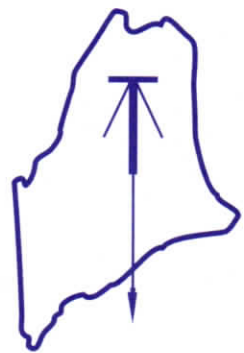


WAYNE



WOOD & co.

PROFESSIONAL LAND SURVEYING  
and LAND PLANNING  
30 Wood Drive, Gray, Maine 04039

WETLANDS DELINEATION  
Telephone (207) 657-3330  
wtwco@securespeed.net

**PROJECT NARRATIVE**  
**Amended Lot 103 of Dundee Acres Subdivision**

Cynthia Croy is requesting an amendment to the Dundee Acres Subdivision in order to divide Lot #103 ( 8.77 acres) into 3 lots (103, 103-1 & 103-2). Lot #103 is currently accessed by a driveway off from the River Road and has excellent sight distance in both directions. This driveway is intended to be shared with Lot #103-1 to avoid unnecessary wetland impacts. Lot 103-2 will be accessed by a driveway off from the end of Cedar Lane.

Both of the new lots (103-1 & 103-2 will have individual onsite septic systems located in the areas of the respective test pits (1 & 2) as shown on the plan.

We are proposing that Lot #103-2 be served by a water line running from the existing water main on Cedar Lane and that Lot #103-1 be served by a drilled well because of the distance down River Road to install a water service line. We are anticipating that each of the new lots will have about ½ acre of clearing for the development of the driveways, house and yards and any additional surface drainage will naturally flow to the wetlands that already exist on the lots. No surface drainage will flow onto abutting lands.

In the development of Lot #103-1 we would anticipate that approximately about 2426 square feet of existing wetlands will be filled in order to facilitate to new driveway off from the existing driveway. We will incorporated into the deeds for both Lots 103 & 103-1 language for the use and maintenance of the shared portion of the existing driveway. All new utilities will be installed underground to service the new homes.

Sketch Plan - Minor & Major Subdivision

Project Name: Amended Lot 103 of Dundee Acres

Tax Map: 11A Lot: 103

Number of lots/dwelling units: \_\_\_\_\_ Estimated road length: \_\_\_\_\_

Is the total disturbance proposed > 1 acre? ☐ Yes ☐ No

Contact Information

1. Applicant

Name: Cindy Croy

Mailing Address: 796 River Road

Telephone: 892-9853 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

2. Record owner of property

☒ (Check here if same as applicant)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: Wayne Wood

Company Name: Wayne T. Wood & Co

Mailing Address: 30 Wood Dr ~ Gray, ME 04039

Telephone: 657-3330 Fax: n/a E-mail: wtwco@securespeed.net

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Wayne Wood 6/7/18  
Signature Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements Applicant Staff



|                                                                                                                                                                                                                                      |     |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|
| a. Complete Sketch Plan Application form                                                                                                                                                                                             | yes |  |
| b. Project Narrative                                                                                                                                                                                                                 |     |  |
| conditions of the site                                                                                                                                                                                                               |     |  |
| number of lots                                                                                                                                                                                                                       |     |  |
| constraints/opportunities of site                                                                                                                                                                                                    |     |  |
| Outline any of the following studies that will be completed at a future stage:                                                                                                                                                       | N/A |  |
| traffic study                                                                                                                                                                                                                        | N/A |  |
| utility study                                                                                                                                                                                                                        | N/A |  |
| market study                                                                                                                                                                                                                         | N/A |  |
| c. Name, address, phone for record owner and applicant                                                                                                                                                                               | yes |  |
| d. Names and addresses of all consultants working on the project                                                                                                                                                                     | yes |  |
| e. Evidence of right, title, or interest in the property                                                                                                                                                                             | yes |  |
| f. Evidence of payment of Sketch Plan fees and escrow deposit                                                                                                                                                                        |     |  |
| g. Any anticipated waiver requests (Section 908)                                                                                                                                                                                     |     |  |
| Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?                                                                                      |     |  |
| If yes, submit letter with the waivers being requested, along with reasons for each waiver request.                                                                                                                                  |     |  |
| Waivers from Subdivision Performance Standards. Will the applicant be requesting waivers from any of the performance and design standards detailed in Section 911 of the Land Use Ordinance?                                         |     |  |
| If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.                                                                                               |     |  |
| Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.                                                                                                                         |     |  |
| h. Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.                                                                 |     |  |
| i. Submit initialed form regarding additional fees, from applicant intro packet                                                                                                                                                      |     |  |
| j. Plan Requirements                                                                                                                                                                                                                 |     |  |
| 1 Name of subdivision, north arrow, date and scale                                                                                                                                                                                   | yes |  |
| 2 Boundary and lot lines of the subdivision                                                                                                                                                                                          | yes |  |
| 3 Approximate location, width, and purpose of easements or restrictions                                                                                                                                                              |     |  |
| 4 Streets on and adjacent to the tract.                                                                                                                                                                                              | yes |  |
| 5 Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).                                                                                        | yes |  |
| 6 Existing buildings, structures, or other improvements on the site                                                                                                                                                                  | yes |  |
| Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features. | yes |  |
| Electronic Submission                                                                                                                                                                                                                |     |  |

