



December 23, 2024

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

**Re: Sketch Major Subdivision and Major Site Plan Applications
River Road Subdivision
25 River Road LLC – Applicant/Owner**

Dear Steve:

On behalf of 25 River Road, LLC we have prepared the enclosed sketch subdivision plan and sketch site plan applications with supporting materials for Staff and Planning Board review of a proposed 44-unit residential condominium development. The 32.8-acre property to be subdivided is located on River Road and is located in the Medium Density Residential zoning district. The property is vacant land that contains no existing structures. A well exists on the property that we understand is utilized by an abutting dwelling that was originally part of this this property. A 2-acre parcel with frontage on Newhall Road will be divided from the overall parcel and conveyed prior to submitting the Subdivision Application to the Town.

We are proposing two new road entrances on River Road. The southerly road is proposed to be a Condominium Driveway to be maintained by the condominium association. The northerly road is proposed to be designed as a Local Street with a 50-foot right-of-way to accommodate a future project phase that has not yet been designed. The Condominium Association will maintain the northerly road until such time that a second phase of development is approved and constructed. We have measured sight distance at the two proposed driveway entrances and both have acceptable sight distance for the posted speed limit of 35 mph.

Each new residential dwelling will be served by public water. The existing water main in River Road will be extended approximately 400 feet to the southerly driveway entrance, and an 8-inch public water main will be extended through the project. We anticipate two new hydrants will be installed on the water main extension.

Underground electrical service will be extended through the project to serve all proposed dwelling units.

The 44 dwelling units will generate approximately 11,880 gallons per day of wastewater, and we intend to install on-site wastewater disposal fields with treatment tanks. It will be important for us to locate neighboring wells that may exist within 300 feet of the proposed leach fields and to perform a hydrogeologic analysis of the proposed leach fields to ensure that neighboring wells will not be impacted by this project. Properties located southerly and easterly of this project have public water service, but properties to the north and west are served by on-site wells.

Soils on the site are generally suitable for the proposed development as indicated on the Medium Intensity Soil Maps for Cumberland County (see attached). We have hired Mark Hampton Associates

to perform a Class-A High Intensity Soil Survey, which we will provide to the Town with our subdivision application.

At this time we do not anticipate requesting any waivers of submission requirements or waivers from the Subdivision or Site Plan Performance Standards. If it is determined that the project design requires any waivers, we will submit the required forms and explain why a waiver would meet the approval criteria outlined in the Land Use Ordinance.

We understand that the project is required to meet the Multifamily Development Standards outlined in Section 120-814. The project will include more than one building style, and the architecture will be designed to meet the fenestration requirements. There will be a large lawn area between the two proposed roadways that will be improved to provide the required open space and constructed amenities. The layout has been designed so that each driveway centerline is separated by 75 feet.

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

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin Roma

Dustin M. Roma, P.E.
President



SKETCH PLAN REVIEW – MAJOR\MINOR SUBDIVISION APPLICATION

FEES FOR SKETCH PLAN REVIEW	APPLICATION FEE: <input type="checkbox"/> \$200.00 REVIEW ESCROW: <input type="checkbox"/> \$300.00 - MINOR <input type="checkbox"/> \$400.00 - MAJOR	AMOUNT PAID: \$ _____ DATE: _____	
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PROPERTY DESCRIPTION	Parcel ID	Map #	5	Lot(s) #	25	Zoning District(s)	RM	Total Land Area SF	32.82± ACRES 1,429,975± SF
	Physical Address	RIVER ROAD WINDHAM, MAINE				Watershed:	PRESUMPCOT RIVER		

PROPERTY OWNER'S INFORMATION	Name	25 RIVER ROAD LLC				Mailing Address	PO BOX 957 WINDHAM, MAINE 04062			
	Phone									
	Fax or Cell	(207) 310-8818								
	Email	JIMCUMMINGS111@GMAIL.COM								

APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name	SAME AS OWNER				Name of Business	25 RIVER ROAD LLC			
	Phone	---				Mailing Address	PO BOX 957 WINDHAM, MAINE 04062			
	Fax or Cell	---								
	Email	---								

APPLICANT'S AGENT INFORMATION	Name	DUSTIN M. ROMA				Name of Business	DM ROMA CONSULTING ENGINEERS			
	Phone					Mailing Address	PO BOX 1116, WINDHAM, MAINE 04062			
	Fax or Cell	(207) 310-0506								
	Email	DUSTIN@DMROMA.COM								

PROJECT INFORMATION		Existing Land Use (Use extra paper, if necessary): PLEASE ATTACHED PROJECT NARRATIVE								
		Provide a narrative description of the Proposed Project (Use extra paper, if necessary): PLEASE ATTACHED PROJECT NARRATIVE								
		Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non- conformance, etc. Use extra paper, if necessary): PLEASE ATTACHED PROJECT NARRATIVE								



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 (207) 894-5960, ext. 2
 - Steve Puleo, Town Planner sjpuleo@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.

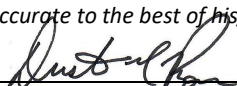
The following checklist includes items generally required for development by the Windham's LAND USE ORDINANCE, [Section 120-910](#). Due to projects specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation.

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 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 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 type="checkbox"/>	<input type="checkbox"/>
- Condition of the site	<input 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 type="checkbox"/>	<input type="checkbox"/>
- Proposed use	<input type="checkbox"/>	<input type="checkbox"/>			
- Constraints/opportunities of site	<input type="checkbox"/>	<input type="checkbox"/>	Plan Requirements		
Outline any of the follow			1. Name of subdivision, north arrow, date and scale.	<input type="checkbox"/>	<input type="checkbox"/>
- Traffic Study	<input type="checkbox"/>	<input type="checkbox"/>	2. Boundary and lot lines of the subdivision.	<input type="checkbox"/>	<input type="checkbox"/>
- Utility Study	<input type="checkbox"/>	<input type="checkbox"/>	3. Approximate location, width, and purpose of easements or restrictions.	<input type="checkbox"/>	<input type="checkbox"/>
- Market Study	<input type="checkbox"/>	<input type="checkbox"/>	4. Streets on and adjacent to the tract.	<input type="checkbox"/>	<input type="checkbox"/>
c) Name, address, phone for record owner and applicant	<input 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 type="checkbox"/>	<input type="checkbox"/>
d) Names and addresses of all consultants working on the project	<input type="checkbox"/>	<input type="checkbox"/>			
e) Evidence of right, title, or interest in the property	<input type="checkbox"/>	<input type="checkbox"/>			
f) Evidence of payment of Sketch Plan fees and escrow deposit	<input type="checkbox"/>	<input type="checkbox"/>	6. Existing buildings, structures, or other improvements on the site.	<input type="checkbox"/>	<input type="checkbox"/>
g) Any anticipated waiver requests (Section 120-908)			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.		
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	<input type="checkbox"/>	<input type="checkbox"/>			
- If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	<input 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 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.


