



MINOR SUBDIVISION APPLICATION
SKETCH PLAN REVIEW
TOWN OF WINDHAM

“ANGLERS ROAD DEVELOPMENT”
AT
ANGLERS ROAD, WINDHAM, MAINE

PREPARED FOR: WINDHAM ECONOMIC DEVELOPMENT CORPORATION

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ANGLERS ROAD DEVELOPMENT

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July 18, 2016

Windham Planning Department
Mr. Ben Smith, Director of Planning
8 School Road
Windham, ME 04062

Subject: Minor Subdivision Application – Sketch Plan – Windham Economic Development Corporation

Dear Mr. Smith and Members of the Planning Board,

This letter and accompanying material are intended as a Minor Subdivision Application for a Sketch Plan Review.

**Applicant/
Record Owner:** Windham Economic Development Corporation
c/o Tom Bartell
8 School Street
Windham, ME 04062
207-892-1936
thbartell@windhammaine.us

**Agent/
Contact Person:** Main-Land Development Consultants, Inc.
Robert D. Lightbody, P.E.
42 Church Street
PO Box Q
Livermore Falls, ME 04254
robertl@main-landdci.com

Project Narrative:

The Applicant proposes to build a conventional four lot commercial subdivision on the south side of Anglers Road, located on the east side of Route 302/Roosevelt Trail, in the Commercial 1 (C-1) Zone with portions of the site in the B – Aquifer Protection District in Windham, ME. The Parent 9.27 acre parcel will be divided into four commercial lots ranging in size from 1.37 ac to 4.23 ac (59,677 to 184,259 sf).

Presently the site is partially wooded and partially cleared, generally sloping southeast towards Chaffin Pond. The parcel is bordered to the north by Anglers Road, to the south by Chaffin Pond to the west by three developed lots adjacent to Route 302, and residential lots to the east.

The subdivision is laid out in an effort to accommodate prospective buyers that have demonstrated interest in this project . Lot sizes reflect these prospective buyers, but are marketable to the general public for

MINOR SUBDIVISION APPLICATION
SKETCH PLAN REVIEW

commercial use. All of the lots will be served by public water and private on-site individual septic systems. Electrical service will be gained from the existing utility lines serving Anglers Road.

The Town of Windham performed a traffic study as part of the Anglers Road Realignment project. Utilities have been coordinated with their respective districts/companies, but no formal studies have been performed. Similarly, no formal market studies are available. The applicant does not anticipate the need for further utility or market studies, or other work outside of that required by the Preliminary Plan or Final Plan applications.

The applicant is requesting waivers from section 910.C.1(c) Submission Information for which a Waiver May be Granted. Refer to Section 3 of enclosed application.

I look forward to presenting this material to the Windham Planning Board at the meeting on August 08, 2016. If there are any questions or comments please do not hesitate to call or write.

Sincerely,

Main-Land Development Consultants, Inc.



Robert D. Lightbody, PE
Project Manager

Cc: Tom Bartell, WEDC

List of Enclosures: Sketch Plan Application Package



TOWN OF WINDHAM

MAJOR & MINOR SUBDIVISION APPLICATION

Sketch Plan

(Section 910 – Subdivision Review, Submission Requirements)

The original signed copy of this application must be accompanied by:

- The required application and review escrow fees,
- Fifteen (15) collated submission packets, which must include
 - Full size paper copies of each plan, map, or drawing, and
 - A bound copy of the required information found in Section 910 of the Land Use Ordinance.
 - The checklist below offers a brief description of these requirements for the purpose of determining the completeness of a submission. Please use the Ordinance for assembling the submission packets.
- Electronic submission in PDF format of:
 - All plans, maps, and drawings.
 - These may be submitted as a single PDF file or a PDF for each sheet in the plan set.
 - A PDF of the required information found in Section 910 of the Land Use Ordinance

The submission deadline for Sketch plans is four (4) weeks before the Planning Board meeting for which it will be scheduled.

