-4 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Grand	Friable
10	Bhs	Brown	Sandy Loam	Fine Grandu	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30	Cd	Olive Gray	Sandy Loam	Platy	Very Firm
40					Common and Distinct
50					
60					

Soil Series/Phase Name: Dixfield		Limiting Factor 18 " Depth		☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD		Slope 2 Percent	Hydric Soil ☐ No ☒ Yes	Hydrologic Soil Group

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SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITESProject Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
WindhamExploration Symbol # SS-5 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Grand Very Friable	
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield Limiting Factor 18 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD
Slope 2 Percent ☒ No ☐ Yes
Hydric Soil Hydrologic
Soil Group

Exploration Symbol # SS-6 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Weak Angular	Very Friable
10	Bhs	Brown	Sandy Loam	Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Medium Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD
Slope 15 Percent ☒ No ☐ Yes
Hydric Soil Hydrologic
Soil Group

Exploration Symbol # SS-7 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Fine Grandu	Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Medium Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield Limiting Factor 18 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD
Slope 2 Percent ☒ No ☐ Yes
Hydric Soil Hydrologic
Soil Group

Exploration Symbol # SS-8 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Grand	Friable
10	Bhs	Brown	Sandy Loam	Fine Grandu	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30					Common and Distinct
40	Cd	Olive Gray	Sandy Loam	Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD
Slope >25 Percent ☒ No ☐ Yes
Hydric Soil Hydrologic
Soil Group

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SOIL PROFILE / CLASSIFICATION INFORMATION**SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITES**Project Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
WindhamExploration Symbol # **SS-9** ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Grand	Very Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Platy	Very Firm
50					
60					

Soil Series/Phase Name: **Dixfield** Limiting Factor **15** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope **>25** Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # **SS-10** ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	Ap	Dark Brown	Silt Loam	Weak Angular	Very Friable
10	Bw	Brown	Silt Loam	Sub Ang Blocky	Friable
20	BC	Olive Brown	Silt Loam	Thin Platy	Firm
30					Common and Distinct
40	Cg	Olive	Silty Clay Loam	Medium Platy	Very Firm
50					
60					

Soil Series/Phase Name: **Lamoine** Limiting Factor **13** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☒ SPD ☐ PD ☐ VPD Slope **4** Percent Hydric Soil ☐ No ☒ Yes Hydrologic Soil Group

Exploration Symbol # **SS-11** ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	Ap	Black	Silt Loam	Fine Grandul	Friable
10	Eg	Gray	Silt Loam	Weak Sub Ang Blocky	Friable
20	Bg	Olive Brown	Silty Clay Loam	Thin Platy	Firm
30	Cg	Olive	Silty Clay Loam	Medium Platy	Very Firm
40					Common and Distinct
50					
60					

Soil Series/Phase Name: **Scantic** Limiting Factor **6** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD Slope **2** Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # **SS-12** ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	Ap	Black	Silt Loam	Grand	Friable
10	Eg	Gray	Silt Loam	Fine Grandul	Friable
20	Bg	Olive Brown	Silty Clay Loam	Fine Grandul	Firm
30	Cg	Olive Gray	Silty Clay Loam	Platy	Very Firm
40					Common and Distinct
50					
60					

Soil Series/Phase Name: **Scantic** Limiting Factor **6** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD Slope **>25** Percent Hydric Soil ☐ No ☒ Yes Hydrologic Soil Group

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SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITESProject Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
Windham

Exploration Symbol # SS-13 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Very Friable	
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Common and Distinct
40	Cd	Olive	Sandy Loam	Platy	Very Firm

Soil Series/Phase Name: Dixfield Limiting Factor 15 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Depth
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope 15 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-14 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	Ap	Black	Silt Loam	Weak Angular	Very Friable
10	Eg	Gray	Silt Loam	Sub Ang Blocky	Friable
20	Bg	Olive Brown	Silty Clay Loam	Thin Platy	Firm
40	Cg	Olive	Silty Clay Loam	Medium Platy	Very Firm

Soil Series/Phase Name: Scantic Limiting Factor 6 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Depth
 Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD Slope 4 Percent Hydric Soil ☐ No ☒ Yes Hydrologic Soil Group

Exploration Symbol # SS-15 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Fine Grandul	Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm
30	Cd	Olive	Sandy Loam	Medium Platy	Very Firm

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Depth
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope >25 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-16 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Grand	Friable
10	Eg	Brown	Sandy Loam	Fine Grandul	Friable
20	Bg	Olive Brown	Sandy Loam	Fine Grandul	Firm
30	Cg	Olive Gray	Sandy Loam	Platy	Very Firm

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Depth
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope >25 Percent Hydric Soil ☐ No ☒ Yes Hydrologic Soil Group

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SOIL PROFILE / CLASSIFICATION INFORMATION**SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITES**Project Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
Windham

Exploration Symbol # SS-17 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	F. Sandy Loam	Grand	Very Friable	
Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm	Common and Distinct
Cd	Olive	Sandy Loam	Platy	Very Firm	

Soil Series/Phase Name: **Dixfield** Limiting Factor **18** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope **6** Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-18 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Sandy Loam	Weak Angular	Very Friable	
Bhs	Brown	Sandy Loam	Sub Ang Blocky	Friable	
Bs	Olive Brown	Sandy Loam	Thin Platy	Firm	Common and Distinct
Cd	Olive	Sandy Loam	Medium Platy	Very Firm	

Soil Series/Phase Name: **Dixfield** Limiting Factor **16** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope **10** Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-19 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Sandy Loam	Fine Grandul	Friable	
Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable	
Bs	Olive Brown	Sandy Loam	Thin Platy	Firm	Common and Distinct
Cd	Olive	Sandy Loam	Medium Platy	Very Firm	

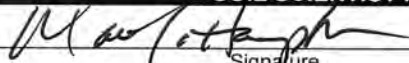
Soil Series/Phase Name: **Dixfield** Limiting Factor **16** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope **2** Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-20 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Sandy Loam	Grand	Friable	
Eg	Brown	Sandy Loam	Fine Grandul	Friable	
Bg	Olive Brown	Sandy Loam	Fine Grandul	Firm	Common and Distinct
Cg	Olive Gray	Sandy Loam	Platy	Very Firm	

Soil Series/Phase Name: **Dixfield** Limiting Factor **16** " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope **4** Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

SOIL SCIENTIST INFORMATION AND SIGNATURE

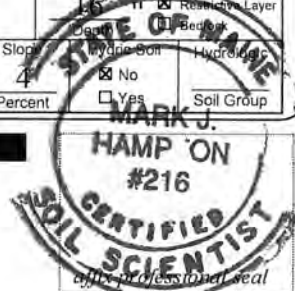

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SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITES

Project Name:

Webb Road Property

Applicant Name:

Robie Holdings LLC

Project Location (municipality):

Windham

Exploration Symbol # SS-21 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Grand	Very Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Platy	Very Firm
50					
60					

Depth below mineral soil horizon (inches)

Soil Details



Soil Series/Phase Name: Colonel		Limiting Factor 14 " Depth		☒ Groundwater
Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☒ SPD ☐ PD ☐ VPD		Slope 2 Percent	Hydric Soil ☒ No ☐ Yes	Hydrologic Soil Group

Exploration Symbol # SS-22 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/A	Black	Sandy Loam	Weak Angular	Very Friable
10	Eg	Gray	Sandy Loam	Sub Ang Blocky	Friable
20	BC	Olive Brown	Sandy Loam	Thin Platy	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Medium Platy	Very Firm
50					
60					

Depth below mineral soil horizon (inches)

Soil Details



Soil Series/Phase Name: Brayton		Limiting Factor 6 " Depth		☒ Groundwater
Drainage Class ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD		Slope 2 Percent	Hydric Soil ☒ No ☐ Yes	Hydrologic Soil Group

Exploration Symbol # SS-23 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Fine Grandu	Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm
30	Cd	Olive	Sandy Loam	Medium Platy	Very Firm
40					Common and Distinct
50					
60					

Depth below mineral soil horizon (inches)

Soil Details



Soil Series/Phase Name: Dixfield		Limiting Factor 15 " Depth		☒ Groundwater
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD		Slope >25 Percent	Hydric Soil ☒ No ☐ Yes	Hydrologic Soil Group

Exploration Symbol # SS-24 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Grand	Friable
10	Bhs	Brown	Sandy Loam	Fine Grandu	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30	Cd	Olive Gray	Sandy Loam	Platy	Very Firm
40					Common and Distinct
50					
60					

Depth below mineral soil horizon (inches)

Soil Details



Soil Series/Phase Name: Dixfield		Limiting Factor 16 " Depth		☒ Groundwater
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD		Slope >25 Percent	Hydric Soil ☒ No ☐ Yes	Hydrologic Soil Group

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SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION
OF SOIL CONDITIONS AT PROJECT SITESProject Name:
Webb Road PropertyApplicant Name:
Robie Holdings LLCProject Location (municipality):
WindhamExploration Symbol # SS-25 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	F. Sandy Loam	Grand	Very Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope 20 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-26 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Weak Angular	Very Friable
10	Bhs	Brown	Sandy Loam	Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm
30					Common and Distinct
40	Cd	Olive	Sandy Loam	Medium Platy	Very Firm
50					
60					

Soil Series/Phase Name: Dixfield Limiting Factor 15 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope >25 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-27 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☒ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Fine Grandu	Friable
10	Bhs	Brown	Sandy Loam	Weak Sub Ang Blocky	Friable
20	Bs	Olive Brown	Sandy Loam	Thin Platy	Firm
30	Cd	Olive	Sandy Loam	Medium Platy	Very Firm
40					Common and Distinct
50					
60					

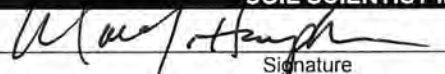
Soil Series/Phase Name: Dixfield Limiting Factor 15 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope >25 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

Exploration Symbol # SS-28 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	O/E	Dark Brown	Sandy Loam	Grand	Friable
10	Bhs	Brown	Sandy Loam	Fine Grandu	Friable
20	Bs	Olive Brown	Sandy Loam	Fine Grandu	Firm
30	Cd	Olive Gray	Sandy Loam	Platy	Very Firm
40					Common and Distinct
50					
60					

Soil Series/Phase Name: Dixfield Limiting Factor 16 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Depth
Soil Details
Drainage Class ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD Slope 2 Percent Hydric Soil ☒ No ☐ Yes Hydrologic Soil Group

SOIL SCIENTIST INFORMATION AND SIGNATURE


Signature
Mark J. Hampton
Name Printed

07/12/2025

Date

216

SS License No.





To: DM Roma Consulting Engineers
PO Box 1116
Windham, ME 04062

Date: April 5, 2025

From: Alexander A. Finamore, LSE
Mainely Soils, LLC

Re: 15 Read Road, Windham, ME – Wetland Delineation
Memorandum

At the request of DM Roma Consulting Engineers (the “Client”), Mainely Soils conducted on-site wetland and waterbody delineations on a parcel, approximately 27.97 acres in size located on Read Road in Windham, Maine. These field investigations were performed to provide baseline environmental data to inform the client of potential development/use of the site. The natural resources assessments described in this memorandum were completed in April of 2025. In addition to describing the identified resources this report describes the existing conditions within the study area, and the methodologies employed for the assessments.

PROJECT DESCRIPTION

The project site is located within the Farm District along the Gray Road corridor in the Town of Windham. The site is currently occupied by a single family home, open field and forested land. Surrounding land use of the site is residential to the north, east and west and an overhead electric utility corridor to the south. Access to the site is currently from both Read Road to the north and Webb Road to the east. In total, the wetland and waterbody delineation and vernal pool survey area encompassed approximately 27.97 acres, identified by the Town of Windham as Tax Map 6, Lot 33.

SITE DESCRIPTION

The Study Area occurs in the Sebago-Ossipee Hills & Plains biophysical region of Maine (Schlawin & Cutko, 2014). The Sebago-Ossipee Hills & Plains biophysical region is characterized by variable topography, ranging from plains to low hills of low relief along the Atlantic coast. Interior areas are high hills to semi-mountainous, parts of which were glaciated. Vegetation is characterized by tall, cold-deciduous broadleaf forests that have a high proportion of mesophytic species. Bedrock geology is varied and complex, consisting of sedimentary, igneous, and metamorphic rocks. Forest vegetation includes oak-hickory, white-red-jack pine, maple-beech-birch, and aspen-birch cover types. The survey area is located within the Presumpscot River watershed (Hydrologic Unit Classification (HUC) 8 identification 01060001).

