# RIDING TO THE TOP

## TOWN OF WINDHAM
## SKETCH PLAN REVIEW
## MAJOR SITE PLAN APPLICATION

**March 2026**

**PREPARED FOR:**
**RIDING TO THE TOP THERAPEUTIC RIDING CENTER**
**14 LILAC DRIVE**
**WINDHAM, ME 04062**


**PREPARED BY:**
**VERDANTAS, LLC**
**541 US ROUTE ONE, SUITE 21**
**FREEPORT, ME 04032**

541 US Route One, Suite 21
Freeport, Maine 04032
Tel: 207.869.9050
www.verdantas.com

March 24th, 2026

Town of Windham
Planning Board
8 School Road
Windham, ME 04062

**RE: Riding to the Top Therapeutic Riding Center – Major Site Plan Application Review – Sketch Plan**

Dear Board,

On behalf of Riding to the Top Therapeutic Riding Center, we are pleased to submit the attached Sketch Plan for a Major Site Plan Review Application for a proposed expansion. Riding to the Top is a non-profit dedicated to enhancing the health and well-being of children and adults with disabilities through equine assisted services. The existing facility consists of an indoor arena with attached offices and programming space, an outdoor riding ring, a 10-stall barn, and riding and sensory trails located at 14 Lilac Drive in the Town of Windham. The existing facility is considered a Riding Stable, which is an allowed use within the Farm District. There are no criteria or performance standards specific to riding stables; however, the proposed expansion will meet the performance standards and approval criteria under Site Plan Review and the dimensional standards within the Farm District.

At this time, the applicant and design team have created a master plan for the 52-acre farm, which proposes a new barn, an outdoor riding arena, a tractor shed, improvements and expansion of the existing indoor area/office building, a new residence, reconfigured paddocks, reconfigured parking areas and access circulation, updated utility infrastructure and stormwater management best management practices.

We look forward to continuing to work with you on this project and please let us know if you have any questions during your review of this submission. We would be happy to meet with you to go over the application and answer any other questions you might have.

Regards,

Verdantas LLC
Andrew Johnston, PE, LEED AP, CEng, CEnv, MCIWEM
Senior Consultant

# Table of Contents

**Town of Windham**
**Planning Department**:
8 School Road
Windham, Maine 04062
Tel: (207) 894-5960 ext. 2
Fax: (207) 892-1916 -
www.windhammaine.us

# SKETCH PLAN - MAJOR SITE PLAN REVIEW APPLICATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **FEES FOR SKETCH PLAN REVIEW** | | **APPLICATION FEE:** ☐ $200.00<br>**REVIEW ESCROW:** ☐ $400.00 | | **AMOUNT PAID:**<br>$_____<br>DATE: _____<br>*Office Use:* | | *Office Stamp:* | |
| **PROPERTY DESCRIPTION** | **Parcel ID** | **Map(s) #** *7* | **Lot(s) #** *27B* | **Zoning District(s)** | *Farm* | **Total Land Area SF** | *52 acres* |
| | **Total Disturbance. >1Ac** ☒ Y ☐ N | **Est. Building SF:** | | **No Building; Est. SF of Total Development:** | | | *7.35 acres* |
| | **Physical Address:** | *14 Lilac Drive* | | **Watershed:** | *Upper Presumpscot River watershed* | | |
| **PROPERTY OWNER'S INFORMATION** | **Name:** | *Sarah Bronson, PT* | | **Name of Business:** | *Riding To The Top Therapeutic Riding Center* | | |
| | **Phone:** | *207-892-2813* | | **Mailing Address:** | *14 Lilac Drive*<br>*Windham, ME 04062* | | |
| | **Fax or Cell:** | | | | | | |
| | **Email:** | [redacted] | | | | | |
| **APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)** | **Name:** | | | **Name of Business:** | | | |
| | **Phone:** | | | **Mailing Address:** | | | |
| | **Fax or Cell:** | | | | | | |
| | **Email:** | | | | | | |
| **APPLICANT'S AGENT INFORMATION** | **Name:** | *Andy Johnston, PE* | | **Name of Business:** | *Verdantas LLC* | | |
| | **Phone:** | *207-869-9050* | | **Mailing Address:** | *541 US Route One, Suite 21*<br>*Freeport, ME 04032* | | |
| | **Fax or Cell:** | | | | | | |
| | **Email:** | [redacted] | | | | | |