Applicants are strongly encouraged to schedule a brief submission meeting with Planning Staff, to walk through the application checklist at the time a Planning Board submission is made. This will allow applicants to receive a determination of completeness, or a punch list of outstanding items, at the time a submission is made.

If you have questions about the submission requirements, please contact:

Windham Planning Department (207) 894-5960, ext. 2
Ben Smith, Assistant Town Planner bwsmith@town.windham.me.us
Lisa Fisher, Administrative Assistant lmfisher@town.windham.me.us

Project Name: Anglers Road Development

Tax Map: 80 **Lot:** 66

Estimated square footage of building(s): 20,000 sf - 30,000 sf

If no buildings proposed, estimated square footage of total development/disturbance:

Contact Information

1. Applicant

Name: Windham Economic Development Corporation

Mailing Address: 8 School Road, Windham, ME 04062

Telephone: (207) 892-1936 Fax: (207) 892-1936 E-mail: thbartell@WindhamMaine.us

2. Record owner of property

(Check here if same as applicant)

Name:

Mailing Address:

Telephone:

Fax:

E-mail:

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

Name: Robert D. Lightbody, PE

Company Name: Main-Land Development Consultants, Inc

Mailing Address: PO Box Q, Livermore Falls, ME 04254

Telephone: (207) 897-6752 Fax: (207) 897-5404 E-mail: robertl@main-landdci.com

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



Signature 2016-07-18

Date

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

8	If this subdivision involves 20 or more acres in the Farm Zone, or 10 or more acres in the Farm Residential Zone, submit both cluster and conventional subdivision plans	N/A	
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Windham Economic Development Corporation

Promoting Sound Economic Investment in Windham

July 14, 2016

Main-Land Development Consultants, Inc.
42 Church Street
PO Box Q
Livermore Falls, ME 04254

SUBJECT: Agent Authorization

To Whom It May Concern:

The Windham Economic Development Corporation (WEDC), declares Main-Land Development Consultants, Inc. (Main-Land) as an authorized agent and representative for the Anglers Road Development in Windham, Maine. Main-Land is authorized to pursue local, state, and federal permitting, including signing application forms and attending meetings.

Sincerely,

Signed

Printed

Thomas Bartell

Thomas Bartell, Executive Director
Windham Economic Development Corporation

Warranty Deed

33 M.R.S.A. §761 et seq.
Maine Statutory Short Forms Deeds Act
FD 061908 ~ PD 12/28/2009 3:39 PM
r&t10003wd

Prepared by: Law Office of Thomas J. Peterson ~ 207 892-8543

R & T Enterprise, LLC, a limited liability company duly organized and existing under the laws of the State of Maine, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine, and a mailing address of c/o Anthony M. Vance, 588 Roosevelt Trail, Windham ME 04062, for consideration paid, grants to the **Windham Economic Development Corporation**, a non-profit corporation duly organized and existing under the laws of the State of Maine, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine, and a mailing address of c/o Thomas H. Bartell, 8 School Road, Windham ME 04062, with Warranty Covenants, the real estate in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described, viz:

Parcel A – 905 Roosevelt Trail – identified on tax records as Map 80, Lot 66:

A certain lot or parcel of land situated on the easterly side of U. S. Route #302 and the southerly side of Anglers Road in the Town of Windham, in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the southerly sideline of said Anglers Road with the easterly sideline of said U. S. Route #302; thence southerly along the easterly sideline of said U. S. Route #302 one hundred twenty-six (126) feet, more or less, to a point; thence easterly one hundred sixty-eight (168) feet to a point; thence northerly one hundred fifty-nine (159) feet to a point on the southerly sideline of said Anglers Road; thence westerly along the southerly sideline of said Anglers Road one hundred sixty-eight (168) feet to the point of beginning.