The Natural Resource Conservation Service soil survey mapping identifies native soils within the upland areas at the site as being formed in lodgment till on hills, drumlins, till plains, and ground moraines (Paxton series). (Web Soil Survey, 2025). Wetlands within the wetland areas are shown as being formed within glaciolacustrine or glaciomarine deposits on coastal lowlands and river valleys (Lamoine series)

Study Methodology

Mainely Soils conducted wetland delineation field work within the survey area on April 2nd, 2025. The boundary of wetlands were delineated in accordance with the Army Corps of Engineers 1987 Wetland Delineation Manual (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) (Regional Supplement, 2012). All wetland delineations were conducted using the Routine Determination Methods, which requires that a wetland contain a dominance of hydrophytic vegetation, hydric soils, and evidence of hydrology in order to be considered a wetland. Wetland boundaries were located and recorded in the field using a Trimble® GPS unit capable of sub meter accuracy, post processed, and transferred and incorporated onto project mapping.

Five distinct wetland areas were delineated throughout the study area. Additional field notes were also taken to record the classification of each wetland in accordance with the Classification of Wetlands and Deepwater Habitats of the United States, general site characteristics, unique qualities observed during the site assessment, and other considerations relevant to investigation findings and the future completion of a wetlands functions and values assessment in accordance with the Highway Methodology Workbook: Supplement. Representative photographs of each wetland were taken, field sketches were labeled of the wetland boundary on an aerial photograph-based map, and notes were recorded on the flagging sequence for each wetland.

Mainly Soils also surveyed the site for streams, in accordance with the State of Maine Natural Resources Protection Act stream criteria and definitions. No streams were observed onsite

Study Results

Using the methodologies described above, a wetland delineation was performed on April 2nd, 2025. A description of the identified resources follows. Supporting attachments include Representative Photographs (Attachment 1). Wetland Delineation Data Forms can be provided upon request.

Wetlands at the project site consisted of five distinct features. All five wetlands were located within a forested setting within a depressions in the surrounding landscape. Wetlands were characterized as a seasonally saturated palustrine forested wetland (PFO1E) dominated by deciduous trees. Wetland vegetation in this area was dominated by red maple (*Acer rubrum*), green ash (*Fraxinus pennsylvanica*), balsam fir (*Abies balsamea*), yellow birch (*Betula alleghaniensis*), black ash (*Fraxinus nigra*), speckled alder (*Alnus incana*), highbush blueberry (*Vaccinium corymbosum*), cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*), royal fern (*Osmunda regalis*), and common horsetail (*Equisetum arvense*). Soils within this wetland consisted of a thin dark muck over a depleted sand substratum meeting the definition of hydric soil criteria A11: Depleted Below Dark Surface. Evidence of wetland hydrology included small pockets of standing water, water stained leaves, and saturation to the soil surface at the time of field investigations.

No jurisdictional streams were observed within the Study Area.

Summary

The information contained in this memorandum was collected in order to provide detailed, on-site information regarding wetland and waterbody resources. This information is intended to be used for project planning purposes and to support permitting needs. Five wetlands were delineated on the site and were identified as Wetlands A, B, C, D, and E. The wetland features were located within sandy glacial till soils in depressional features. The wetlands generally exhibited seasonally saturated/flooded hydroperiods, and provided groundwater discharge, floodflow alteration, wildlife habitat, and stormwater/water quality maintenance functions. One perennial stream was observed.

Wetlands are regulated by the U.S. Army Corps of Engineers under the federal Clean Water Act, and by the Maine Department of Environmental Protection under the Maine Natural Resources Protection Act (NRPA). The State of Maine further differentiates wetlands under NRPA by regulating certain wetlands as “wetlands of special significance” (WOSS). Wetlands delineated onsite did not meet the criteria of a WOSS. Impacts to wetlands resulting from proposed project development require that permits first be obtained from the MDEP and the USACE before proceeding with construction, and where applicable, municipal governing bodies. Consultation with these agencies early in the project design process is encouraged.

Wetlands within the survey area may be further regulated under municipal ordinances, such as Shoreland Zone, Site Plan Review, or other local ordinances.

References:

- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitat in the United States. U.S. Fish and Wildlife Service. FWS/OBD-79/31 103pp.
- Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
- U.S. Army Corps of Engineers (USACE). 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. ERDC/EL TR-12-01. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
- Schlawin, J. Cutko, A. Maine Natural Areas Program. 2014. A Conservation Vision for Maine Using Ecological Systems.
- Web Soil Survey. 2025. U.S. Department of Agriculture – Natural Resources Conservation Service. <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Attachments:

1. Representative Site Photographs

15 Read Road, Windham, ME – Wetland Delineation Memorandum
Memorandum
Page 4 of 4
April 5th 2025

Attachment 1
Representative Site Photographs

Natural Resource Photographs - April 2, 2025
15 Read Road - Windham, Maine



Photo 1: View looking northwesterly at Wetland A from flag !



Photo 2: View looking southerly at Wetland A from flag 10

Natural Resource Photographs - April 2, 2025
15 Read Road - Windham, Maine



Photo 3: View looking westerly at Wetland B from flag 5



Photo 4: View looking northwesterly at Wetland B from flag 10

Natural Resource Photographs - April 2, 2025
15 Read Road - Windham, Maine



Photo 5: View looking northerly at Wetland C from flag 3



Photo 6: View looking southeasterly at Wetland D from flag 3

Natural Resource Photographs - April 2, 2025
15 Read Road - Windham, Maine



Photo 7: View looking northeasterly at Wetland E from flag 1



Photo 8: View looking westerly at Wetland E from flag 5

Natural Resource Photographs - April 2, 2025
15 Read Road - Windham, Maine



Photo 9: Typical forested upland view onsite



Photo 10: View of upland field area in the northern portion of the site

SECTION 18

WATER SUPPLY FOR DOMESTIC AND FIRE PROTECTION USE

Section 18 – Water Supply for Domestic and Fire Protection Use

The project plans will be reviewed by the Portland Water District for approval. Once an Ability to Serve Approval Letter has been issued by the PWD, we will provide a copy of the letter to the Town.

SECTION 19

PROVISIONS FOR WASTEWATER DISPOSAL

Section 19 – Provisions for Wastewater Disposal

The retirement community on Lot 1 has a total wastewater design flow of 4,050 gallons per day based on 15 dwelling units having 3 bedrooms and 15 units having 2 bedrooms for a total of 45 bedrooms. The wastewater disposal will be treated utilizing Fuji Clean CEN Advanced Treatment Tanks and pumped to a concrete chamber leach field. The Fuji Clean CEN Advanced Treatment Units are designed to reduce Nitrate-Nitrogen concentration to below 10 mg/l before the wastewater enters the disposal field.

Septic systems with a design flow in excess of 2,000 GPD require review and approval from the Maine Department of Health and Human Services as an “Engineered System”. We are currently in the process of coordinating the design and approval of the leach field with the State and will provide a copy of the final approved design and approval documentation upon receipt.

Lot 2 will require the installation of a separate on-site wastewater disposal system based on the number of bedrooms that will be served. An HHE-200 will be required to be prepared and submitted with the Building Permit application.

We have included copies of test pit logs in Section 17 to demonstrate that the soils are suitable for the installation of a leach field on Lots 1 and 2.

SECTION 20

PROJECT COST ESTIMATE AND FINANCIAL CAPACITY

Section 20 – Project Cost Estimate and Financial Capacity

The project sitework costs are estimated to be the following:

1. Site Preparation & Clearing	\$50,000
2. Aggregates for Access Drive	\$120,000
3. Bituminous Pavement	\$70,000
4. Electrical Conduit and Risers	\$60,000
5. Stormwater BMPs	\$40,000
6. Storm Drain Collection	\$40,000
7. Water main & services	\$150,000
8. Wastewater collection & disposal	\$150,000
9. Landscaping & Lawns	<u>\$100,000</u>

Total Sitework Estimate:	\$780,000
--------------------------	-----------

The 30 units of building cost is estimated at \$8,000,000.

The applicant previously purchased the land so there is no additional land acquisition cost.

Enclosed is a letter from Maine Community Bank indicating that the applicant has the financial capacity to complete the project.



May 19, 2026

Town of Windham

RE: Robie Contracting, Jarod Robie, et al.

To Whom It May Concern,

I work with Jarod Robie as his Commercial Lender. He has the financial capacity to complete the .Legacy Village Retirement Community on Webb Road.

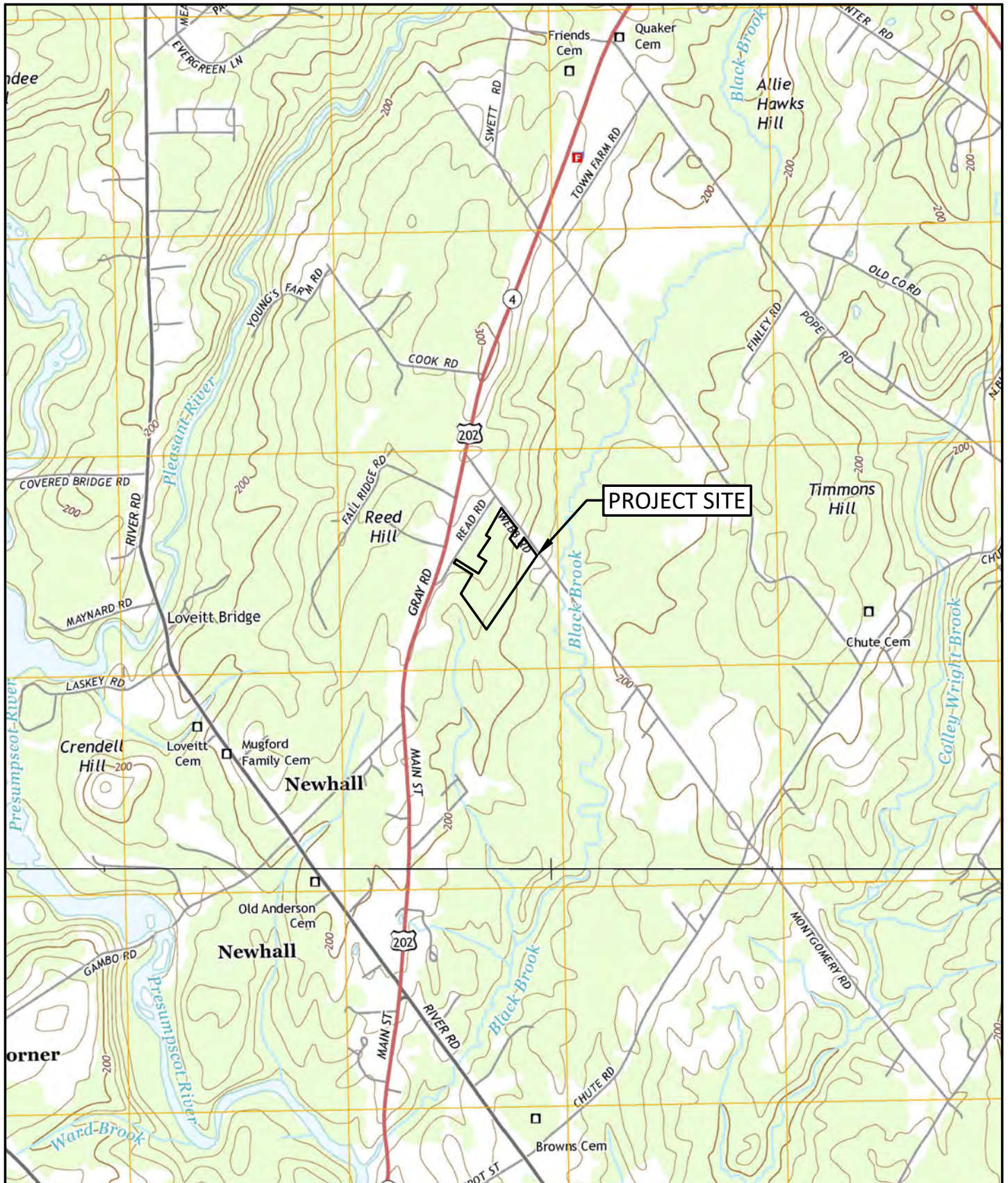
If you have any further questions, I can be reached at (207) 749-1903

