

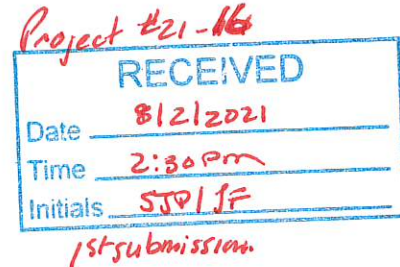
DM ROMA

CONSULTING ENGINEERS

August 2, 2021

Steve Puleo, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Sketch Major Subdivision Plan Application
Gunpowder Mill Subdivision
Robie Holdings, LLC - Applicant**



Dear Steve:

On behalf of Robie Holdings, LLC we have prepared the enclosed application and Resource Conservation Inventory Map for the proposed Gunpowder Mill Subdivision. The property is a 15.8-acre parcel located at the end of Gunpowder Mill Road, which is a private road with access to River Road. This 15.8-acre parcel is a portion of Tax Map 5, Lot 2 and is located in the Farm Residential Zoning District. The first 900 feet of Gunpowder Mill Road was recently reconstructed by the current owner of the property in accordance with the standards for a Major Private Road, with the exception of pavement. An 8-inch public water main was extended to the end of the reconstructed portion. The project will require an extension of the road approximately 700 ft to a cul-de-sac turnaround. The applicant will be responsible for building the road extension within the right-of-way, but the fee ownership of the right-of-way will remain with the current property owner.

Preliminary analysis indicates that the property could potentially support 15 residential lots. We have prepared the enclosed Resource Conservation Inventory Map in accordance with the standards outlined in the Subdivision Ordinance. The project is intended to be developed as a Conservation Subdivision and will include common open space that will contain the Primary Conservation Areas to the greatest extent practicable.

The project is located in the Presumpscot River watershed and is bordered by the Mountain Division Trail on the south side of the property and a Central Maine Power Company transmission corridor on the east side. There is a stream that runs through the western corner of the property towards the Mountain Division Trail, and there are three areas of isolated forested wetlands on the property. The site does not contain any vernal pools.

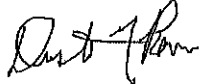
We intend to perform a limited traffic study to estimate the vehicle traffic that will be generated by the project and to ensure that the estimated increases in vehicle traffic will not produce a negative impact to the surrounding road network. We do not anticipate the need to perform any market studies for the proposed development. All new lots will be served by public water from the Portland Water District and underground power from Central Maine Power Company. Each lot will require an on-site subsurface wastewater disposal system.

There is an existing easement that runs through the property to the Portland Water District. There is no infrastructure located within the easement because this corridor is intended as a reserve corridor for a future pipe installation if it is ever needed.

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

Sincerely,

DM ROMA CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read "Dustin M. Roma".

Dustin M. Roma, P.E.
President

Sketch Plan - Minor & Major Subdivision

Project Name: GUNPOWDER MILL SUBDIVISION

Tax Map: 5 **Lot:** 2

Number of lots/dwelling units: 15 LOTS **Estimated road length:** 700 FT

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

Contact Information

1. Applicant

Name: ROBIE HOLDINGS, LLC

Mailing Address: PO BOX 1508, WINDHAM, ME 04062

Telephone: 892 - 0650 **Fax:** _____ **E-mail:** JARODROBIE@HOTMAIL.COM

2. Record owner of property

_____ (Check here if same as applicant)

Name: SEBAGO REALTY, LLC

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: 310 - 0506 **Fax:** _____ **Email:** DUSTIN@DMROMA.COM

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

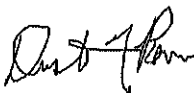
Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: 310 - 0506 **Fax:** _____ **E-mail:** DUSTIN@DMROMA.COM

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



Signature

8-2-2021

Date

8/25/2021

Sketch Plan - Minor & Major Subdivisions: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	✓
b.	Project Narrative	X	X
	conditions of the site	X	✓
	number of lots	X	✓
	constraints/opportunities of site	X	✓
	Outline any of the following studies that will be completed at a future stage:	X	X
	traffic study	X	0
	utility study	X	0
	market study	NO	1
c.	Name, address, phone for record owner and applicant	X	✓
d.	Names and addresses of all consultants working on the project	X	✓
e.	Evidence of right, title, or interest in the property	X	✓
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 908)	X	X
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	X	✓
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	X	✓
	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?	X	✓
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.		
h.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	X	✓
i.	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.	X	✓
	Submit initialed form regarding additional fees, from applicant intro packet	X	✓
j.	Plan Requirements		
1	Name of subdivision, north arrow, date and scale	X	✓
2	Boundary and lot lines of the subdivision	X	✓
3	Approximate location, width, and purpose of easements or restrictions	X	✓
4	Streets on and adjacent to the tract.	X	✓
5	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	X	✓
6	Existing buildings, structures, or other improvements on the site	X	✓
7	Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.	X	✓
Electronic Submission		X	✓

-For Final
" "

**TOWN OF WINDHAM
SUBDIVISION & SITE PLAN APPLICATION**

Performance and Design Standards Waiver Request Form

(Section 808 – Site Plan Review, Waivers)
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

Subdivision or Project Name: GUNPOWDER MILL SUBDIVISION

Tax Map: 5 Lot: 2

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

Ordinance Section	Standard	Mark which waiver this form is for
910-C-1-C-1	HIGH INTENSITY SOIL SURVEY	X
910-C-1-C-3	HYDROGEOLOGIC ASSESSMENT	X

- 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.