40397

WARRANTY DEED  
(Maine Statutory Short Form)

Edward C. Croy, of Windham, Maine, for valuable consideration, grants to Cynthia J. Croy, with a mailing address of 41 Forest Road, Windham, Maine, 04062, with Warranty Covenants, the following described real property situated at 41 Forest Road, Windham, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Windham, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Antonietta M. Croy and Edward C. Croy to Grantor dated February 5, 1993, and recorded in the Cumberland County Registry of Deeds in Book 10568, Page 174. Reference is also made to deed dated September 1, 1977, recorded in Book 4091, Page 88.

Witness my hand this 31st day of July, 1995.

Kelly M. Bangs  
Witness

Edward C. Croy  
Edward C. Croy

STATE OF MAINE  
CUMBERLAND, ss

July 31, 1995

Personally appeared the above named Edward C. Croy, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Kelly M. Bangs  
Notary Public, Maine  
My Commission Expires December 21, 1997

Printed Name

SEAL



BK 12066PG051

EXHIBIT A

A certain lot or parcel of land together with any buildings or improvements thereon, situated in said Windham and being Lot Numbered One Hundred Three (103) as shown on Plan of Dundee Acres, Town of Windham, by Kenneth M. Hawkes and recorded in the Cumberland County Registry of Deeds, in Plan Book 93, Page 47, 12-4-72, to which reference is made for a more particular description thereof.

Together with the use of the roadways as shown on said Plan in common with others, insofar as we have the right to convey same.

Excepting and reserving from this conveyance however, any interest which might otherwise accrue to grantees in and to that parcel of land marked "Recreation Area" on said Plan, being more specifically identified as all and the same premises conveyed by Kenneth M. Hawkes, et al., to Theocore S. Minott, et al., by deed dated May 24, 1973, and recorded in the said Registry of Deeds, in Book 3401, Page 187. Together with the right to use, in common with others, a right of way as laid out over and across the above described premises conveyed to the Minotts, and mentioned therein, to and from the remaining portion of the area marked Recreation Area on said Plan.

This conveyance is made subject to an easement granted to Central Maine Power Co., and New England Telephone and Telegraph Co., recorded in the said Registry of Deed, in Book 2877, Page 336, insofar as said easement may affect the above premises along the roads.

RECEIVED  
RECORDED REGISTRY OF DEEDS

95 AUG 19 PM 3:22

CUMBERLAND COUNTY

John B. O'Brien

These Tax Maps are based on original maps compiled by James W. Sewall Co.

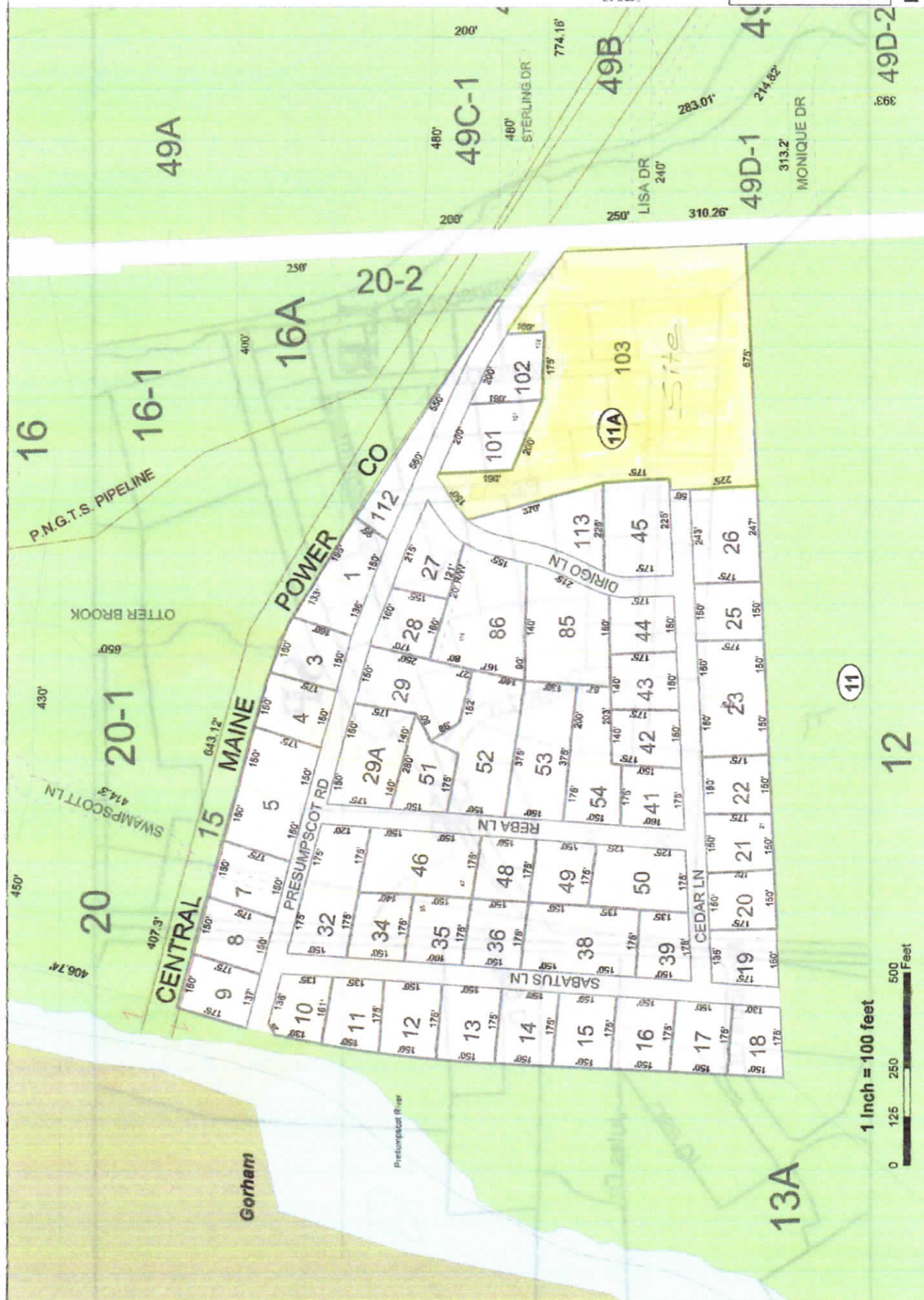
**TOWN OF WINDHAM  
CUMBERLAND COUNTY, MAINE  
2017 PROPERTY MAPS**

**SOURCES**  
Windham Tax Assessor's Office  
Completion Date: April 1, 2017  
UTM NAD83 Z19N  
Prepared by: Gregory Hanzcom  
Windham GIS Dept.  
Scale is based on printing at  
24" x 36"

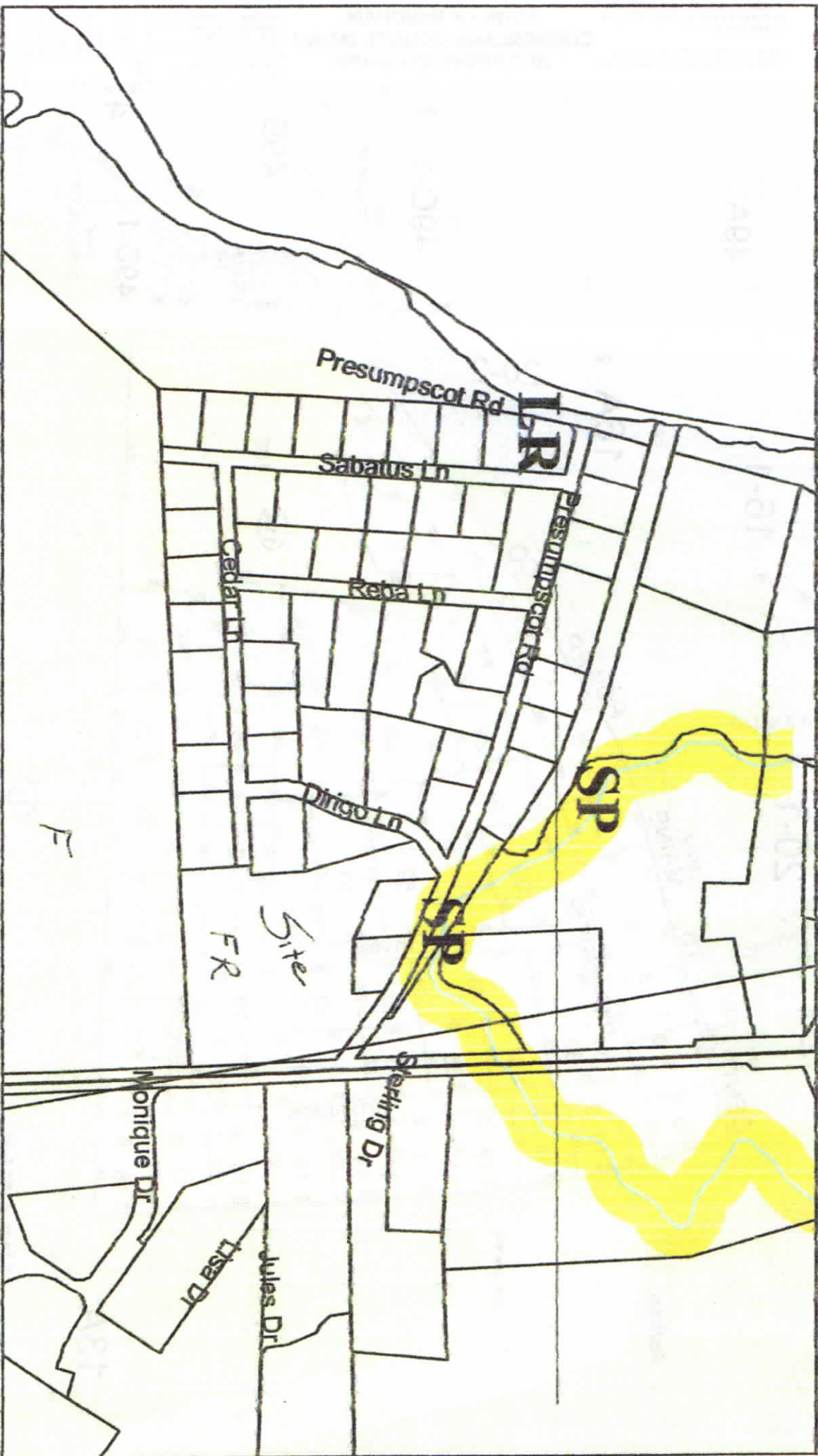
**Legend**

- Abiding Trust Ritual
- Building Medium
- Charity
- Claypottery
- Worship Environment
- Formalised
- NGOs
- NGO Priority Level
- NGO Statements
- NGO High Assessment
- Private
- Substance Number
- to the User
- Utility
- Substance Level

**Map 11A**









Cindy Croy

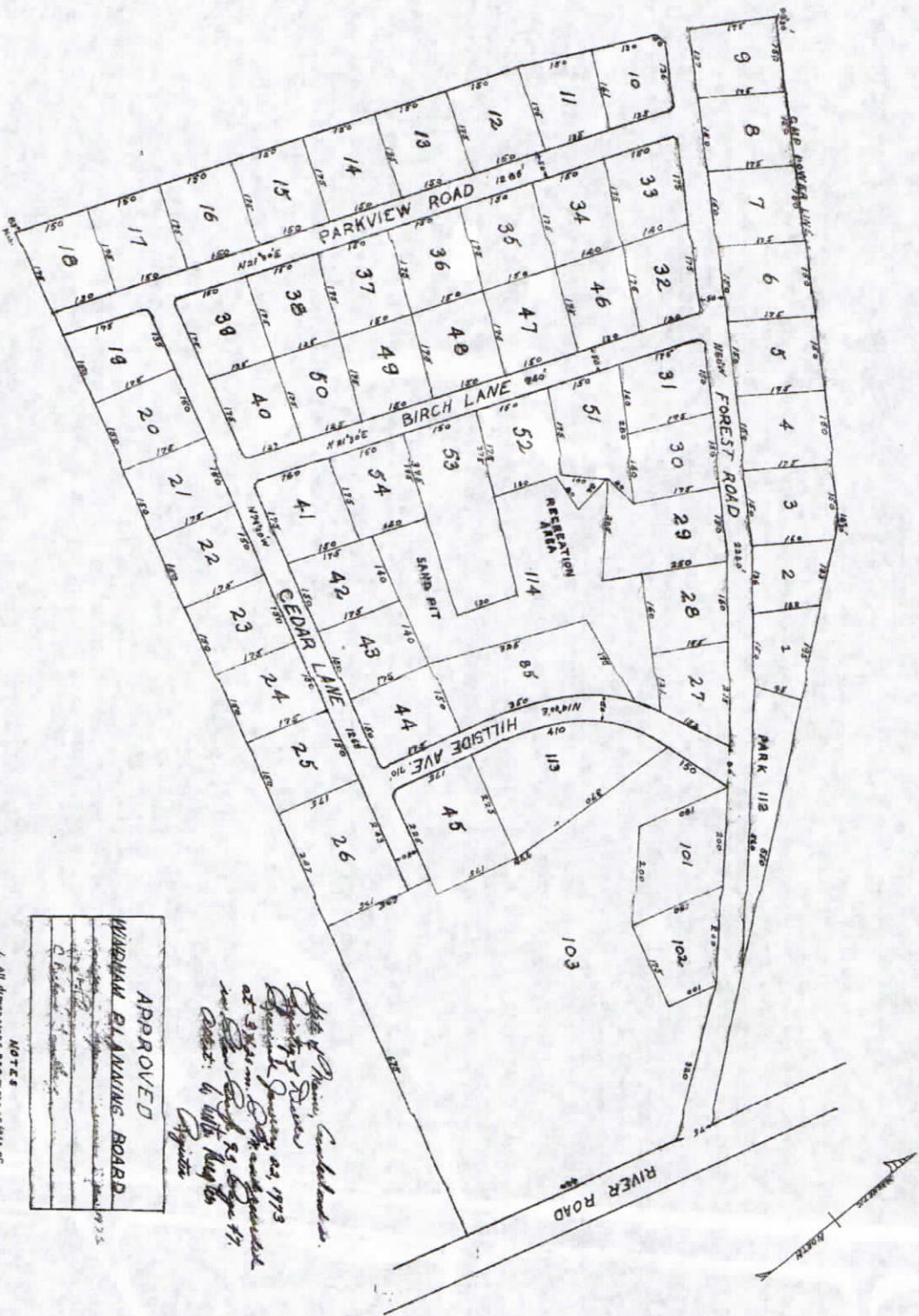
Legend



Google Earth



93 257



*Attest: 6/11/73*  
*By: [Signature]*  
*Notary Public for the State of Maine*

APPROVED  
WINNHAM PLANNING BOARD  
[Signature]  
[Signature]

DUDEE ACRES  
BY COUNTY LIVING FIDUCIARIES  
TOWN OF WINNHAM, MAINE  
SCALE: 1" = 100 FEET  
DATE: 6-11-73  
PREPARED BY: [Signature]

NOTES  
1. All dimensions are in feet.  
2. All dimensions are to center of line.



**Wetland Investigation and Soil Report for  
Wastewater Disposal  
796 River Road, Windham**

**Date:** April 25, 2018

**To:** Cynthia J. Croy  
796 River Road  
Windham, ME 04062

**Wetlands Summary:**

Palustrine forested, scrub-shrub and emergent wetlands were found on the property. Some of the wetlands are Wetlands of Special Significance.

**Soil and Wastewater Summary:**

Two suitable areas for onsite wastewater disposal were identified, described and located by GPS. These areas meet all soil and setback requirements.

**Dates of Investigation:** December 2017 and April 2018.

**Location of the Investigation:**

The property investigated is located at 796 River Road, Windham and is approximately 8.8 acres in size.

**Purposes of the Investigation:**

The purposes of the wetland investigation are to identify and describe wetlands on the property according to definitions in the Maine Natural Resources Protection Act (the *NRPA*) to determine if specific alteration and filling permits are required and if there are any setbacks required under the *NRPA*, to determine the Maine DEP jurisdictional status



of any streams and to calculate the Net Residential Area of the property for a possible lot division.

The purpose of the soil investigation is to identify, describe and locate suitable areas for wastewater disposal, according to the Maine Subsurface Wastewater Disposal Rules (the *Rules*), to accommodate single family homes on proposed lots.

#### **Methods of the Investigation:**

A literature search and on-site investigations were made. The investigations were performed following the guidelines described in the 1987 Corps of Engineers Delineation Manual and the 2009 Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. This procedure uses a multiple parameter approach that requires the presence of three primary components for an area to be identified as a wetland: 1) hydric soils; 2) predominance of hydrophytic vegetation; and 3) wetland hydrology.

The *Amended Lot 103 of Dundee Acres on River Road, Windham, Maine for Cynthia J. Croy* by Wayne T. Wood & Co. was used in the field during the investigation.

Wetland/upland boundary features were identified and flagged in the field and were located by a Trimble Geo-XT GPS device, capable of sub meter accuracy.

Soil test pits dug by hand with a shovel and soil probe were done for the on-site wastewater disposal investigation, were flagged in the field and were also located by GPS.

The GPS data was post processed for accuracy and sent to Wayne T. Wood & Co. as an AutoCAD file to be included as a layer on the site plan.

#### **Site Location and Description:**

The property is located in a valley between Windham Hill to the west and a smaller knoll east of Dundee Pond. Drainage is northerly to Otter Brook (see Figure 1). There is a small drainage on the property that flows northerly and parallel to River Road, crossing under Presumpscot Road.

The property is depicted as an association of Windsor loamy sand, Belgrade very fine sandy loam, Scantic silt loam and Biddeford mucky peat on the *National Cooperative Soil Survey* (see the attached photomap and descriptions). These are medium to fine textured soils formed from glacio-marine sediments. On-site soil testing for wastewater systems agrees with this mapping.

**Results of the Wetlands Investigation:**

Forested wetlands are depicted on the property on the *National Wetlands Inventory* (see attached photocopy). Wetlands on the property are more slightly extensive than depicted on the *Inventory*. Not depicted are the wetlands along the stream near River Road.

The wetlands on the property are classified as Palustrine, forested and scrub-shrub, with small, discontinuous areas of emergent wetlands in places. Only the wetlands in the flood plain of the small drainage along River Road are "Wetlands of Special Significance" (*WOSS*) according to the *NRPA*. Filling of these wetlands is not allowed but they can be crossed by a driveway to access a house site, with a DEP Permit.

There are also remnant farm ditches on the property that contain standing water. These are not streams and the wetlands along them are not *WOSS*. There are no required setback buffers of no-disturbance required. These wetlands can be filled and/or disturbed to as much as 4,300 square feet before a DEP Permit is required.

The Net Residential Area calculations allow for at least two new lots to be created.

**Results of the Soil and Wastewater Disposal Investigation:**

Soil test logs are attached. The tested sites allow for two new lots to be created. The soils at TP-1 are medium to coarse textured, fine-sandy loam and loamy sand. The soils at TP-2 are a fine textured, very fine sandy loam with a silt loam restrictive horizon in the subsoil. Bedrock was not found at either tested site.

The soil test sites are classified as Medium and Large for wastewater disposal, according to the *Rules* and are classified as 5C and 8D.

Additional work will be required to design a wastewater disposal system on any tested site.

  
\_\_\_\_\_  
Mark Cenci  
Maine Certified Geologist #467  
Maine Licensed Site Evaluator #262



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

WINDHAM

Street, Road, Subdivision

796 RIVER ROAD

Owner or Applicant Name

CRODY

Scale 1" = \_\_\_\_\_ ft.