Sincerely,

Jason Straetz
Vice President

SECTION 21

SITE VICINITY MAP – USGS QUADRANGLE



SITE LOCATION MAP

WEBB ROAD PROPERTY
WINDHAM, MAINE

FOR:
ROBIE HOLDINGS, LLC
P.O. BOX 1508
WINDHAM, MAINE 04062

USGS QUADRANGLES:
GORHAM
NORTH WINDHAM

SCALE: 1"=2,000'
DATE: 12-12-2025
JOB NUMBER: 25007

DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

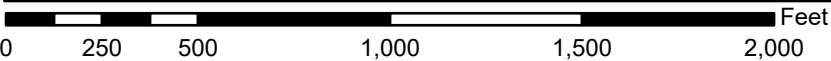
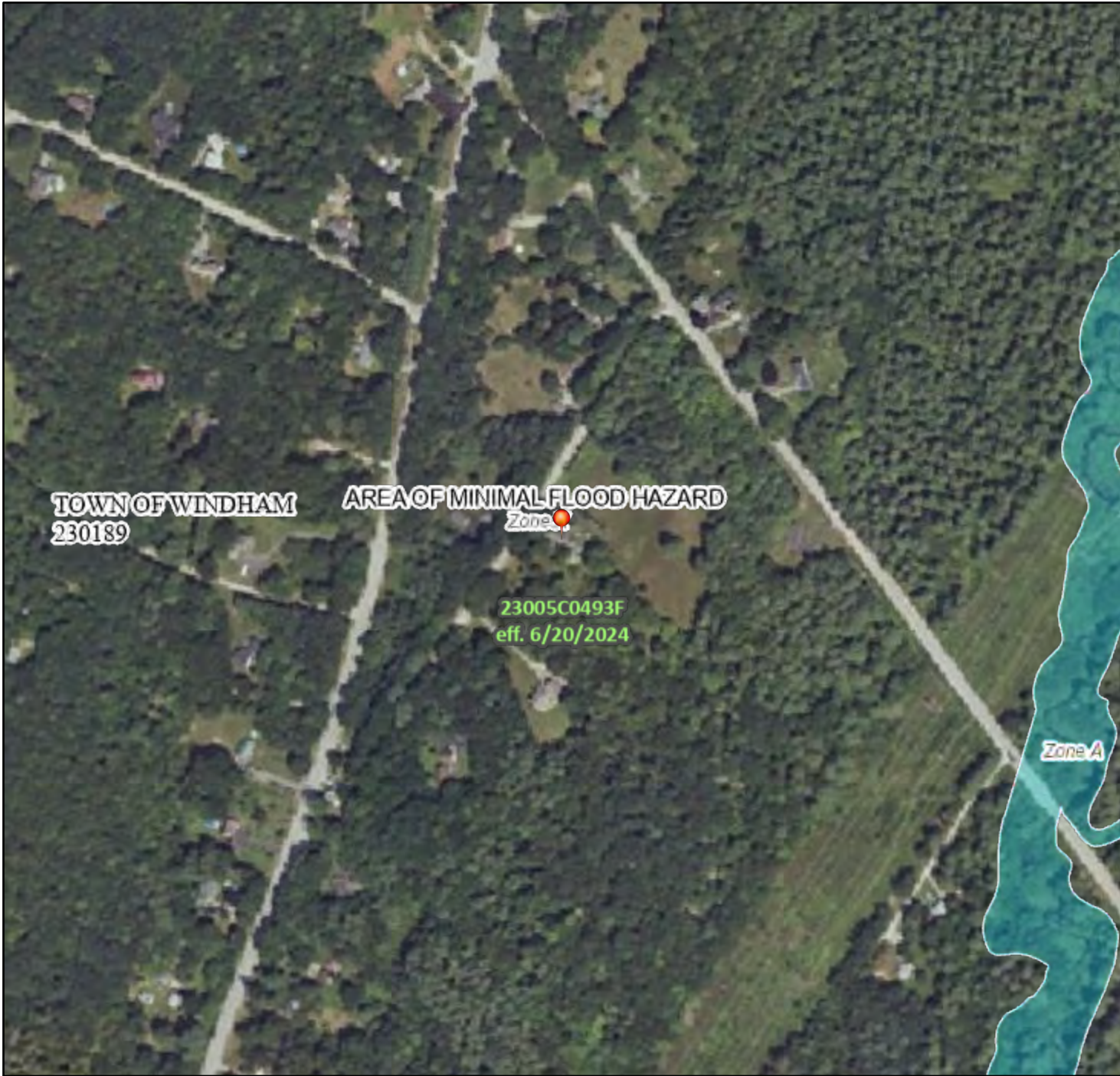
SECTION 22

FLOOD ZONES

National Flood Hazard Layer FIRMMette



70°25'34"W 43°46'3"N



1:6,000

70°24'56"W 43°45'37"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/19/2026 at 3:07 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SECTION 23

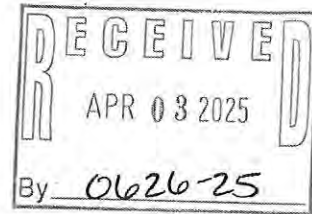
IMPACT TO SITES OF HISTORICAL SIGNIFICANCE

Section 23 – Impact to Sites of Historical Significance

Enclosed is a letter from the Maine Historic Preservation Commission indicating that the project will not impact any properties of historic significance.

DM ROMA
CONSULTING ENGINEERS

April 2, 2025



Mr. Kirk F. Mohny, Director
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065

**Re: Review of Project Area
Residential Subdivision, Webb Road, Windham
Robie Holdings, LLC, Applicant**

Dear Mr. Mohny:

On behalf of our client Robie Holdings, LLC, DM Roma Consulting Engineers is submitting a request to have a proposed residential development off Webb Road in Windham be reviewed by the Maine Historic Preservation Commission for potential impacts to resources of historical significance.

The 28± acre property is identified as being Lot 33 on the Town of Windham Assessors Map 6 and is located in the Farm (F) zoning district. The applicant intends to develop a residential subdivision and will also include a roadway, private and public utility connections and stormwater infrastructure. The property is generally bounded by residential properties, utility corridor (CMP), and undeveloped woodland.

Based on available property information, there appears to be 4 houses in the vicinity of the project site that are over 50 years old. Photographs of each of the properties with structures older than 50 years and a map indicating locations of these structures have been included for review.

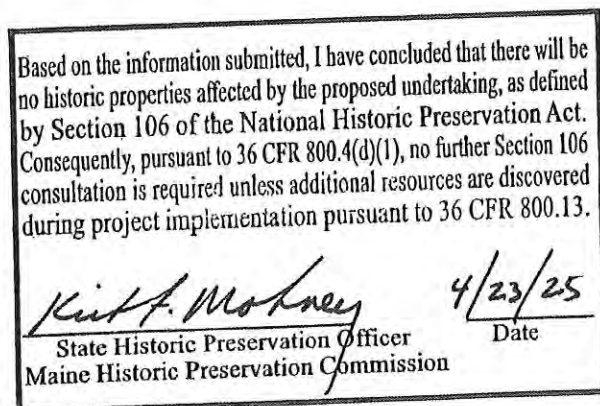
Enclosed is a vicinity map depicting the subject parcel and photographs and a location map for each abutting property over 50 years old. Upon your review of the material, please provide a letter indicating the findings of your initial screening and do not hesitate to contact us with any questions.

Sincerely,

DM Roma Consulting Engineers

J.P. Connolly
Senior Project Engineer

Cc: Robie Holdings, LLC, Applicant
Town of Windham
Maine Department of Environmental Protection
US Army Corps of Engineers



SECTION 24

MDEP STORMWATER PERMIT

Section 24 – MDEP Stormwater Permit

The project requires a Stormwater Permit from the Maine Department of Environmental Protection (MDEP) and we request that the Town of Windham perform the review and issue the permit under its delegated review authority. The Stormwater Management Report attached in Section 16 outlines how the project has been designed to meet the applicable sections of Chapter 500 of the MDEP Rules including Basic Standards and General Standards. Erosion Control measures have been detailed in the plan set. The design specifications of the proposed Stormwater Best Management Practices are included in the plan set, and design calculations are contained in the Stormwater Management Report. Watershed Maps are attached to the plan set.

Attached to this section is the Public Notice Certification along with a list of the property owners within 1,000 feet of the proposed development parcel who have received a Notice of Intent to File, and we have also published a Notice of Intent to File with the Windham Eagle newspaper.

**PUBLIC NOTICE:
NOTICE OF INTENT TO FILE**

Please take notice that Robie Holdings, LLC, with a mailing address of PO Box 1508, Windham, Maine 04062, intends to file a Stormwater Management Law permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S. § 420-D on or about May 18, 2026. The application is for the development of a retirement community with approximately 30 dwelling units located on Webb Road in Windham, Maine, as shown on Town of Windham Assessor Map 6 Lot 33-F, and the creation of an additional 6-acre lot.

A request for a public hearing must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the application processing period. The application will be filed for public inspection on the DEP's website at: <https://www.maine.gov/mels/hub.html>. Written public comments may be sent through the website. A copy of the application may also be seen at the municipal offices in Windham, Maine. For more information on how to submit public comment with the DEP, please go to the DEP's website: Public Participation in the Licensing Process (Information Sheet) Maine DEP.

PUBLIC NOTICE

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A request for a public hearing must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing.

A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection.

Public comment on the application will be accepted throughout the application processing period. The application will be filed for public inspection on the DEP's website at: <https://www.maine.gov/mels/hub.html>.

Written public comments may be sent through the website.

A copy of the application may also be seen at the municipal offices in Windham, Maine. For more information on how to submit public comment with the DEP, please go to the DEP's website: Public Participation in the Licensing Process (Information Sheet) Maine DEP.

PUBLIC NOTICE INSTRUCTIONS AND CERTIFICATION

The Department's Chapter 2 rules, *Processing of Applications and Other Administrative Matters*, require an applicant to provide public notice within 30 days prior to filing a license application for most projects or activities requiring a permit from the Department (see Chapter 2, §13). In the notice, the applicant must provide the information included in the Department's Notice of Intent to File form. "Abutter" for the purposes of public notice means any person who owns property that is contiguous with the property on which the project requiring a license from the Department is proposed.

1. **Newspaper:** You must publish the Notice of Intent to File in a newspaper circulated in the area where the activity is located. The notice must appear in the newspaper within 30 days prior to the filing of the application with the Department. You may use the attached Notice of Intent to File form, or one containing identical information, for newspaper publication.
2. **Abutters and Others Owning Land Within 1,000 Feet:** You must mail a copy of the Notice of Intent to File to abutters and all persons owning land within 1,000 feet of the proposed project. Their names and addresses can be obtained from the town tax maps or local officials. They must receive notice within 30 days prior to the filing of the application with the Department.
3. **Municipal Office or County Commissioner(s):** You must mail a copy of the Notice of Intent to File and a duplicate of the entire application to the Municipal Office or, if the proposed project is located in an unorganized or deorganized area of the State, to the county commissioner(s). The Municipal Office or county commissioner(s) must receive notice within 30 days prior to the filing of the application with the Department.

ATTACH a copy of the published notice and a list of persons to whom notice was provided.

CERTIFICATION

By signing below, the applicant or authorized agent certifies that:

1. A Notice of Intent to File was published in a newspaper circulated in the area where the project site is located within 30 days prior to filing the application;
2. A mailing of the Notice of Intent to File was sent to all abutters and all other persons owning land within 1,000 feet of the proposed project within 30 days prior to filing of the application;
3. A mailing of the Notice of Intent to File, and a duplicate copy of the application was sent to the town office of the municipality in which the project is located or, if applicable, to the county commissioner(s); and
4. Provided notice of and held a public informational meeting, if required, in accordance with the Department's Chapter 2 rules, §12, prior to filing the application. Notice of the meeting was sent to abutters and all other persons owning land within 1,000 feet of the proposed project and to the town office of the municipality in which the project is located or to the county commissioner(s), as applicable, at least at least ten days prior to the meeting. Notice of the meeting was also published once in a newspaper circulated in the area where the project site is located at least seven days prior to the meeting.

The Public Informational Meeting was held on _____.
(Date)

Approximately _____ members of the public attended the Public Informational Meeting.

Dustin Roma
Signature of Applicant or Authorized Agent

5-19-2026

Date



1000 feet Abutters List Report

Windham, ME

May 19, 2026

Subject Property:

Parcel Number: 006033000000
CAMA Number: 006-033-000-000
Property Address: 15 READ RD

Mailing Address: NELSON BRANDON & NELSON TANYA
15 READ RD
WINDHAM, ME 04062

Abutters:

Parcel Number: 006032B00000
CAMA Number: 006-032-B00-000
Property Address: 46 WEBB RD

Mailing Address: BICKFORD THERON J
67 BARNES ROAD
WINDHAM, ME 04062

Parcel Number: 006032C00000
CAMA Number: 006-032-C00-000
Property Address: WEBB RD

Mailing Address: MARSTON BRADLEY L & MARSTON
SUZANNE M
40 WEBB ROAD
WINDHAM, ME 04062

Parcel Number: 006032F00000
CAMA Number: 006-032-F00-000
Property Address: 44 WEBB RD

Mailing Address: MCMANUS MAEGEN & MCMANUS
TRAVIS
44 WEBB RD
WINDHAM, ME 04062

Parcel Number: 006033A00000
CAMA Number: 006-033-A00-000
Property Address: 6 JESSE'S ACRES RD

Mailing Address: BICKFORD THERON J
67 BARNES ROAD
WINDHAM, ME 04062

Parcel Number: 006033A01000
CAMA Number: 006-033-A01-000
Property Address: 14 JESSE'S ACRES RD

Mailing Address: DEHETRE DONALD A II & DEHETRE
TRINA L
14 JESSE'S ACRES ROAD
WINDHAM, ME 04062

Parcel Number: 006033B00000
CAMA Number: 006-033-B00-000
Property Address: 54 WEBB RD