APPLICANT OR AGENT'S SIGNATURE

12-23-2024
DATE

DUSTIN M. ROMA - PRESIDENT DM ROMA

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 REVIEW ESCROW: <input checked="" type="checkbox"/> \$400.00		AMOUNT PAID: \$ _____ DATE: _____ <i>Office Use:</i> _____		<i>Office Stamp:</i> _____		
PROPERTY DESCRIPTION	Parcel ID	Map(s) #	Lot(s) #	Zoning District(s)	Total Land Area SF	32.82± ACRES 1,429,975± SF		
	Total Disturbance. >1Ac		<input type="checkbox"/> Y <input type="checkbox"/> N	Est. Building SF: 40,480± SF	No Building; Est. SF of Total Development:		255,229± SF	
	Physical Address:	RIVER ROAD WINDHAM, MAINE			Watershed:	PRESUMPCOT RIVER		
PROPERTY OWNER'S INFORMATION	Name:	25 RIVER ROAD LLC			Name of Business:	25 RIVER ROAD LLC		
	Phone:				Mailing Address:	PO BOX 957 WINDHAM, MAINE 04062		
	Fax or Cell:	(207) 310-8818						
	Email:	JIMCUMMINGS111@GMAIL.COM						
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:	SAME AS OWNER			Name of Business:	---		
	Phone:	---			Mailing Address:	---		
	Fax or Cell:	---						
	Email:	---						
APPLICANT'S AGENT INFORMATION	Name:	DUSTIN M. ROMA			Name of Business:	DM ROMA CONSULTING ENGINEERS		
	Phone:	(207) 591-5055			Mailing Address:	PO BOX 1116, WINDHAM, MAINE 04062		
	Fax or Cell:	(207) 310-0506						
	Email:	DUSTIN@DMROMA.COM						
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary): PLEASE ATTACHED PROJECT NARRATIVE							
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary): PLEASE ATTACHED PROJECT NARRATIVE							
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.): PLEASE ATTACHED PROJECT NARRATIVE							



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 stpuleo@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 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"/>
b) Proposed Project Conditions:			Plan Requirements		
- Condition of the site	<input 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		
- Proposed use	<input type="checkbox"/>	<input type="checkbox"/>	1] The name of the development, North arrow, date, and scale.	<input type="checkbox"/>	<input type="checkbox"/>
- Constraints/opportunities of site	<input type="checkbox"/>	<input type="checkbox"/>	2] The boundaries of the parcel.	<input type="checkbox"/>	<input type="checkbox"/>
Outline any of the follow			3] The relationship of the site to the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>
- Traffic 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 type="checkbox"/>	<input type="checkbox"/>
- Utility 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 type="checkbox"/>	<input type="checkbox"/>
- Market Study	<input type="checkbox"/>	<input type="checkbox"/>	6] Existing buildings, structure, or other improvements on the site (if none, so state).	<input type="checkbox"/>	<input type="checkbox"/>
c) Name, address, phone for record owner and applicant	<input type="checkbox"/>	<input type="checkbox"/>	7] Existing restrictions or easements on the site (if none, so state).	<input type="checkbox"/>	<input type="checkbox"/>
d) Names and addresses of all consultants working on the project.	<input 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 type="checkbox"/>	<input type="checkbox"/>
e) Evidence of right, title, or interest in the property	<input 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 type="checkbox"/>	<input type="checkbox"/>
f) Evidence of payment of Sketch Plan fees and escrow deposit	<input 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 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 type="checkbox"/>	<input type="checkbox"/>			
- If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	<input 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 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.

12-23-2024

DUSTIN M. ROMA - PRESIDENT DM ROMA

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME

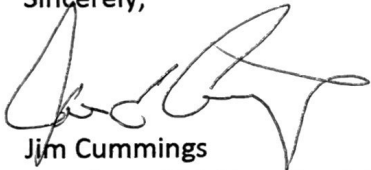
25 RIVER ROAD LLC
PO Box 957
Windham, Maine 04062