The above-described premises are conveyed subject however to, and exception is hereby made to the incorporated statutory covenant of "free of all encumbrances" for, rights and easements conveyed by Hazel G. Kilgore and Arthur W. Kilgore to Portland Water District by deed dated June 11, 1963 and recorded in Cumberland County Registry of Deeds in Book 2759, Page 362, and rights and easements conveyed by Robert J. Donnelly, Sr. and Edith I. Donnelly to Robert J. Donnelly, Jr. by deed dated June 2, 2003 and recorded in said Registry of Deeds in Book 19579, Page 107.

Parcel A being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from Edith I. Donnelly also known as Edith S. Donnelly, and Robert J. Donnelly, Sr., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22193, Page 338.

Parcel B – Anglers Road – identified on tax records as Map 80, Lot 15-1:

A certain lot or parcel of real property situated on the Southerly side of anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number One (1) as shown on Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of deeds in Book 4281, Page 95, which applies to only a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel B being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 12.

Parcel C – Anglers Road – identified on tax records as Map 80, Lot 15-2:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Two (2) as shown on a Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel C being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 14.

Parcel D – Anglers Road - identified on tax records as Map 80, Lot 15-3:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Three (3) as shown on a Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel D being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 16.

Parcel E – Anglers Road - identified on tax records as Map 80, Lot 15-4:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Four (4) as shown on a Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel E being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 18.

Parcel F – Anglers Road - - identified on tax records as part of Map 80, Lots 15-1, 15-2, 15-3 and 15-4:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Being that parcel reserved for conveyance to the Town of Windham for road and utility purposes as shown on a Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel F being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 20.

Parcel G – Anglers Road – identified on tax records as Map 18, Lot 18:

A certain lot or parcel of land situated in the Town of Windham, Cumberland County, State of Maine, off the easterly side of Roosevelt Trail, so-called (aka Route 302), consisting of six and three-tenths acres, more or less, bounded and described as follows:

Said parcel of land being bounded on the north and west by land now or formerly of Charles M. Phinney; Bounded on the east and south by land now or formerly of the Portland Water District and recorded in the Cumberland County Registry of Deeds in Book 1350, Page 306.

This is a portion of the same parcel of land as described in the second paragraph of a Warranty Deed of Elbridge Johnson to Lula Gerry and Mrs. Ella Gerry, dated November 5, 1923, and recorded in Cumberland County Registry of Deeds in Book 1153, Page 227, as follows: A piece or parcel of land situated in said Windham, bounded and described as follows, to wit: Commencing at a pine tree at the north west corner of the Edwin Strout land; thence northwesterly to the line of the Somes lot to a stone; thence southeasterly on the line of the Bracket lot to a pine tree; thence westerly on the line of the Edwin Strout land to the first mentioned bounds, containing seven acres, more or less. Being the same land purchased by Elbridge Johnson from Odell F. Fellows, with the said deed being recorded at the referenced Registry in Book 1002, Page 347. *Excepting* from the foregoing seven acre parcel, that portion conveyed by Lula Gerry to Murray E. Edes, dated April 8, 1946 and recorded in said Registry in Book 1815, Page 101.

This conveyance is made **together with** an easement for ingress and egress as granted in Easement Deed from Remarkable Homes, Inc. to Sidney N. Page, dated May 8, 2002 and recorded in Cumberland County Registry of Deeds in Book 17660, Page 205.

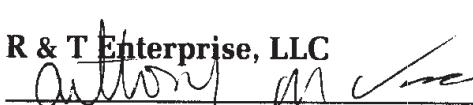
Parcel G is conveyed subject to the apparent encroachment of buildings into the north-northeasterly boundary from land now or formerly of Saucier.

Parcel G being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from Sidney N. Page and Sally J. Page, dated September 26, 2005 and recorded in Cumberland County Registry of Deeds in Book 23200, Page 134.

References in this document to town tax map and lot numbers are provided for convenience and reference purposes only.

Witness the hand and seal of Anthony M. Vance, Manager of R & T Enterprise, LLC, duly authorized this date: Dec. 30, 2019.