**PROJECT INFORMATION**

**Existing Land Use *(Use extra paper, if necessary)*:**

*The property currently supports a range of fully accessible facilities designed to accommodate therapeutic riding, volunteer activity, and administrative functions. Existing site features include a heated indoor riding arena with an attached grooming area, connected office and program spaces (including a family viewing room, therapy room, and small kitchen), and a 10-stall barn. The indoor arena is equipped with rooftop solar panels that contribute to the facility's energy needs. Outdoor amenities include a riding ring, maintained riding trails, and sensory trails that support therapeutic programming. An on-site caretaker's residence provides year-round oversight of the property.*

**Provide a narrative description of the Proposed Project *(Use extra paper, if necessary)*:**

*The Master Plan identified a series of upgrades and new structures needed to support program delivery, including a new barn, an outdoor riding arena, a tractor shed, improvements and expansion of the existing indoor area/office building, a new residence, reconfigured paddocks, reconfigured parking areas and access circulation, updated utility infrastructure and stormwater management.*

**Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):**

*There are wetland areas located south of the developed site. A minor amount of wetland fill is required to accomplish the project. No significant wildlife habitats or unique features will be impacted. The project does not take place within a special flood zone or shoreland zone.*

## 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 | 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 INCOMPELTE 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 SPECFICS, PER SECTION 120-807D(2)).**

| Submission Requirements: | Applicant | Staff |
|---|---|---|
| a) Completed Sketch Plan Application form | X | |
| b) Proposed Project Conditions: | | |
| - Condition of the site | X | |
| - Proposed use | X | |
| - Constraints/opportunities of site | X | |
| Outline any of the follow | | |
| - Traffic Study | | |
| - Utility Study | | |
| - Market Study | | |
| c) Name, address, phone for record owner and applicant | X | |
| d) Names and addresses of all consultants working on the project. | X | |
| e) Evidence of right, title, or interest in the property | X | |
| f) Evidence of payment of Sketch Plan fees and escrow deposit | X | |
| g) Any anticipated waiver requests (Section 120-808) | | |
| 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 waivers being requested, along with a completed "Performance & design Standards Waiver Request Form. | | |
| Waivers from Subdivision Performance Standards in Section 120-812 of the Land Use Ordinance. | | |

| Submission Requirements (continued) | Applicant | Staff |
|---|---|---|
| -If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form. | | |
| **Plan Requirements** | | |
| 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 | | |
| 1] The name of the development, North arrow, date, and scale. | X | |
| 2] The boundaries of the parcel. | X | |
| 3] The relationship of the site to the surrounding area. | X | |
| 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). | X | |
| 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). | X | |
| 6] Existing buildings, structure, or other improvements on the site (if none, so state). | X | |
| 7] Existing restrictions or easements on the site (if none, so state). | X | |
| 8] Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state) | X | |
| 9] A Class D medium-intensity soil survey (information from the most current soil survey for Cumberland County, Maine, is acceptable). | X | |
| 10] The location and size of proposed buildings, structures, access drives, parking areas, and other development features (if applicable). | X | |
| **PDF Electronic Submission** | X | |

***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.***

| *3-24-2026* | *Andrew Johnston* |
|---|---|
| APPLICANT OR AGENT'S SIGNATURE / DATE | PLEASE TYPE OR PRINT NAME |

# 1 INTRODUCTION

## 1.1 Project Description

Riding to the Top Therapeutic Riding Center in Windham, Maine is undertaking a significant expansion of its 52-acre property to better serve its community and enhance program capacity. Building on the organization's recently completed Master Plan, the project will advance the design and permitting of several major site improvements essential to the long-term growth of the facility. Verdantas LLC, serving as the site/civil engineering consultant to Stephen Blatt Architects, will lead the technical development of the site improvements.

The Master Plan identified a series of upgrades and new structures needed to support program delivery, including a new barn, an outdoor riding arena, a tractor shed, improvements and expansion of the existing indoor area/office building, a new residence, reconfigured paddocks, reconfigured parking areas and access circulation, updated utility infrastructure and stormwater management best management practices. This project moves those concepts into detailed site/civil design and through the required local and state permitting processes. Overall, the project represents a critical step toward expanding Riding to the Top's facilities and improving its ability to deliver therapeutic riding services to the region.