December 23, 2024

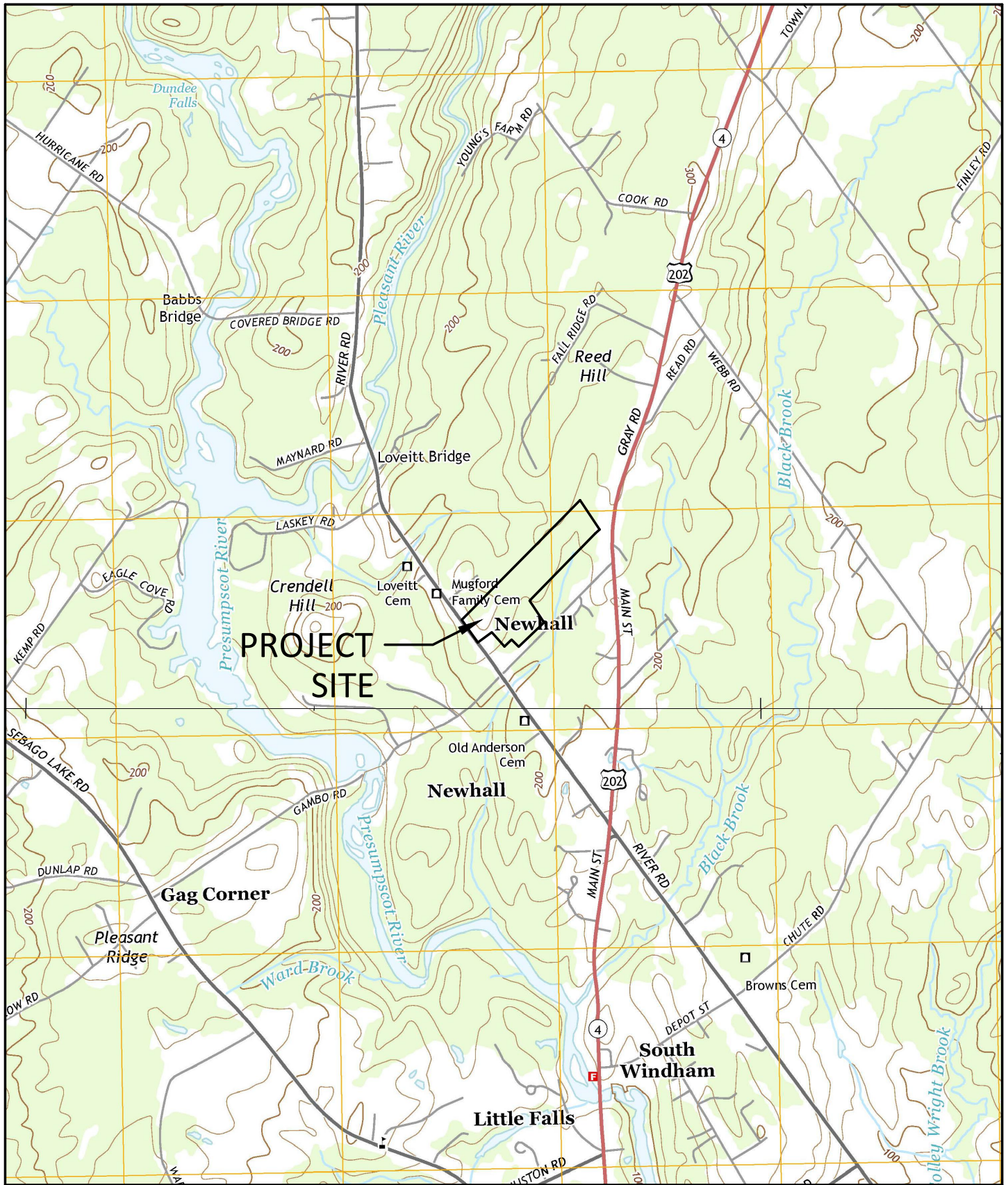
**Re: Agent Authorization
River Road Residential Development
Windham, Maine**

I am an authorized member of 25 River Road, LLC, the applicant for a proposed residential project located off of River Road in Windham, Maine. The property is an approximately 32.8±-acre parcel identified as Lot 25 on the Town of Windham Assessor's Map 5. I have retained the services of Dustin Roma and DM Roma Consulting Engineers to act as our agent to apply for land use permits associated with the development of the property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Cummings", written over a white background.