1. THE SOILS ON THE PROPERTY ARE ALL RELATIVELY POORLY DRAINED WITH A HYDROLOGIC SOIL RATING OF C OR D. EACH LOT WILL HAVE A TEST PIT PERFORMED BY A LICENSED SITE EVALUATOR TO DETERMINE SITE SUITABILITY THAT WILL AID IN THE CLASSIFICATION OF SOILS. DUE TO THE LOW VARIATION OF SOIL CHARACTERISTICS IDENTIFIED ON THE MEDIUM INTENSITY SOILS MAPS, A HIGH INTENSITY SOILS MAP WOULD NOT PROVIDE SIGNIFICANT ADDITIONAL INFORMATION NEEDED TO ADEQUATELY DESIGN THE STORMWATER OR SEPTIC SYSTEMS FOR THE PROJECT

2. EACH OF THE PROPOSED LOTS WILL BE SERVED BY PUBLIC WATER FROM THE PORTLAND WATER DISTRICT. THERE ARE NO EXISTING ADJACENT PROPERTIES THAT WE IDENTIFIED THAT WOULD POTENTIALLY HAVE A NEGATIVE IMPACT AS A RESULT OF INSTALLING A SEPTIC SYSTEM ON ANY OF THE PROPOSED LOTS.

(continued next page)

Ordinance Section: _____


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

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

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

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT, made as of the Effective Date, is by and between Sebago Realty LLC, PO Box 1116, Windham, Maine 04062 ("Seller") and Robie Holdings LLC, PO Box 1508 Windham Maine 04062 ("Purchaser"). The "Effective Date" of this Agreement is the date that the last of the parties has executed this Agreement, as indicated below such party's signature.

1. **Sale of the Premises.** On the terms and conditions contained in this Agreement, Seller agrees to sell and Purchaser agrees to purchase and pay for the following (collectively, the "Premises" unless the context specifically requires otherwise):
 - a. That certain tracts or parcels of land situated in Windham, Cumberland County, Maine as more particularly shown on a plan titled **RESOURCE CONSERVATION INVENTORY MAP OF GUNPOWDER MILL SUBDIVISION** prepared by DM Roma Consulting Engineers dated August 2, 2021 (the "Plan"). Said Lot contains approximately 15.58 acres.
 - b. A right-of-way over Gunpowder Mill Road for access and the installation of utilities to the Premises over the existing constructed portion of Gunpowder Mill Road and an extension of the road approximately 700 ft beyond the existing terminus.
2. **Purchase Price.** 
3. **Closing.** A good and sufficient Warranty Deed showing marketable title shall be delivered to the Purchaser and it is agreed that this transaction shall be closed and the Purchaser shall pay the Purchase Price as provided herein and execute all papers necessary for the completion of the purchase within 30 days after all contingencies have been satisfied.
4. **Contingencies.**
 - a. The purchase price is subject to receiving final subdivision approval from the Town of Windham for a minimum of 15 lots.
 - b. Seller must provide evidence sufficient to buyer that each of the lots can be adequately served by public water and underground electrical and that each lot has suitable soils for an on-site wastewater disposal system.
5. **Miscellaneous.** For good and valuable consideration, the parties agree as follows:
 - a. That full possession will be given at the transfer of title.
 - b. The following items shall be pro-rated as of transfer of title: Taxes for the current tax year to the Town of Windham, Maine.
 - c. The risk of loss or damage to said premises by fire or otherwise until transfer of title is assumed by the Seller.
 - d. If the purchaser fails to make any of the payments, or any part thereof, or to perform any of the covenants on their part made or entered into, this Agreement, at the option of the Seller, shall be terminated.

- e. This agreement completely expresses the obligations of the parties, and this contract is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not contained in this Agreement made by the other or on his or her behalf. The Purchasers acknowledge that they are purchasing the property "as is".
- f. In the event of Purchaser default, Seller shall have all remedies at law or equity, or may retain the earnest money as full and final settlement, at Seller's option.
- g. This contract shall be interpreted under the laws of the State of Maine. Time is of the essence of this Agreement. "Days" shall mean calendar days unless otherwise noted.
- h. This contract may not be assigned unless approved by Seller.

I agree to purchase the above described property at the price and upon the terms and conditions set forth.

Date:

8/2/2021 
ROBIE HOLDINGS, LLC

I hereby accept the offer and agree to deliver the above described property at the price and upon the terms and conditions above stated.

Date:

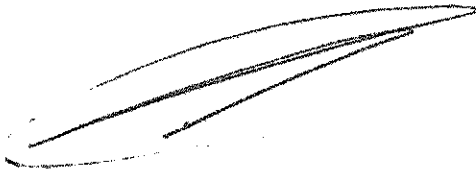
8-2-2021 
SEBAGO REALTY, LLC

August 2, 2021

Re: Agent Authorization

I am under contract to purchase a 15-acre property located off Gunpowder Mill Road in Windham. I have retained the services of DM Roma Consulting Engineers to act as my agent to apply for land use permits associated with the development of this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jarod Robie". The signature is written in a cursive style with a long, sweeping underline that extends to the left.

Jarod Robie
Robie Holdings LLC

WARRANTY DEED
(Maine Statutory Short Form)

DONALD H. TOMS of Windham, Maine, for consideration paid, hereby **GRANTS** to **SEBAGO REALTY, LLC**, a Maine limited liability company with a mailing address of P.O. Box 1116, Windham, ME 04062, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated at or near River Road and Gunpowder Mill Road in the Town of Windham, County of Cumberland, and State of Maine, as more fully described in **EXHIBIT A** attached hereto and incorporated herein by reference.

Also hereby conveying all rights and appurtenances thereto.

Meaning and intending to convey a portion of the premises conveyed to the Grantor herein by deed of Robert H. Toms to Robert H. Toms (deceased November 4, 1997) and Donald H. Toms as joint tenants dated April 16, 1997, and recorded in the Cumberland County Registry of Deeds in Book 13039, Page 271, and by deed of Dean R. Erickson and Deborah R. Erickson to Donald H. Toms dated March 2, 2009 and recorded in said Registry in Book 36346, Page 73.

WITNESS my hand and seal this 30th day of April, 2020.

Witness

Donald H. Toms

STATE OF MAINE
COUNTY OF CUMBERLAND

April 30, 2020

Then personally appeared the above named Donald H. Toms and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

Printed Name: Zachary Greenbald, Esq.

ME Bar #9638

MAINE REAL ESTATE TAX PAID

SCHEDULE A

A certain parcel of land situated on the southwesterly side of River Road in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the southwesterly sideline of River Road at land now or formerly of Dean R. Erickson and Deborah R. Erickson as described in a deed recorded in Book 22018 Page 293 in the Cumberland County Registry of Deeds (CCRD);

Thence S 35° 55' 10" W, by and along the southwesterly sideline of River Road, a distance of 50.01 feet to land now or formerly of Segee Realty, LLC as described in deeds recorded in Book 32815 Page 20 and Book 32815 Page 22 CCRD;

Thence S 53° 27' 34" W, by and along land of Segee Realty LLC, a distance of 216.59 feet to a point of curvature;

Thence southerly, by and along a curve to the left, having a radius of 175.00 feet, an arc distance of 127.53 feet to a point of tangency;

Thence S 11° 42' 24" W a distance of 55.92 feet;

Thence S 53° 45' 07" E a distance of 327.27 feet to land now or formerly of Robert E. Libby and Jennifer L. Libby as described in a deed recorded in Book 32039 Page 238 CCRD;

Thence S 27° 05' 33" E, by and along land of Robert E. Libby and Jennifer L. Libby, a distance of 102.48 feet to land now or formerly of RMILLS, LLC, as described in a deed recorded in Book 34761 Page 152 CCRD;

Thence S 58° 21' 55" W, by and along land of RMILLS, LLC, a distance of 196.60 feet;

Thence S 54° 07' 16" W, by and along land of RMILLS, LLC, a distance of 243.00 feet;

Thence S 36° 07' 01" E, by and along land of RMILLS, LLC, a distance of 474.47 feet to land now or formerly of Central Maine Power Company as described in a deed recorded in Book 3020 Page 316 CCRD;

Thence S 60° 36' 35" W, by and along land of Central Maine Power Company, a distance of 888.01 feet to land now or formerly of the State of Maine as described in a deed recorded in Book 26022 Page 221 CCRD;

Thence N 12° 41' 18" W, by and along land of the State of Maine, a distance of 797.52 feet;
Thence N 33° 14' 29" E a distance of 753.10 feet to land now or formerly of Raelene Loura as described in a deed recorded in Book 26271 Page 85 CCRD;

Thence S 35° 17' 55" E, by and along land of Raelene Loura, a distance of 194.36 feet;

Thence N 53° 28' 22" E, by and along land of Raelene Loura, a distance of 185.18 feet;

Thence N 11° 42' 24" E, by and along land of Raelene Loura, a distance of 55.92 feet to a point of curvature;

Thence northerly, by and along land of Raelene Loura and a curve concave to the right having a radius of 225.00 feet, an arc distance of 163.97 feet;

Thence N 53° 27' 34" E, by and along land of Dean R. Erickson and Deborah R. Erickson, a distance of 217.77 feet to the Point of Beginning.

The parcel contains approximately 19.69 acres.

Bearings are Grid North.

Reference is made to a plan entitled "Boundary Retracement Survey Gunpowder Mill Road Windham, Maine for: Dustin Roma" dated January 2020 Revised 4-3-20 by Survey Inc.

EXCEPTING AND RESERVING, however, an easement for egress and ingress by vehicle and by foot, and for the installation and maintenance of utilities, in common with the Grantee herein and other who may now have the right to use said parcel, or who may in the future be granted such right, over the following described parcel, which easement shall benefit certain abutting land retained by the Grantor, which said land is bounded on its northwesterly boundary by the southeasterly boundary of the following described right of way:

A certain parcel of land situated on the southwesterly side of River Road in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the southwesterly sideline of River Road at land now or formerly of Dean R. Erickson and Deborah R. Erickson as described in a deed recorded in Book 22018 Page 293 in the Cumberland County Registry of Deeds (CCRD);

Thence S 35° 55' 10" W, by and along the southwesterly sideline of River Road, a distance of 50.01 feet to land now or formerly of Segee Realty, LLC as described in deeds recorded in Book 32815 Page 20 and Book 32815 Page 22 CCRD;

Thence S 53° 27' 34" W, by and along land of Segee Realty LLC, a distance of 216.59 feet to a point of curvature;

Thence southerly, by and along a curve to the left, having a radius of 175.00 feet, an arc distance of 127.53 feet to a point of tangency;

Thence S 11° 42' 24" W. a distance of 55.92 feet;

Thence N 78° 17' 36" W a distance of 50.00 feet to land now or formerly of Raelene Loura as described in a deed recorded in Book 26271 Page 85 CCRD;

Thence N 11° 42' 24" E, by and along land of Raelene Loura, a distance of 55.92 feet to a point of curvature;

Thence northerly, by and along land of Raelene Loura and a curve concave to the right having a radius of 225.00 feet, an arc distance of 163.97 feet to a point of tangency;

Thence N 53° 27' 34" E, by and along land of Dean R. Erickson and Deborah R. Erickson, a distance of 217.68 feet to the Point of Beginning.

Bearings are Grid North.

Reference is made to a plan entitled "Boundary Retracement Survey Gunpowder Mill Road Windham, Maine for: Dustin Roma" dated January 2020 by Survey Inc.

SUBJECT to and with the benefit of the following:

Easements and rights granted by instrument from Donald H. Toms to Raelene Loura dated July 15, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26271, Page 85.

Notice of Taking by the State of Maine Dept. of Transportation dated July 15, 1998 and recorded in said Registry in Book 14055, Page 290.

Easements and rights granted by instrument from Robert H. Toms to Portland Water District dated October 11, 1972 and recorded in Book 3313, Page 253.

Easements and rights granted by instrument from Robert H. Toms to Charles E. Erickson, et al. dated May 9, 1972 and recorded in Book 3275, Page 53.

Easements and rights granted by instrument from Robert H. Toms to Charles E. Erickson, et al. dated January 24, 1985 and recorded in Book 6675, Page 196.

Easements and rights granted by instrument from Robert H. Toms to Dean R. Erickson and Deborah Erickson dated September 20, 2990 and recorded in Book 9356, Page 115.

Easement and rights granted by instrument from Robert H. Toms to Central Maine Power Company dated October 11, 1967 and recorded in Book 3020, Page 316.

Received
Recorded Register of Deeds
May 01, 2020 01:13:32P
Cumberland County
Nancy A. Lane

Know all Men by these Presents, That

215
215

I, Melissa J. Toms, of Windham, in the County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable considerations, paid by Portland Water District, a corporation organized and existing under the laws of the State of Maine and located at Portland in the County of Cumberland and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby, give, grant, bargain, sell and convey unto the said Portland Water District, its successors and Assigns forever,

The right perpetually to enter at any and all times upon a certain strip of land situated in said Windham and being a part of the land conveyed to the Grantor by Robert N. Toms by warranty deed dated January 18, 1933, recorded in Cumberland County Registry of Deeds in Book 1425, Page 284, and by warranty deed dated November 19, 1938 recorded in said Registry of Deeds in Book 1586, Page 350, said strip being fifty (50) feet in width and bounded and described as follows: Beginning at a point in a stone wall marking the dividing line between said land of the Grantor and land of Michael Petris et al., said point being distant N. 75° 28' E. along said stone wall eleven and five tenths (11.5) feet from the Northerly end of a second stone wall; thence N. 16° 41' W. two thousand eighty-nine (2,089) feet, more or less, through an iron pin in or near the Southerly side line of the Gambo Road, so-called, to said Gambo Road; thence N. 72° 25' E. by said Gambo Road fifty (50) feet; thence S. 16° 41' E. two thousand ninety-two (2,092) feet, more or less, to said first described stone wall and said land of Michael Petris et al.; thence S. 75° 28' W. by said stone wall and said Petris land fifty and four hundredths (50.04) feet, more or less, to the point of beginning.

The above described courses are magnetic and are as of the year 1954.