Mailing Address: CENTRAL MAINE POWER COMPANY
C/O AVANGRID MGMT CO-LOCAL TAXES
ONE CITY CENTER, 5TH FL
PORTLAND, ME 04101

Parcel Number: 006033C00000
CAMA Number: 006-033-C00-000
Property Address: 7 READ RD

Mailing Address: COOK MATTHEW & COOK CHRISTINE
7 READ ROAD
WINDHAM, ME 04062

Parcel Number: 006033D00000
CAMA Number: 006-033-D00-000
Property Address: 11 READ RD

Mailing Address: GARRARD AARON DREW &
SIERRAALTA YBETH V MARIN
11 READ ROAD
WINDHAM, ME 04062

Parcel Number: 006035001000
CAMA Number: 006-035-001-000
Property Address: 1 READ RD

Mailing Address: BRAGDON BENJAMIN SCOTT
BRAGDON JENNIFER LYNN
1 READ RD
WINDHAM, ME 04062

Parcel Number: 006035002000
CAMA Number: 006-035-002-000
Property Address: 257 GRAY RD

Mailing Address: STEVENS BRENDA
257 GRAY RD
WINDHAM, ME 04062



www.cai-tech.com

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1000 feet Abutters List Report

Windham, ME

May 19, 2026

Parcel Number: 006035003000 CAMA Number: 006-035-003-000 Property Address: 255 GRAY RD	Mailing Address: DENNISON ARNOLD G & DENNISON CAROLINE S (MOWBRAY) 255 GRAY ROAD WINDHAM, ME 04062
Parcel Number: 006035004000 CAMA Number: 006-035-004-000 Property Address: 251 GRAY RD	Mailing Address: SANPEDRO STEVEN & SANPEDRO DEIRDRE 251 GRAY RD WINDHAM, ME 04062
Parcel Number: 006035005000 CAMA Number: 006-035-005-000 Property Address: 243 GRAY RD	Mailing Address: MILLER PETER M 243 GRAY ROAD WINDHAM, ME 04062
Parcel Number: 006035006000 CAMA Number: 006-035-006-000 Property Address: 241 GRAY RD	Mailing Address: STUBBS HATTIE O TRUSTEE EDWARD F & HATTIE O STUBBS TRUST 241 GRAY RD WINDHAM, ME 04062
Parcel Number: 006035A00000 CAMA Number: 006-035-A00-000 Property Address: JESSE'S ACRES RD	Mailing Address: BICKFORD THERON J 67 BARNES ROAD WINDHAM, ME 04062
Parcel Number: 006035B00000 CAMA Number: 006-035-B00-000 Property Address: 245 GRAY RD	Mailing Address: DONRAL LLC PO BOX 99 SO WINDHAM, ME 04082
Parcel Number: 006035C00000 CAMA Number: 006-035-C00-000 Property Address: 249 GRAY RD	Mailing Address: DONRAL LLC PO BOX 99 SO WINDHAM, ME 04082
Parcel Number: 006044000000 CAMA Number: 006-044-000-000 Property Address: 248 GRAY RD	Mailing Address: PLUMMER GARY E 248 GRAY RD WINDHAM, ME 04062
Parcel Number: 006049000000 CAMA Number: 006-049-000-000 Property Address: 256 GRAY RD	Mailing Address: DELAWARE REBECCA A 100 MANSON LIBBY ROAD SCARBOROUGH, ME 04074
Parcel Number: 006050000000 CAMA Number: 006-050-000-000 Property Address: 264 GRAY RD	Mailing Address: HASKELL MICHAEL A & HASKELL TAMMY 264 GRAY ROAD WINDHAM, ME 04062
Parcel Number: 006050A00000 CAMA Number: 006-050-A00-000 Property Address: 258 GRAY RD	Mailing Address: AMITY JAMES PROPERTY MANAGEMENT LLC 33 WEBSTER ROAD LISBON, ME 04250
Parcel Number: 006050B00000 CAMA Number: 006-050-B00-000 Property Address: 260 GRAY RD	Mailing Address: CLARK RUDY ALBERT HENRY & CLARK ERYNN LYNN 260 GRAY RD WINDHAM, ME 04062



www.cai-tech.com

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5/19/2026

Page 2 of 5



1000 feet Abutters List Report

Windham, ME

May 19, 2026

Parcel Number: 006050C00000
CAMA Number: 006-050-C00-000
Property Address: 266 GRAY RD

Mailing Address: COCO AUSTIN HELFER LACIE
266 GRAY RD
WINDHAM, ME 04062

Parcel Number: 006050D00000
CAMA Number: 006-050-D00-000
Property Address: 262 GRAY RD

Mailing Address: ANDERSON DENNIS M
PO BOX 124
SOUTH WINDHAM, ME 04082

Parcel Number: 006051000000
CAMA Number: 006-051-000-000
Property Address: 29 WEBB RD

Mailing Address: DOUGLAS EDWARD B & LORD AMANDA H
29 WEBB ROAD
WINDHAM, ME 04062

Parcel Number: 006051005000
CAMA Number: 006-051-005-000
Property Address: 44 SWETT RD

Mailing Address: MACDONALD CHRISTOPHER C W & CASSERLY LAURA F
44 SWETT ROAD
WINDHAM, ME 04062

Parcel Number: 006051A00000
CAMA Number: 006-051-A00-000
Property Address: 43 WEBB RD

Mailing Address: PRESSEY KATHERINE L
43 WEBB ROAD
WINDHAM, ME 04062

Parcel Number: 009001000000
CAMA Number: 009-001-000-000
Property Address: 268 GRAY RD

Mailing Address: FERRANTE DEBORA M
268 GRAY ROAD
WINDHAM, ME 04062

Parcel Number: 009002000000
CAMA Number: 009-002-000-000
Property Address: 272 GRAY RD

Mailing Address: VEILLETTE DAVID PAUL
272 GRAY ROAD
WINDHAM, ME 04062

Parcel Number: 009003000000
CAMA Number: 009-003-000-000
Property Address: 276 GRAY RD

Mailing Address: GOOD PHYLLIS A
276 GRAY RD
WINDHAM, ME 04062

Parcel Number: 009004000000
CAMA Number: 009-004-000-000
Property Address: 290 GRAY RD

Mailing Address: HANNAFORD JESSE D & RICKER CODY J
290 GRAY RD
WINDHAM, ME 04062

Parcel Number: 009004006000
CAMA Number: 009-004-006-000
Property Address: GRAY RD

Mailing Address: NICHOLS JENNIFER C
11 FORSYTHIA LANE
WINDHAM, ME 04062

Parcel Number: 009004A00000
CAMA Number: 009-004-A00-000
Property Address: 7 FALL RIDGE RD

Mailing Address: FICKETT RICHARD A
7 FALL RIDGE ROAD
WINDHAM, ME 04062

Parcel Number: 009005B01000
CAMA Number: 009-005-B01-000
Property Address: 296 GRAY RD

Mailing Address: MERRILL ASHLEY & MERRILL JEDIDIAH
296 GRAY ROAD
WINDHAM, ME 04062



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1000 feet Abutters List Report

Windham, ME

May 19, 2026

Parcel Number: 009022A01000
CAMA Number: 009-022-A01-000
Property Address: 19 FALL RIDGE RD

Mailing Address: POPOV PETER G & POPOV NADEZHDA I
19 FALL RIDGE ROAD
WINDHAM, ME 04062

Parcel Number: 009022A03000
CAMA Number: 009-022-A03-000
Property Address: 286 GRAY RD

Mailing Address: SWENSON CAROLE A & BURNELL
IRENE
286 GRAY ROAD
WINDHAM, ME 04062

Parcel Number: 009077B00000
CAMA Number: 009-077-B00-000
Property Address: 64 SWETT RD

Mailing Address: CENTRAL MAINE POWER COMPANY
C/O AVANGRID MGMT CO-LOCAL TAXES
ONE CITY CENTER, 5TH FL
PORTLAND, ME 04101

Parcel Number: 009083000000
CAMA Number: 009-083-000-000
Property Address: 289 GRAY RD

Mailing Address: CABANA JASON R
69 WASHBURN AVE
PORTLAND, ME 04102

Parcel Number: 009083B00000
CAMA Number: 009-083-B00-000
Property Address: 293 GRAY RD

Mailing Address: GROVER JONATHAN D & GROVER
JENNIFER D
293 GRAY ROAD
WINDHAM, ME 04062

Parcel Number: 009083D00000
CAMA Number: 009-083-D00-000
Property Address: 71 WEBB RD

Mailing Address: RIDEOUT KAELEN F
71 WEBB ROAD
WINDHAM, ME 04062

Parcel Number: 009084000000
CAMA Number: 009-084-000-000
Property Address: 69 WEBB RD

Mailing Address: ANDREWS BLAIR CHRISTINE &
ANDREWS GABRIEL DAVID
69 WEBB RD
WINDHAM, ME 04062

Parcel Number: 009085000000
CAMA Number: 009-085-000-000
Property Address: WEBB RD

Mailing Address: PERRIN FAMILY REAL EST TRUST
PERRIN & HILL TRUSTEES
514 STONE POND ROAD
MARLBOROUGH, NH 03455

Parcel Number: 009085001000
CAMA Number: 009-085-001-000
Property Address: 67 WEBB RD

Mailing Address: VALIQUET JOSHUA & VALIQUET
AMANDA
67 WEBB ROAD
WINDHAM, ME 04062

Parcel Number: 009086000000
CAMA Number: 009-086-000-000
Property Address: 63 WEBB RD

Mailing Address: PARMELEE JEFFREY & PARMELEE
LINDSEY
63 WEBB RD
WINDHAM, ME 04062

Parcel Number: 009087000000
CAMA Number: 009-087-000-000
Property Address: 72 WEBB RD

Mailing Address: MAURICE DENISE DEBRA
72 WEBB RD
WINDHAM, ME 04062

Parcel Number: 009088000000
CAMA Number: 009-088-000-000
Property Address: 267 GRAY RD

Mailing Address: SIRES LELAND RAY JR & SIRES TERRI
267 GRAY RD
WINDHAM, ME 04062



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1000 feet Abutters List Report

Windham, ME

May 19, 2026

Parcel Number: 009088B00000
CAMA Number: 009-088-B00-000
Property Address: 14 READ RD

Mailing Address: GRALLA JOHN G
PO BOX 145
SOUTH WINDHAM, ME 04082

Parcel Number: 009088C00000
CAMA Number: 009-088-C00-000
Property Address: 24 READ RD

Mailing Address: ORNE JANE C & GODDARD-WRIGHT
ROBERT W
24 READ RD
WINDHAM, ME 04062

Parcel Number: 009088D00000
CAMA Number: 009-088-D00-000
Property Address: 28 READ RD

Mailing Address: LACY CALEB
28 READ RD
WINDHAM, ME 04062

Parcel Number: 009088E00000
CAMA Number: 009-088-E00-000
Property Address: 70 WEBB RD

Mailing Address: MCELROY JEREMY A
70 WEBB ROAD
WINDHAM, ME 04062

Parcel Number: 009089000000
CAMA Number: 009-089-000-000
Property Address: 60 WEBB RD

Mailing Address: KRZANOWSKI ALLISON
60 WEBB ROAD
WINDHAM, ME 04062

Parcel Number: 009091000000
CAMA Number: 009-091-000-000
Property Address: 8 FALL RIDGE RD

Mailing Address: BECKWITH BENJAMIN RICKETT CARRIE
ANNE
8 FALL RIDGE RD
WINDHAM, ME 04062

Parcel Number: 009092000000
CAMA Number: 009-092-000-000
Property Address: 25 ROGERS DR

Mailing Address: MATTSON MICHAEL & MATTSON
REBECCA
25 ROGERS DRIVE
WINDHAM, ME 04062

Parcel Number: 009092A00000
CAMA Number: 009-092-A00-000
Property Address: 17 ROGERS DR

Mailing Address: BROWN JAMES & BROWN DEBRA
17 ROGERS DRIVE
WINDHAM, ME 04062

Parcel Number: 009093000000
CAMA Number: 009-093-000-000
Property Address: 31 ROGERS DR

Mailing Address: COFFIN WAYNE E & COFFIN VIVIAN
31 ROGERS DRIVE
WINDHAM, ME 04062

Parcel Number: 009093001000
CAMA Number: 009-093-001-000
Property Address: 16 FALL RIDGE RD

Mailing Address: BAILEY CHERYL L TRUSTEE CHERYL L
BAILEY LIVING TRUST
16 FALL RIDGE RD
WINDHAM, ME 04062

Parcel Number: 009094000000
CAMA Number: 009-094-000-000
Property Address: 288 GRAY RD

Mailing Address: NELSON RYAN R & WIDGER DANIELLE
288 GRAY RD
WINDHAM, ME 04062



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5/19/2026

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