R & T Enterprise, LLC


Anthony M. Vance
Its: Manager

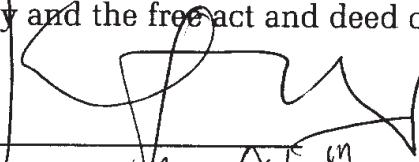


State of Maine
Cumberland, ss.

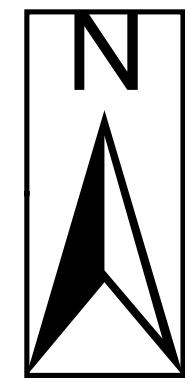
Date:

Dec 30, 2009

Personally appeared the above-named Anthony M. Vance in his capacity as Manager of R & T Enterprise, LLC, and who acknowledged the foregoing instrument to be his free act and deed in such capacity, his free act and deed individually and the free act and deed of said limited liability company. *Before me,*


Kevine H. M. Cole
Atty - Atlaw

Received
Recorded Register of Deeds
Dec 31, 2009 11:30:59A
Cumberland County
Pamela E. Lovley



THESE MAPS ARE FOR ASSESSMENT PURPOSES ONLY AND ARE NOT FOR CONVEYANCE.
These Tax Maps are based on original maps compiled by James W. Sewall Co.

TOWN OF WINDHAM CUMBERLAND COUNTY, MAINE 2015 PROPERTY MAPS

SOURCES:
Windham Tax Assessor's Office
Completion Date: April 1, 2015
UTM NAD83 Z19N
Prepared by: Windham GIS Dept.
Scale is based on printing
at 24" x 36".

Legend
Cemetery
Condominium
Farmstead
Hook
Old Property Line
PWD ROW Easement
ROW Easement
Stream
Subdivision Number
Tie Line
Town Line
Utility
Vacated Subdivision
Subject Map

Map 80

1 inch = 100 feet

0 125 250 500 Feet

Pettingill Pond

Chaffin Pond

81

21

18

80

79

14A

14A-13

1D

1C

1B

14B

14

12

13

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15A-1

15A

15A-1

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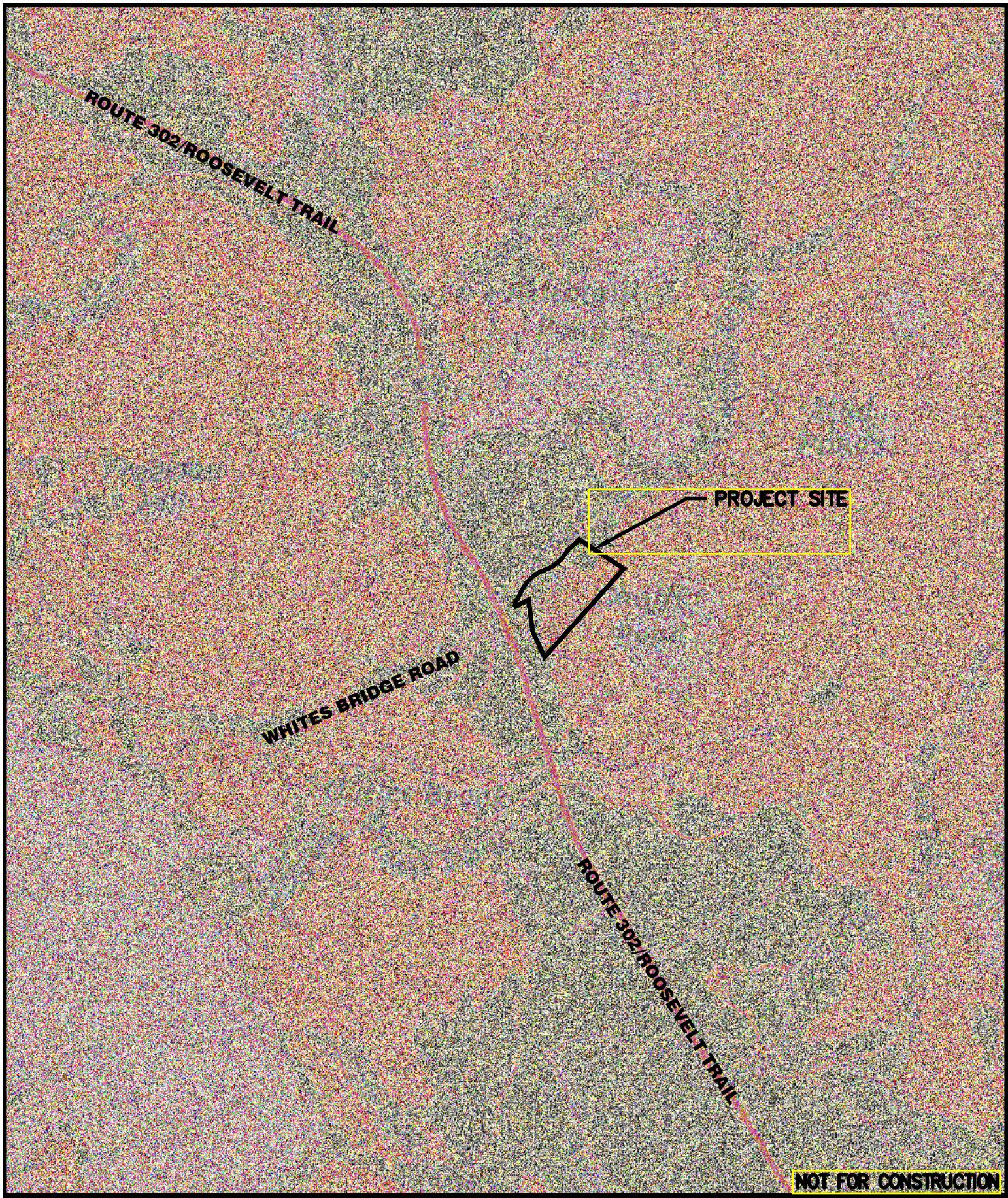
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PROJECT:

ANGLERS ROAD DEVELOPMENT

ANGLERS ROAD, WINDHAM, MAINE

DRAWING:

USGS LOCATION MAP

SCALE: 1" = 1000'

MLDC NO. 14-181
PROJ. MGR. RDL
DRAWN BY: NPO
CHECKED BY: TRD
REVISION NO. N/A
ISSUE DATE: 2016-07-18
ISSUED FOR: REVIEW

NOT FOR CONSTRUCTION

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

42 CHURCH ST. LIVERMORE FALLS, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM



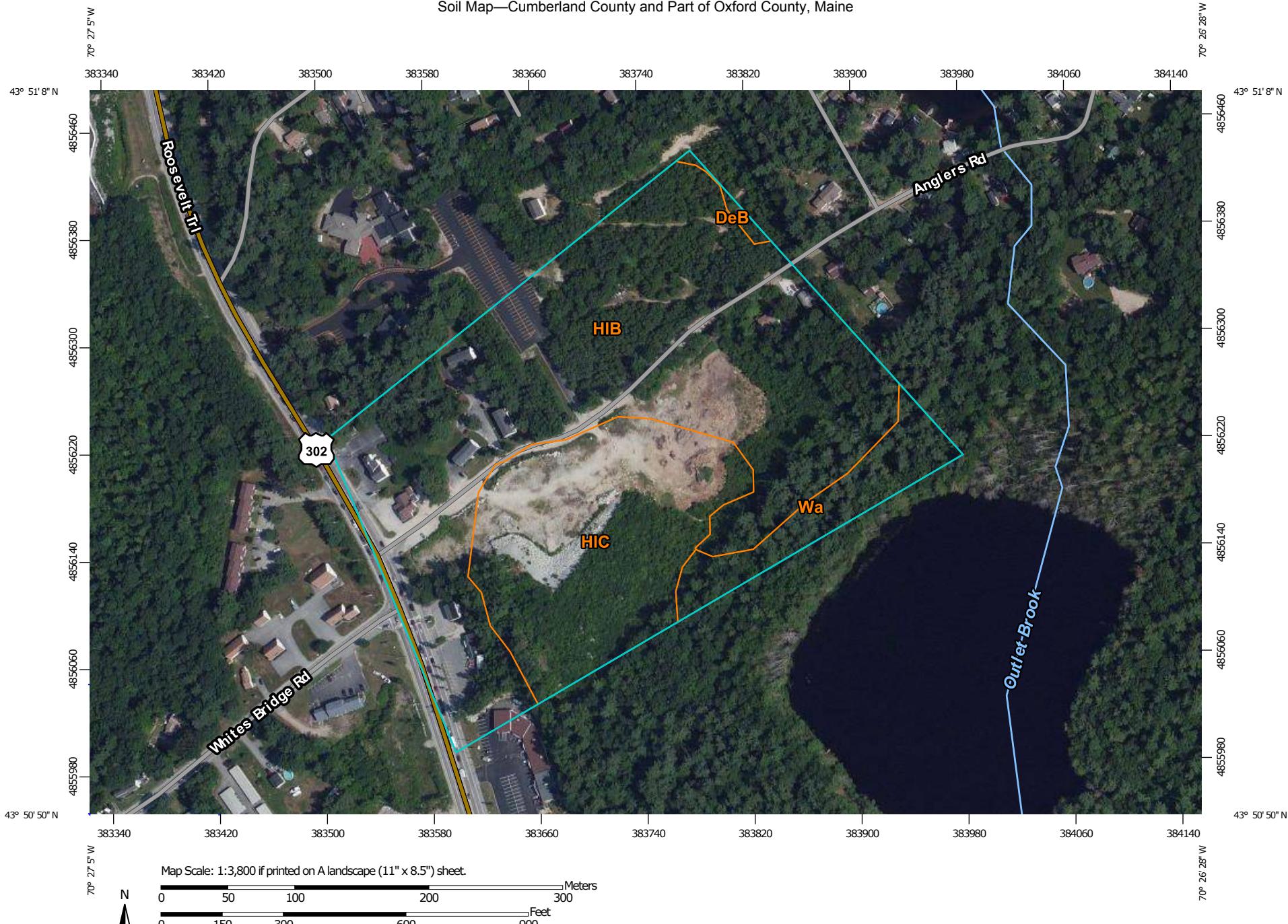
Section 908.B. Waiver of Submission Requirements

The following is a list of Waivers requested by the Applicant per section 910.C(c) Submission Information for which a Waiver May be Granted:

910.B.1(c)(6) The location of driveways, if requested by the Planning Board

The applicant is requesting a waiver from this requirement. Final locations of driveway entrances will be determined during Site Plan Review as lots are sold to buyers.

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/12/2016
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)	
	Area of Interest (AOI)
Soils	
	Soil Map Unit Polygons
	Soil Map Unit Lines
	Soil Map Unit Points
Special Point Features	
	Blowout
	Borrow Pit
	Clay Spot
	Closed Depression
	Gravel Pit
	Gravelly Spot
	Landfill
	Lava Flow
	Marsh or swamp
	Mine or Quarry
	Miscellaneous Water
	Perennial Water
	Rock Outcrop
	Saline Spot
	Sandy Spot
	Severely Eroded Spot
	Sinkhole
	Slide or Slip
	Sodic Spot
Water Features	
	Streams and Canals
Transportation	
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads
Background	
	Aerial Photography

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: <http://websoilsurvey.nrcs.usda.gov>

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 11, Sep 17, 2015

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

Date(s) aerial images were photographed: Jun 20, 2010—Jul 18, 2010

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

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeB	Deerfield loamy sand, 3 to 8 percent slopes	0.1	0.5%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	17.6	65.9%
HIC	Hinckley loamy sand, 8 to 15 percent slopes	7.1	26.4%
Wa	Walpole fine sandy loam	1.9	7.2%
Totals for Area of Interest		26.8	100.0%