And to construct and perpetually maintain through and across said strip conduits or pipe lines for conveying water and to lay, relay, repair, maintain and remove water pipe or pipes upon or under said strip with all necessary fixtures and appurtenances together with the right at all times to make connections with said conduits or pipe lines to land adjoining said strip by means of pipes or services; to trim, cut down and remove bushes and trees and to remove grass and crops growing on said strip to such extent as in the judgment of the Grantee is necessary for any of the above purposes and to enter upon said strip at any and all times for any of the foregoing purposes; reserving to the Grantor, her heirs and assigns, the use and enjoyment of said strip for such purposes only as will in no way interfere with the perpetual use thereof by the Grantee, its successors and assigns, for the purposes above mentioned, provided that no building or any kind of permanent structure shall be erected on said strip by the Grantor, her heirs and assigns, and that the Grantor, her heirs and assigns, shall not remove earth from said strip or place fill thereon without the written permission of the Grantee.

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Portland Water District, its successors and Assigns, to its and

their use and behoof forever. And I do covenant with the said Grantee, its successors and Assigns,

heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, its successors and Assigns

heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Melissa J. Toms, being a widow,

my hand and seal this 9th day of November have hereunto set one thousand nine hundred and fifty-four. in the year of our Lord

Signed, Sealed and Delivered in presence of

Edward J. Norris

Melissa J. Toms

Seal

State of Maine, CUMBERLAND, ss.
the above named

Melissa J. Toms

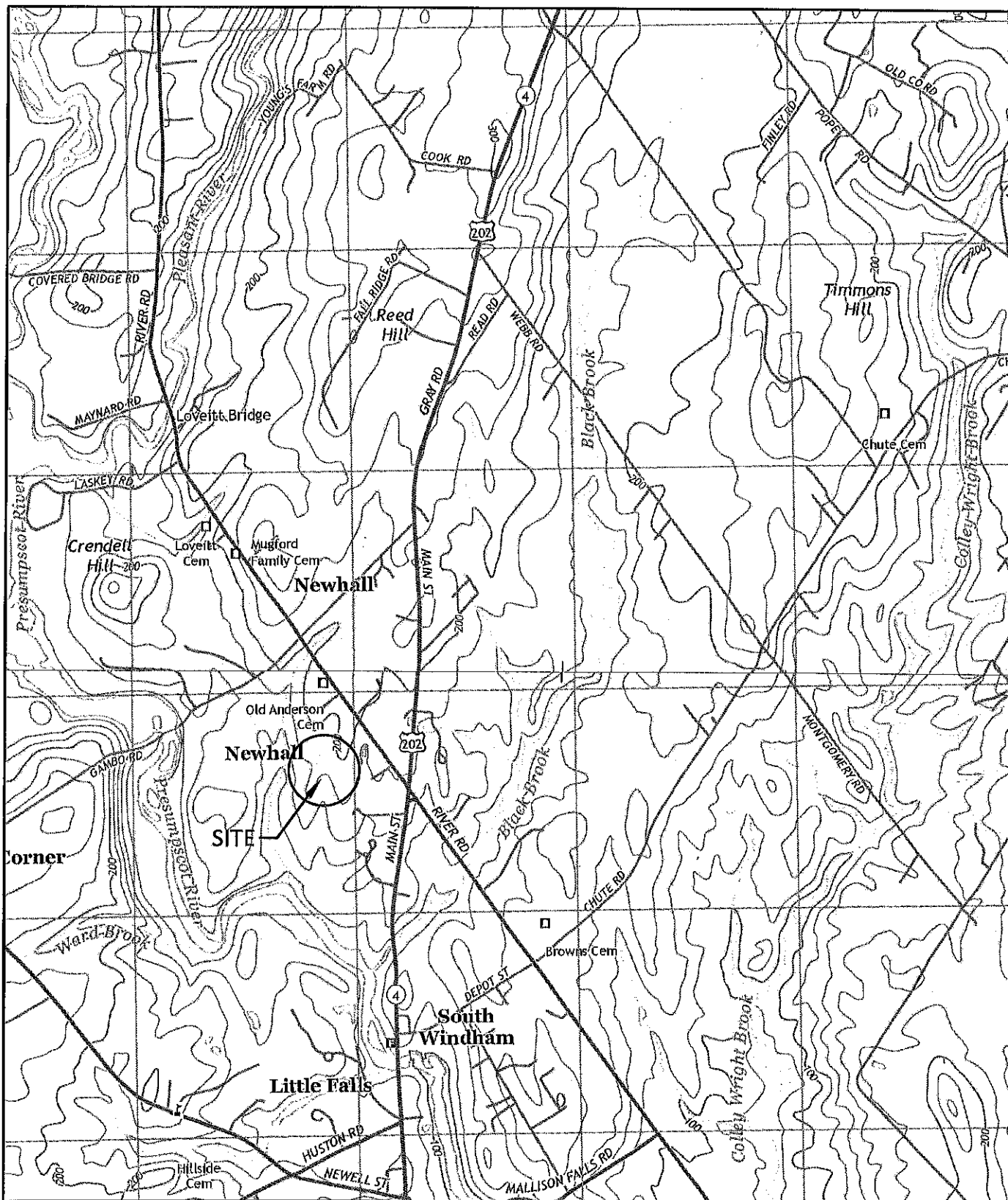
November 9 1954

Personally appeared

and acknowledged the above instrument to be her free act and deed.

Before me, Edward J. Norris Notary Public Notarial Seal. My Commission Expires June 29, 1960.
Received November 12 1954, at 3 o'clock 37 m. P. M., and recorded according to the original.

U.S.I.R.
\$1.10
M.J.T.
11-9-54



SITE LOCATION MAP

GUNPOWDER MILL SUBDIVISION
WINDHAM, MAINE

FOR:
SEBAGO REALTY, LLC
PO BOX 1116
WINDHAM, ME 04062

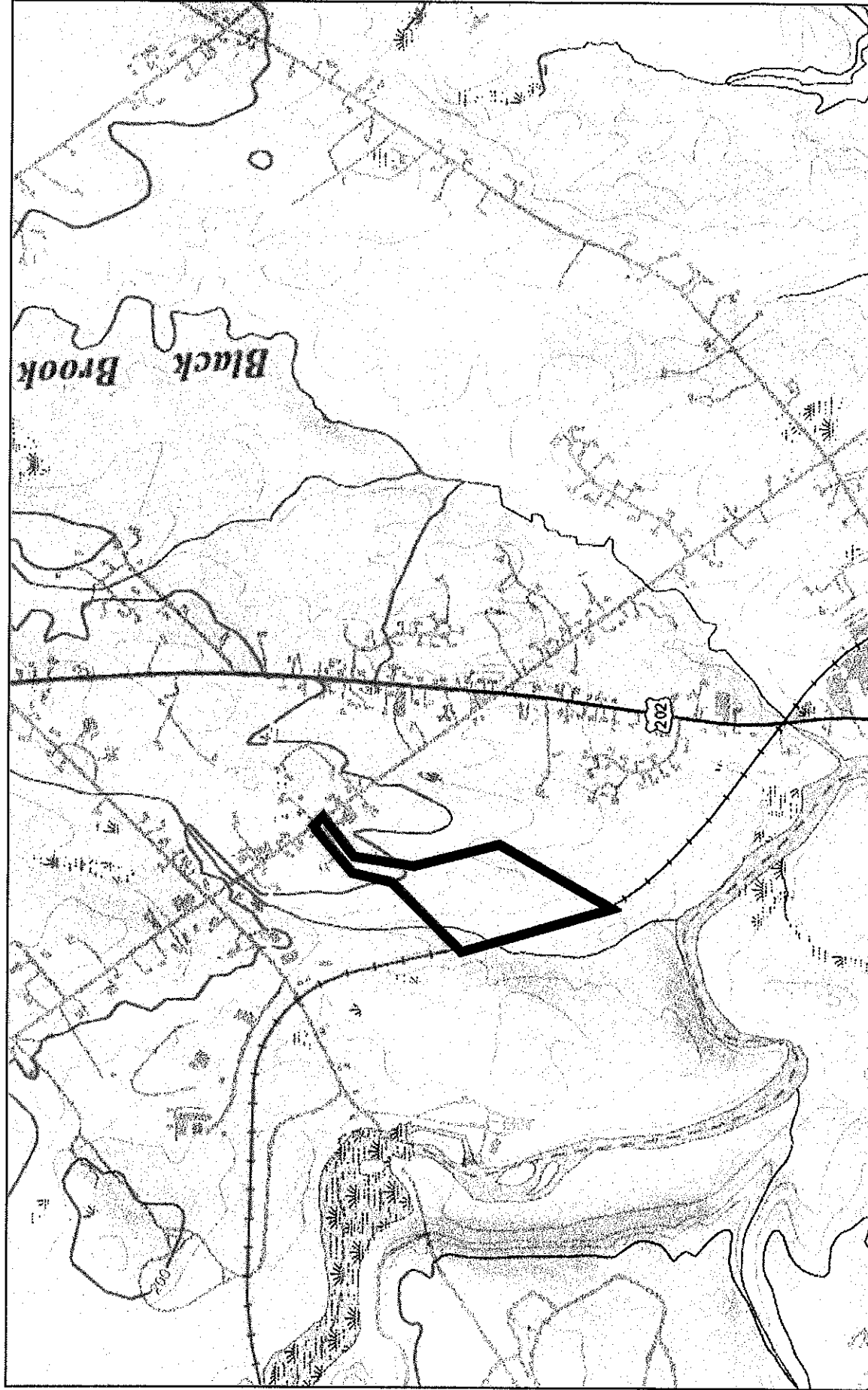
SCALE: 1"=2,000'
DATE: 4-21-2020
JOB NUMBER: 18016

DM ROMA

CONSULTING ENGINEERS

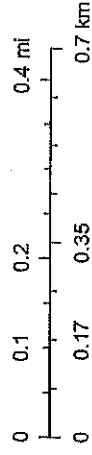
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

MDIFW Beginning with Habitat Map

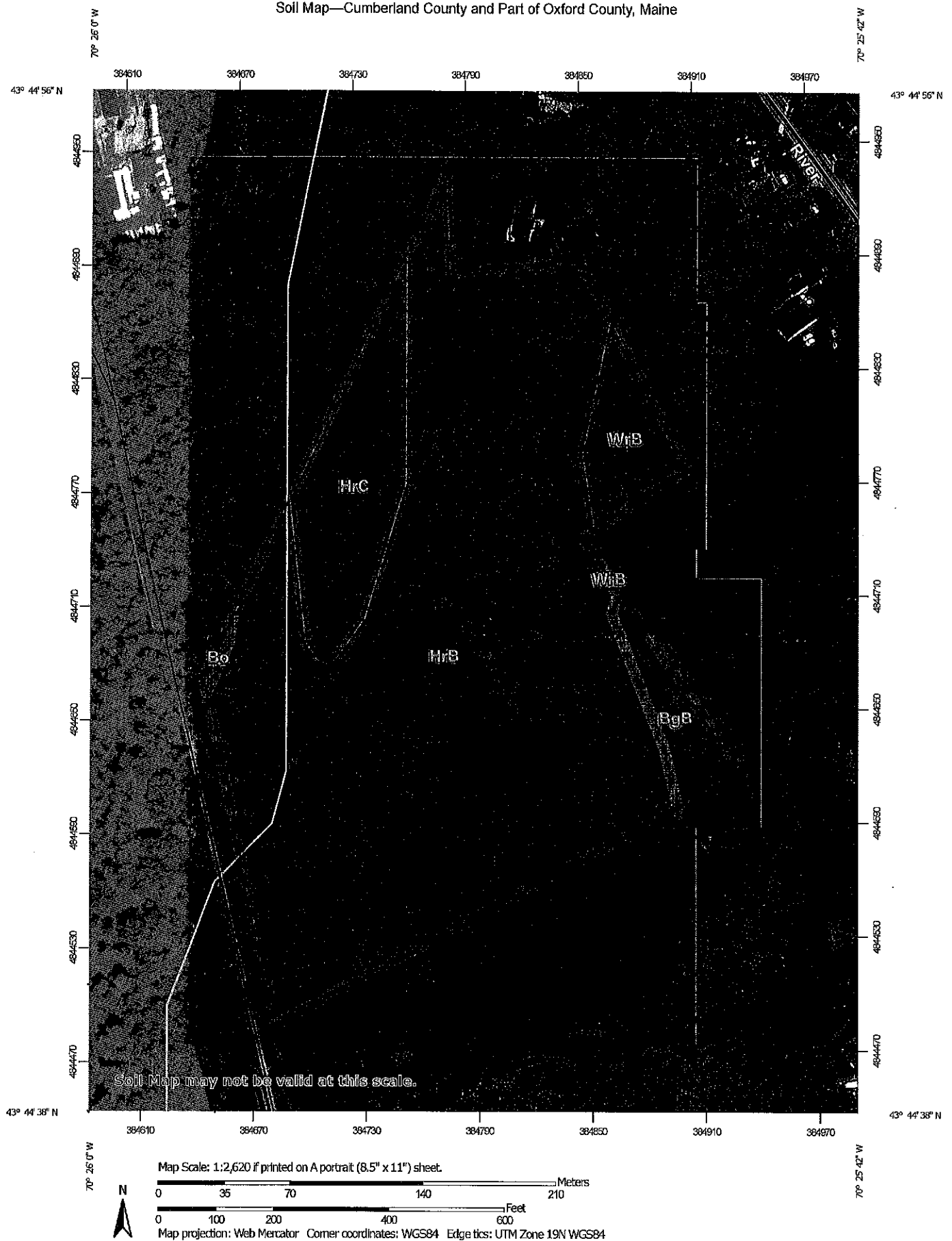


April 21, 2020

1:18,056



Soil Map—Cumberland County and Part of Oxford County, Maine














































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/2/2021
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MAP LEGEND

	Area of Interest (AOI)		Soil Map Unit Polygons		Spoil Area
	Area of Interest (AOI)		Soil Map Unit Lines		Stony Spot
	Soils		Soil Map Unit Points		Very Stony Spot
	Special Point Features		Blowout		Wet Spot
	Borrow Pit		Closed Depression		Other
	Clay Spot		Gravel Pit		Special Line Features
	Gravelly Spot		Landfill		Water Features
	Lava Flow		Marsh or swamp		Streams and Canals
	Mine or Quarry		Miscellaneous Water		Transportation
	Perennial Water		Rock Outcrop		Rails
	Saline Spot		Severely Eroded Spot		Interstate Highways
	Sandy Spot		Sinkhole		US Routes
	Slide or Slip		Sodic Spot		Major Roads
	Sodic Spot				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 17, Jun 5, 2020

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

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

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	Nicholville very fine sandy loam, 0 to 8 percent slopes	0.6	3.5%
Bo	Biddeford mucky peat, 0 to 3 percent slopes	0.0	0.2%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	14.2	81.3%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	1.8	10.4%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	0.8	4.5%
Totals for Area of Interest		17.5	100.0%



PRIMARY CONSERVATION AREAS:

1. FLOODPLAINS =	13,498 SF
2. WETLANDS =	26,278 SF
3. STEEP SLOPES OVER 25% =	8,731 SF

TOTAL PRIMARY CONSERVATION AREAS = 48,507 SF
TOTAL PRIMARY CONSERVATION AREA IN OPEN SPACE= TBD

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA: 678,814 S.F. (15.58 ACRES)

DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	8,731 S.F.
3. 100-YEAR FLOOD PLAIN	13,498 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	26,278 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.

TOTAL NET AREA: 630,307 S.F. (14.47 ACRES)
REQUIRED NET AREA PER DWELLING: 40,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS: 15.75
NUMBER OF LOTS PROPOSED: TBD

OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION IN FARM RESIDENTIAL ZONE:

TOTAL DEDUCTIONS FROM NET RESIDENTIAL CALCULATION: 1.11 AC.
50% NET RESIDENTIAL AREA: 2.24 AC.
TOTAL OPEN SPACE REQUIRED: 8.35 AC.
TOTAL OPEN SPACE PROVIDED: TBD

OTHER AREAS:

LAND OUTSIDE OF PRIMARY AND SECONDARY CONSERVATION AREAS
SECONDARY CONSERVATION AREAS

GENERAL NOTES:

- THE OWNER OF RECORD OF THE PROPERTY IS SEBAGO REALTY, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 36653 PAGE 110.
- TOTAL AREA OF THE PROPOSED SUBDIVISION PARCEL IS APPROXIMATELY 15.58 ACRES.
- PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 5, LOT 2.
- PLAN REFERENCES:
 - BOUNDARY RETRACEMENT SURVEY OF GUNPOWDER MILL ROAD, WINDHAM, MAINE PREPARED BY SURVEY INC. DATED APRIL 3, 2020.
- HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A COMBINATION OF FIELD SURVEY DATA OBTAINED FROM SURVEY, INC. AND SUPPLEMENTED WITH 2-FOOT LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
- THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL DISTRICT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS:

MIN LOT SIZE:	50,000 SF
MIN STREET FRONTAGE:	150 FT
MIN FRONT YARD:	30 FT
MIN SIDE/REAR YARD:	10 FT
- WETLAND DELINEATION AND SOILS TEST PITS PERFORMED BY MAINELY SOILS LLC IN NOVEMBER 2019.
- A PORTION OF THE PROPERTY LIES WITHIN A MAPPED ZONE A FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 230189003B WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 1981. ZONE A FLOOD BOUNDARIES DO NOT HAVE ESTABLISHED FLOOD ELEVATIONS AND ARE CONSIDERED APPROXIMATE.

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	PROPERTY LINE/R.O.W.
ABUTTER PROPERTY LINE	ABUTTER PROPERTY LINE
TIE LINE	TIE LINE
SETBACK	SETBACK
EASEMENT LINE	EASEMENT LINE
GRANITE MONUMENT	GRANITE MONUMENT
IRON PIN/DRILL HOLE	IRON PIN/DRILL HOLE
CENTERLINE	CENTERLINE
BUILDING	BUILDING
EDGE OF PAVEMENT/CURB	EDGE OF PAVEMENT/CURB
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
SIGN	SIGN
EDGE OF WETLANDS	EDGE OF WETLANDS
EDGE OF WATER	EDGE OF WATER
CENTERLINE OF STREAM	CENTERLINE OF STREAM
CONTOUR LINE	CONTOUR LINE
TREELINE	TREELINE
TEST PIT	TEST PIT
CATCHBASIN	CATCHBASIN
DRAINAGE MANHOLE	DRAINAGE MANHOLE
CULVERT/STORMDRAIN	CULVERT/STORMDRAIN
UNDERDRAIN	UNDERDRAIN
WATER MAIN	WATER MAIN
WATER VALVE	WATER VALVE
HYDRANT	HYDRANT
AIR RELEASE	AIR RELEASE
WELL	WELL
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
OVERHEAD UTILITIES	OVERHEAD UTILITIES
UNDERGROUND UTILITIES	UNDERGROUND UTILITIES
TRANSFORMER PAD	TRANSFORMER PAD



PRELIMINARY PLAN

PRELIMINARY PLAN

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04662
(207) 310-0506

REV	DATE	BY	DESCRIPTION

RESOURCE CONSERVATION INVENTORY MAP

GUNPOWDER MILL SUBDIVISION

GUNPOWDER MILL ROAD
WINDHAM, MAINE
FOR
ROBIE HOLDINGS, LLC
PO BOX 1508
WINDHAM, ME 04662

18016
JOB NUMBER:
1" = 60'
SCALE:
8-2-2021
DATE:

SHEET 1 OF 1

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