Jim Cummings
Member of 25 River Road, LLC



SITE LOCATION MAP

RIVER ROAD SUBDIVISION
WINDHAM, MAINE

FOR RECORD OWNER:
25 RIVER ROAD LLC
PO BOX 957
WINDHAM, MAINE, 04062

SCALE: 1"=2000'
DATE: 12-23-2024
JOB NUMBER: 24047

DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED

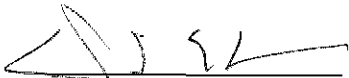
(with covenant)

DLN: 2109453

CHARLES R. HADDOCK ("Grantor"), an individual residing in Windham, Maine, with a mailing address of 472 River Road, Windham, ME 04062, for consideration paid, grants to **25 RIVER ROAD LLC**, a Maine limited liability company with a mailing address of P.O. Box 957, Windham, ME 04062, with Quitclaim Covenant, the real property located on and near River Road in the Town of Windham, Cumberland County, Maine, more particularly described on Exhibit A.

Meaning and intending to convey the premises conveyed to Grantor by two deeds, the first from Hazel T. Haddock to the said Hazel T. Haddock, the Grantor and Warren B. Haddock, which deed is dated October 11, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23629, Page 192, and the second from Warren B. Haddock to the Grantor, dated March 20, 2020 and recorded in the Cumberland County Registry of Deeds in Book 36545, Page 301.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal as of November 26, 2024.



Witness

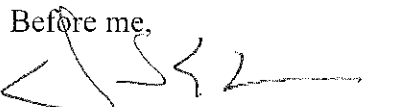


Charles R. Haddock

State of Maine
County of Cumberland, ss

Date: November 26 2024

Then personally appeared the above-named Charles R. Haddock and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public



Printed Name

DAVID E. CURRIER
NOTARY PUBLIC
MAINE
My Commission Expires January 6, 2030

Date Commission Expires:

Exhibit A

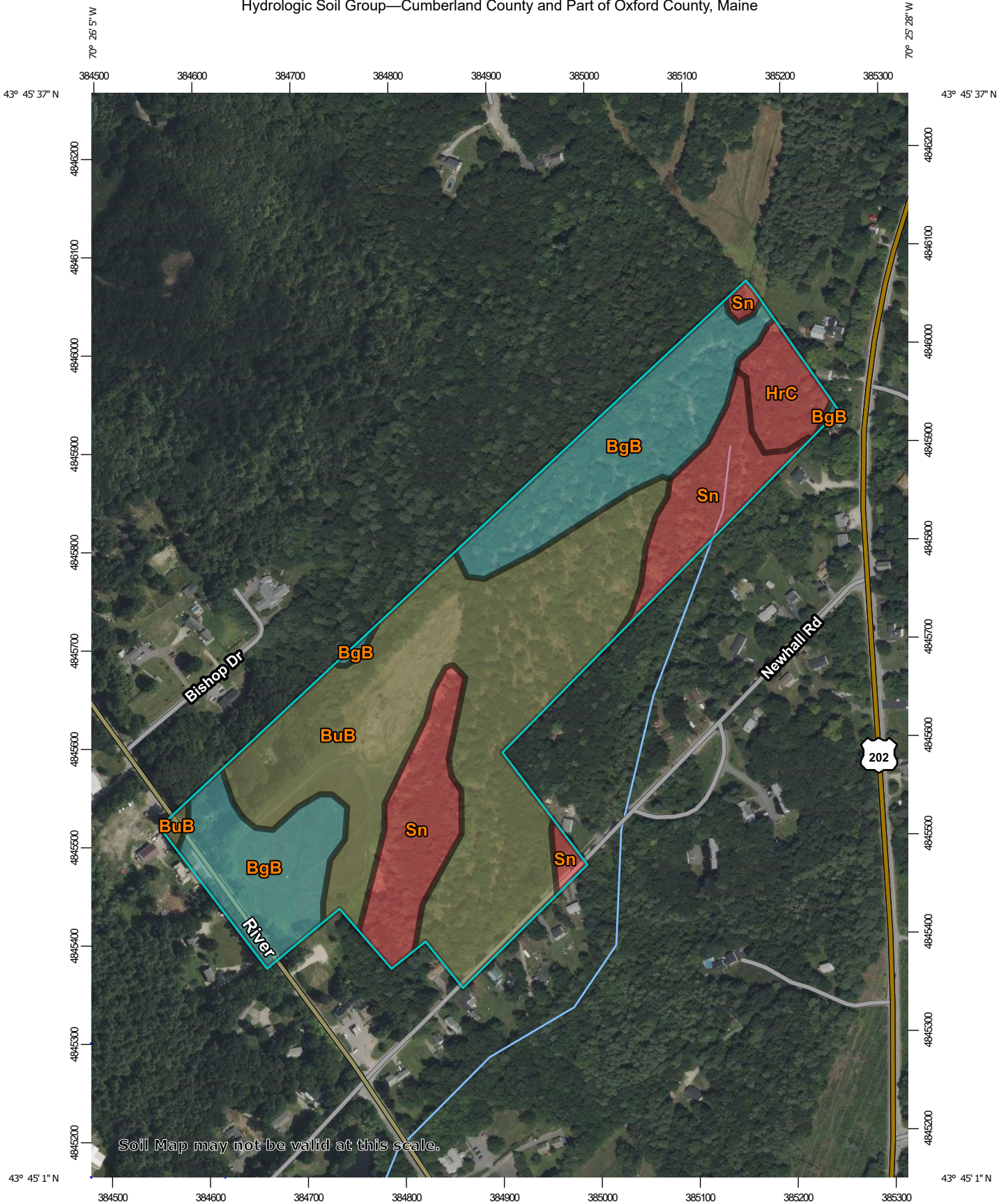
Charles R. Haddock to 25 River Road LLC

A certain lot or parcel of land with the buildings thereon situated in said Windham, County of Cumberland, and State of Maine, and being a part of the former homestead farm of the late John Dolley, bounded and described as follows:

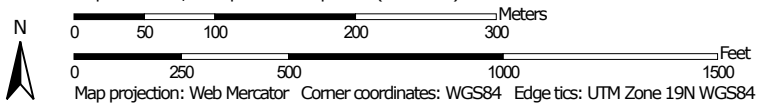
Beginning at a point on the northerly side of Newhall Road at the southeasterly corner of land now or formerly owned by Edward W. Thayer, thence northerly and westerly by land of said Edward W. Thayer to the easterly side of the River Road; thence northerly by said easterly side of River Road to land now or formerly of Christian Kragelund; thence easterly by said Kragelund land to land now or formerly of the heirs of Daniel Plummer; thence southerly by said land of Plummer and land of Ralph and Lillian Prescott to land believed to be owned now or formerly by Arthur E. Cobb; thence westerly by land of Arthur E. Cobb, and lands now or formerly of William H. Cobb, Robert York, and Gordon Mains, et. al. to a corner; thence southerly and along said land of Gordon Mains et al. to the northerly side of Newhall Road; thence westerly by the northerly side of Newhall Road to land now or formerly of Warren A. Knight et. al.; thence northerly, westerly, and southerly by said land of Warren A. Knight et al. to the northerly side of Newhall Road; thence westerly by the northerly side of Newhall Road to the point of beginning containing thirty-nine (39) acres, more or less.

Excepting therefrom a portion of said premises conveyed by Charles R. Haddock and Warren B. Haddock to Charles R. Haddock dated August 28, 2018 and recorded in the Cumberland County Registry of Deed in Book 35132, Page 317.

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



Map Scale: 1:5,370 if printed on A portrait (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





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

Soil Rating Lines


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

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	C	11.6	27.0%
BuB	Lamoine silt loam, 3 to 8 percent slopes	C/D	21.7	50.4%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	D	1.9	4.4%
Sn	Scantic silt loam, 0 to 3 percent slopes	D	7.9	18.2%
Totals for Area of Interest			43.1	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher