



June 23, 2025

Amanda Lessard, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Sketch Major Subdivision Plan Application
Sketch Major Site Plan Application
250 Windham Center Road Condominium
Casco Bay Holdings, LLC - Applicant**

Dear Amanda:

On behalf of Casco Bay Holdings, LLC we have prepared the enclosed Major Subdivision Sketch Plan Application and Major Site Plan Sketch Plan Application for review of a proposed residential condominium development on a 3.2-acre property located at 250 Windham Center Road. The existing home on the property will be split from the development parcel prior to applying for Subdivision Approval with the Town. The parcel is located in the Windham Center zoning district which allows residential use at an allowable max density of one dwelling per 15,000 sf of net residential area.

The project will include the construction of 3 duplex buildings for a total of 6 condominium dwelling units with access from a new private driveway. The access driveway will extend 400 feet into the parcel and will be designed and constructed to meet the Major Private Road standards with a hammerhead turnaround.

All dwellings will be served by public water from an existing water main located in Windham Center Road. We are proposing to install a meter pit at the property line and extend a private water service line through the property from the meter pit to provide each unit with domestic water service. We do not anticipate that fire protection water service will be required within the development. Power will be extended to the new dwelling units underground from existing overhead lines on Windham Center Road. We anticipate that 1 or 2 leach fields will be installed to serve the new dwelling units with on-site wastewater disposal.

The site contains scrub shrub wetlands along the edge of a field area and in the back land around a man-made agricultural pond. The site abuts the Black Brook Preserve parcel to the south. We anticipate that a stormwater filter basin will be constructed off the end of the access driveway to provide stormwater quantity and quality controls.

We do not anticipate that the project will require any market studies, utility studies or traffic studies beyond normal consideration to satisfy the Land Use Ordinance performance standards and requirements of the utility districts. We are not aware of any existing easements on the property.

We have requested a waiver from the Submission Requirement to provide a Class A High Intensity Soil Survey, given the nature of the project and the amount of site-specific soils evaluation that will be performed and submitted to the Town to complete the project design.

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

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin Roma

Dustin M. Roma, P.E.
President

**SKETCH PLAN REVIEW – MAJOR\MINOR SUBDIVISION APPLICATION**

FEES FOR SKETCH PLAN REVIEW		APPLICATION FEE:		<input checked="" type="checkbox"/> \$200.00		AMOUNT PAID:			
		REVIEW ESCROW:		<input type="checkbox"/> \$300.00 - MINOR <input checked="" type="checkbox"/> \$400.00 - MAJOR		\$ _____ DATE: _____			
				Office Use:				Office Stamp:	
PROPERTY DESCRIPTION	Parcel ID	Map #	12	Lot(s) #	52-A	Zoning District(s)	WC	Total Land Area SF	142,370
	Physical Address	250 Windham Center Road				Watershed:	Black Brook		
PROPERTY OWNER'S INFORMATION	Name	Casco Bay Holdings, LLC				Mailing Address	PO Box 275 Cumberland, ME 04021		
	Phone								
	Fax or Cell								
	Email	ron@cbhm.net							
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 Windham, ME 04062		
	Fax or Cell	(207) 310 - 0506							
	Email	dustin@dmroma.com							
PROJECT INFORMATION	Existing Land Use (<i>Use extra paper, if necessary</i>): Single family home, which will be split off from the development parcel								
	Provide a narrative description of the Proposed Project (<i>Use extra paper, if necessary</i>): Construct a 6-unit residential condominium in 3 duplex buildings on a 400-foot private driveway. All dwellings will be served by public water and private on-site wastewater disposal.								
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non- conformance, etc. Use extra paper, if necessary): The site contains wetlands and a man-made pond.								



SKETCH PLAN MAJOR/MINOR SUBDIVISION APPLICATION REQUIREMENTS

Section 120-910 of the Land Use Ordinance

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

The Sketch Plan document/map:

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

- Complete application submission deadline: three (3) weeks prior to the desired Planning Board or Staff Review Committee meeting.
 - Five copies of application and plans
 - Application Payment and Review Escrow
- Pre-submission meeting with the Town staff is required.
- Contact information:

Windham Planning Department
 Steve Puleo, Town Planner
 Amanda Lessard, Planning Director

(207) 894-5960, ext. 2
sjpuleo@windhammaine.us
allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW REQUIREMENTS

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

The following checklist includes items generally required for development by the Windham's LAND USE ORDINANCE, [Section 120-910](#). Due to projects specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation.

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

NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT (SEE RULES OF PLANNING BOARD FOR MORE SPECIFICS. PER SECTIONS 120-906C(3) and 120-907A(2)(b)(2)).

Submission Requirements:	Applicant	Staff		Applicant	Staff
a) Completed Sketch Plan Application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Proposed Project Conditions:			i) An existing resources inventory and site analysis sketch plan for conservation subdivisions as described in § 120-911K(3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Condition of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision Submit initialed form regarding additional fees, from applicant intro packet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
- Constraints/opportunities of site	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Outline any of the follow			Plan Requirements		
- Traffic Study	<input type="checkbox"/>	<input type="checkbox"/>	1. Name of subdivision, north arrow, date and scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Utility Study	<input type="checkbox"/>	<input type="checkbox"/>	2. Boundary and lot lines of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Market Study	<input type="checkbox"/>	<input type="checkbox"/>	3. Approximate location, width, and purpose of easements or restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Name, address, phone for record owner and applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Streets on and adjacent to the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Names and addresses of all consultants working on the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Evidence of right, title, or interest in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Existing buildings, structures, or other improvements on the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Evidence of payment of Sketch Plan fees and escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Any anticipated waiver requests (Section 120-908)					
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
- If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Waivers from Subdivision Performance Standards in Section 120-911 of the Land Use Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>			
- If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	<input type="checkbox"/>	<input type="checkbox"/>	PDF Electronic Submission	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The undersigned hereby makes 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.

Dustin Roma

6-23-25

Dustin Roma - authorized agent

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME



SKETCH PLAN - MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR SKETCH PLAN REVIEW		APPLICATION FEE:		<input checked="" type="checkbox"/> \$200.00		AMOUNT PAID:			
		REVIEW ESCROW:		<input checked="" type="checkbox"/> \$400.00		\$ _____			
						DATE: _____			
						Office Use:		Office Stamp:	
PROPERTY DESCRIPTION	Parcel ID	Map(s) #	12	Lot(s) #	52-A	Zoning District(s)	WC	Total Land Area SF	142,370
	Total Disturbance. >1Ac		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Est. Building SF:		No Building; Est. SF of Total Development:			58,000 SF
	Physical Address:	250 Windham Center Road				Watershed:	Black Brook		
PROPERTY OWNER'S INFORMATION	Name:					Name of Business:	Casco Bay Holdings, LLC		
	Phone:					Mailing Address:	PO Box 275 Cumberland, ME 04021		
	Fax or Cell:								
	Email:	ron@cbhm.net							
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 Windham, ME 04062		
	Fax or Cell:	(207) 310 - 0506							
	Email:	dustin@dmroma.com							
PROJECT INFORMATION	Existing Land Use (<i>Use extra paper, if necessary</i>):								
	Single family home, which will be split off from the development parcel								
	Provide a narrative description of the Proposed Project (<i>Use extra paper, if necessary</i>):								
Construct a 6-unit residential condominium in 3 duplex buildings on a 400-foot private driveway. All dwellings will be served by public water and private on-site wastewater disposal.									
Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):									
The site contains wetlands and a man-made pond.									



SKETCH PLAN REVIEW REQUIREMENTS FOR A MAJOR SITE PLAN APPLICATION

Section 120-811 of the Land Use Ordinance

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

The Sketch Plan document/map:

- A) Plan size: 24" X 36"
- B) Plan Scale: No greater 1":100'
- C) Title block: Applicant's name and address
- Name of preparer of plans with professional information
- Parcel's tax map identification (map and lot) and street address, if available.
- Complete application submission deadline: three (3) weeks prior to the desired Planning Board or Staff Review Committee meeting.

- Five copies of application and plans
- Application Payment and Review Escrow
- Pre-submission meeting with the Town staff is required.
- Contact information:
 - Windham Planning Department (207) 894-5960, ext. 2
 - Steve Puleo, Town Planner spuleo@windhammaine.us
 - Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW REQUIREMENTS

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

The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 811, 812, & 813. Due to projects specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation (as listed in the checklist below)..

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

NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT (SEE RULES OF PLANNING BOARD FOR MORE SPECIFICS, PER SECTION 120-807D(2)).

Submission Requirements:	Applicant	Staff	Submission Requirements (continued)	Applicant	Staff
a) Completed Sketch Plan Application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	-If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Proposed Project Conditions:					
- Condition of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Requirements		
- Proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site		
- Constraints/opportunities of site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1] The name of the development, North arrow, date, and scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Outline any of the follow			2] The boundaries of the parcel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Traffic Study	<input type="checkbox"/>	<input type="checkbox"/>	3] The relationship of the site to the surrounding area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Utility Study	<input type="checkbox"/>	<input type="checkbox"/>	4] The topography of the site at an appropriate contour interval depending on the nature of the use and character of the site (in many instances, submittal of the applicable USGS ten-foot contour map will be adequate).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Market Study	<input type="checkbox"/>	<input type="checkbox"/>	5] The approximate size and location of major natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries or other important natural features (if none, so state).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Name, address, phone for record owner and applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6] Existing buildings, structure, or other improvements on the site (if none, so state).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Names and addresses of all consultants working on the project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7] Existing restrictions or easements on the site (if none, so state).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Evidence of right, title, or interest in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8] Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Evidence of payment of Sketch Plan fees and escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9] A Class D medium-intensity soil survey (information from the most current soil survey for Cumberland County, Maine, is acceptable).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Any anticipated waiver requests (Section 120-808)					
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10] The location and size of proposed buildings, structures, access drives, parking areas, and other development features (if applicable).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Waivers from Subdivision Performance Standards in Section 120-812 of the Land Use Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	PDF Electronic Submission	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The undersigned hereby makes 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.

Dustin Roma

6-23-25

Dustin Roma - Authorized Agent

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME

TOWN OF WINDHAM

MINOR\MAJORSUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form

([Section 120-908](#) – Minor\Major Subdivision Review, Waivers)

For each waiver request from the [Performance and Design Standards](#) detailed in [Section 120-911](#) 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: 250 Windham Center Road

Tax Map: 12

Lot(s): 52-A

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

Ordinance Section	Standard	Mark which waiver this form is for
910-C-3-A	Class A High Intensity Soil Survey	<input checked="" type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

- 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 is intended to occupy approximately 1.5 acres of developed area. We have already mapped wetlands and a man-made pond on the property, which will be located in areas that are not proposed to be developed. We will be performing on-site soils analysis to complete an HHE-200 septic system design to meet Site Plan submission requirements. The submission of a High-Intensity Soil Survey for a project of this size and with the soils information provided is not necessary.

(Continued next page)

Ordinance Section: 910 - C - 3 - A (PLEASE PROVIDE A SEPERATE IMPACT CRITERIA FRO EACH ORDIANCE SECTION)

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

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

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

DLN: 2733780

QUITCLAIM DEED WITHOUT COVENANT
(Release Deed)

SAWIN CAPITAL, LLC, Maine limited liability company, with a principal place of business in Westbrook, County of Cumberland and State of Maine ("Grantor"), for consideration paid, RELEASES to CASCO BAY HOLDINGS, LLC whose mailing address is P.O. Box 275, Cumberland, Maine 04021 ("Grantee"), certain lot or parcel of land situated in the Town of Windham, County of Cumberland and State of Maine being more particularly described as appears on Exhibit A, attached hereto and incorporated herein by reference.

The Grantor herein was the highest bidder at a foreclosure sale held pursuant to the power of sale provision contained in the Mortgage Deed, Security Agreement & Financing Statement recorded in the Cumberland County Registry of Deed at Book 40932, Page 213.

Being the same premises described in a deed from Sawin Capital, LLC to Sawin Capital, LLC dated April 29, 2025, and recorded in the Cumberland County Registry of Deeds herewith.

IN WITNESS WHEREOF, Sawin Capital, LLC have caused this instrument to be executed by Alan E. Wolf, hereunto duly authorized, this 29th day of April, 2025.

WITNESS:

SAWIN CAPITAL, LLC

By: _____

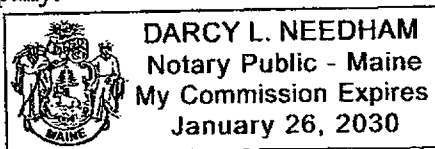
Its: Authorized Agent

By: Alan E. Wolf

STATE OF MAINE
CUMBERLAND, ss.

April 29, 2025

Personally appeared before me the above-named Alan E. Wolf, its Authorized Agent and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.



Maine ~~Attorney at Law~~ / Notary Public

Printed Name: _____

My Commission expires: _____

Exhibit A

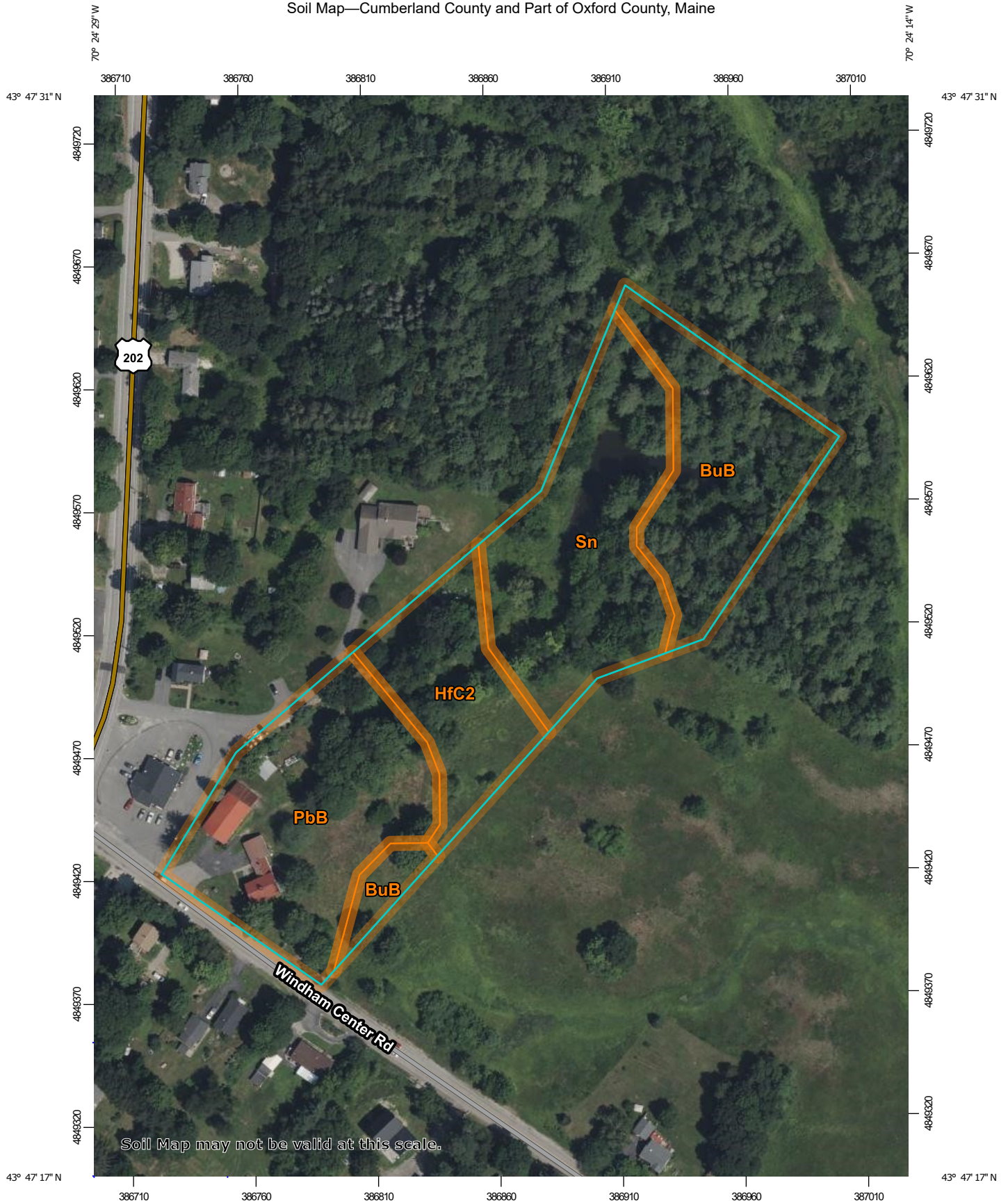
A certain lot or parcel of land, with the buildings and improvements thereon, located on the northeast side of the Windham Center Road, in the Town of Windham, County of Cumberland and State of Maine, bounded on the northwest side by land now or formerly of Alan E. Young, Richard E. School, et al, and Joyce W. Lauzier, on the northeast and southeast by land now or formerly of Jennie S. Rogers, and on the southwest by said Road, and described as follows:

Beginning at a monument as described in a deed from William C. and Philip W. Hawkes, as recorded in Cumberland County Registry of Deeds in Book 1372, Page 499; thence N 36° 56' 40" E a distance of one hundred thirty and 80/100 (130.80) feet to a monument, as described in the aforementioned deed; thence N 43° 53' 37" E a distance of fifty-nine and 97/100 (59.97) feet to a monument, as described in the aforementioned deed; thence N 61° 31' 14" E a distance of three hundred eighty-two and 34/100 (382.34) feet to a point near a concrete monument tipped; thence N 23° 20' 07" E a distance of three hundred twenty-five and 14/100 (325.14) feet to an iron; thence S 66° 39' 53" E a distance of two hundred thirty-two and 71/100 (232.71) feet to an iron; thence S 31° 09' W a distance of two hundred forty and 19/100 (240.19) feet to an iron rod; thence S 62° 40' 56" W a distance of one hundred ninety-six and 44/100 (196.44) feet to an iron; thence S 42° 19' 36" W a distance of four hundred eighty-nine and 79/100 (489.79) feet to an iron; thence N 54° 37' 54" W along said Road, a distance of two hundred eight and 01/100 (208.01) feet to the point of beginning.

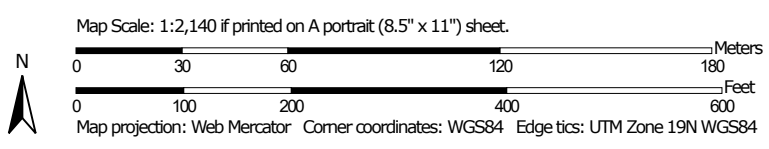
The above parcel contains 3.7277 acres and the bearings are based on Grid North (using Central Meridian 70° 10' West Longitude) by Solar Observations.

Together with and subject to the rights, rights-of-way, easements, interests, privileges and appurtenances as may appear of record.

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



Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

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

Survey Area Data: Version 21, Aug 26, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Lamoine silt loam, 3 to 8 percent slopes	1.7	24.9%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	1.0	15.7%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	2.0	30.1%
Sn	Scantic silt loam, 0 to 3 percent slopes	1.9	29.3%
Totals for Area of Interest		6.6	100.0%

Cumberland County and Part of Oxford County, Maine

PbB—Paxton fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: bljf

Elevation: 0 to 2,500 feet

Mean annual precipitation: 34 to 50 inches

Mean annual air temperature: 37 to 46 degrees F

Frost-free period: 90 to 160 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Paxton and similar soils: 87 percent

Minor components: 2 percent

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

Description of Paxton

Setting

Landform: Drumlinoid ridges

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve, crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Coarse-loamy lodgment till derived from mica schist

Typical profile

H1 - 0 to 8 inches: fine sandy loam

H2 - 8 to 20 inches: fine sandy loam

H3 - 20 to 65 inches: fine sandy loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 18 to 40 inches to densic material

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)

Depth to water table: About 30 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)

Hydric soil rating: No

Minor Components

Ridgebury

Percent of map unit: 2 percent

Landform: Drumlinoid ridges

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Data Source Information

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

Survey Area Data: Version 21, Aug 26, 2024

Cumberland County and Part of Oxford County, Maine

BuB—Lamoine silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t0kc

Elevation: 10 to 490 feet

Mean annual precipitation: 33 to 60 inches

Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Lamoine and similar soils: 85 percent

Minor components: 11 percent

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

Description of Lamoine

Setting

Landform: Marine terraces, river valleys

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Fine glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: silt loam

Bw - 7 to 13 inches: silt loam

Bg - 13 to 24 inches: silty clay loam

Cg - 24 to 65 inches: silty clay

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)

Depth to water table: About 6 to 17 inches

Frequency of flooding: None

Frequency of ponding: None

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

Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Ecological site: F144BY401ME - Clay Flat

Hydric soil rating: No

Minor Components

Scantic

Percent of map unit: 10 percent

Landform: Marine terraces, river valleys

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Concave

Hydric soil rating: Yes

Biddeford

Percent of map unit: 1 percent

Landform: Marine terraces, river valleys

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: F144BY002ME - Marine Terrace Depression

Hydric soil rating: Yes

Data Source Information

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

Survey Area Data: Version 21, Aug 26, 2024

Cumberland County and Part of Oxford County, Maine

HfC2—Hartland very fine sandy loam, 8 to 15 percent slopes, eroded

Map Unit Setting

National map unit symbol: blhc

Elevation: 0 to 310 feet

Mean annual precipitation: 48 to 49 inches

Mean annual air temperature: 45 to 46 degrees F

Frost-free period: 150 to 160 days

Farmland classification: Farmland of local importance

Map Unit Composition

Hartland and similar soils: 85 percent

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

Description of Hartland

Setting

Landform: Lakebeds

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 9 inches: very fine sandy loam

H2 - 9 to 29 inches: silt loam

H3 - 29 to 65 inches: silt loam

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods), F144BY508ME - Silty Slope

Hydric soil rating: No

Data Source Information

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

Survey Area Data: Version 21, Aug 26, 2024

Cumberland County and Part of Oxford County, Maine

Sn—Scantic silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2slv3

Elevation: 10 to 900 feet

Mean annual precipitation: 33 to 60 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Farmland of local importance

Map Unit Composition

Scantic and similar soils: 85 percent

Minor components: 5 percent

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

Description of Scantic

Setting

Landform: Marine terraces, river valleys

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam

Bg1 - 9 to 16 inches: silty clay loam

Bg2 - 16 to 29 inches: silty clay

Cg - 29 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: D

Ecological site: F144BY304ME - Wet Clay Flat

Hydric soil rating: Yes

Minor Components

Biddeford

Percent of map unit: 3 percent

Landform: Marine terraces, river valleys

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave, linear

Ecological site: F144BY002ME - Marine Terrace Depression

Hydric soil rating: Yes

Roundabout

Percent of map unit: 2 percent

Landform: River valleys, marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Data Source Information

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

Survey Area Data: Version 21, Aug 26, 2024