SITE PLAN

SITE LOCATION PLAN

(map from Maine Atlas recommended)

CRISTIAN HOUSE

DRIVEWAY

RIVER ROAD

2#0

TP-1

SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole #

TP-1

☒ Test Pit

☐ Boring

Depth of organic horizon above mineral soil

Texture

Consistency

Color

Mottling

0

6

12

18

24

30

36

42

48

FINE

SANDY

LOAMY

TO

LOAMY

SAND

YELLOW

BROWN

TO

BROWN

COMMON

Soil

5

Profile

Classification

C

Condition

Slope

Percent

Limiting Factor

30

Depth

☒ Groundwater

☐ Restrictive Layer

☐ Bedrock

☐ Pit Depth

Observation Hole #

TP-2

☒ Test Pit

☐ Boring

Depth of organic horizon above mineral soil

Texture

Consistency

Color

Mottling

0

6

12

18

24

30

36

42

48

FINE

SANDY

LOAMY

FLAKY

GRAY

COMMON

Soil

8

Profile

Classification

D

Condition

Slope

Percent

Limiting Factor

9

Depth

☐ Groundwater

☐ Restrictive Layer

☐ Bedrock

☐ Pit Depth

Site Evaluator Signature

SE #

Date

Page 2 of 3

HHE-200 Rev. 10/02



Figure 1.

Topographic Locus Map of the Area of 796 River Road, Windham



Soil Map—Cumberland County and Part of Oxford County, Maine  
(Area of 796 River Road, Windham)



MAP LEGEND

- Area of Interest (AOI)

Area of Interest (AOI)
- Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points
- Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot
- Water Features

Streams and Canals
- Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads
- Background

Aerial Photography

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

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: [Web Soil Survey](#)  
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 13, Sep 11, 2017

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

Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

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



Map Unit Legend

| Map Unit Symbol             | Map Unit Name                                        | Acres in AOI | Percent of AOI |
|-----------------------------|------------------------------------------------------|--------------|----------------|
| BgB                         | Belgrade very fine sandy loam, 0 to 8 percent slopes | 15.0         | 8.1%           |
| Bo                          | Biddeford mucky peat, 0 to 3 percent slopes          | 4.7          | 2.5%           |
| BuB                         | Lamoine silt loam, 3 to 8 percent slopes             | 7.1          | 3.8%           |
| EmB                         | Elmwood fine sandy loam, 0 to 8 percent slopes       | 4.4          | 2.4%           |
| HiB                         | Hinckley loamy sand, 3 to 8 percent slopes           | 0.1          | 0.1%           |
| HiD                         | Hinckley loamy sand, 15 to 25 percent slopes         | 0.1          | 0.1%           |
| Ls                          | Limerick-Saco silt loams                             | 1.3          | 0.7%           |
| PbB                         | Paxton fine sandy loam, 3 to 8 percent slopes        | 24.1         | 13.0%          |
| PbC                         | Paxton fine sandy loam, 8 to 15 percent slopes       | 21.7         | 11.7%          |
| Sn                          | Scantic silt loam, 0 to 3 percent slopes             | 67.9         | 36.6%          |
| SuC2                        | Suffield silt loam, 8 to 15 percent slopes, eroded   | 2.1          | 1.1%           |
| W                           | Water                                                | 1.8          | 1.0%           |
| Wa                          | Walpole fine sandy loam                              | 2.9          | 1.6%           |
| WmB                         | Windsor loamy sand, 0 to 8 percent slopes            | 25.3         | 13.6%          |
| WmC                         | Windsor loamy sand, 8 to 15 percent slopes           | 4.8          | 2.6%           |
| WmD                         | Windsor loamy sand, 15 to 35 percent slopes          | 2.2          | 1.2%           |
| Totals for Area of Interest |                                                      | 185.6        | 100.0%         |



U.S. Fish and Wildlife Service  
National Wetlands Inventory

Area of 796 River Road, Windham



April 25, 2018

Wetlands

- |  |                                |  |                                   |  |          |
|--|--------------------------------|--|-----------------------------------|--|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|  | Freshwater Pond                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.