The overall project will involve approximately 2.79 acres of land disturbance and the creation of roughly 0.99 acres of new impervious area. Total impervious area at the site will total 2.66 acres and includes existing and proposed impervious areas. The project proposes approximately 7.35 acres of developed area. Stormwater management for the proposed improvements will focus on maintaining existing drainage patterns while providing appropriate water-quality treatment for new impervious and landscaped areas. As part of the master plan implementation, the project will include the construction of two to three bioretention/infiltration basins and roof dripedge filters along portions of buildings to treat and manage runoff from new structures and site features.

These Best Management Practices (BMPs) will provide water-quality treatment and controlled discharge consistent with Maine Department of Environmental Protection (MDEP) Chapter 500 standards. The final plan submission will include a stormwater management analysis demonstrating that the proposed BMPs meet applicable Basic and General Standards and that the project will not increase peak runoff rates or adversely impact downstream receiving waters. Detailed BMP designations and supporting calculations will be provided.

**1. Market Studies**

No market study is proposed as part of the final plan application. This project is the direct result of a previously completed master planning process. The master plan provides the necessary foundation for demonstrating demand and feasibility, and no additional market analysis is required.

**2. Traffic Studies**

The proposed project will not generate more than 50 peak-hour trips; therefore, a full traffic impact study is not anticipated. Based on the scale and nature of equestrian operations (staggered arrivals, scheduled lessons, and generally low overall traffic volumes) the project is expected to fall comfortably below the threshold that typically triggers more detailed review. If the Board determines it necessary, the final plan submission can include a trip-generation estimate to confirm this. Because equestrian facilities do not align neatly with standard ITE land-use categories, a traffic engineer would need to be consulted to confirm the appropriate methodology and ensure any estimate is defensible. Importantly, this is an existing facility with no history of traffic, safety, or capacity issues, and the proposed improvements will not materially alter established patterns, making any additional study disproportionate to the project's actual impact.

**3. Utilities Studies**

The project will continue to use the existing onsite well, which will be registered with the State as a public water system as part of the final plan submission. No offsite utility extensions are required. The site currently includes an existing septic system installed around 2004–2005 to serve the riding arena employees and riders. This system will remain in service for the existing program. The master plan includes a new septic system to support the additional wastewater generation associated with the expanded facility. Verdantas will conduct a soil test pit to confirm the suitability of the proposed location and will prepare a conceptual septic system design for inclusion with the final plan application. A full, final septic design will be submitted to the Code Officer through an HHE-200 application prior to construction.

## 1.2 Existing Conditions

RTT operates on a 52-acre farm in Windham, Maine (Tax Map 7, Lot 27B), and has grown steadily over more than two decades to become a leading provider of equine-assisted services in the region. The site can be accessed from Lilac Drive, an existing gravel driveway off Land of Nod. The property is situated within the Farm District and part of the Upper Presumpscot River watershed. The project does not take place within a shoreland zone or a mapped significant sand and gravel aquifer. Through the implementation of best management practices (BMPs) for stormwater management, erosion control measures during construction, and sustainable design principles, this project will ensure that it does not degrade the water quality of the watershed.

The property currently supports a range of fully accessible facilities designed to accommodate therapeutic riding, volunteer activity, and administrative functions. Existing site features include a heated indoor riding arena with an attached grooming area, connected office and program spaces (including a family viewing room, therapy room, and small kitchen), and a 10-stall barn. The indoor arena is equipped with rooftop solar panels that contribute to the facility's energy needs. Outdoor amenities include a riding ring, maintained riding trails, and sensory trails that support therapeutic programming. An on-site caretaker's residence provides year-round oversight of the property.

Predominant surface soil types within the project area, as mapped by the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey, consist primarily of Windsor loamy sand (3 to 8% slopes), which occupies most of the upland portions of the site. Additional upland soils present include Lamoine silt loam and Deerfield fine sand, both of which occur in smaller pockets across the developed and developable areas of the parcel. Soil maps can be found in Attachment 4.5 of this application.

Wetland areas on the property are mapped as Swanton fine sandy loam, Whately fine sandy loam, and Sebago mucky peat. These soil series are classified as hydric soils and are consistent with the observed wetland boundaries and site hydrology. A wetland delineation including vernal pool surveys were completed by Sebago Technics throughout April, May and June of 2024. Jurisdictional natural resources are shown on the accompanying site plans.

## 1.3 Site History

The project parcel has a long history of farm-related use dating back to at least 1956, the earliest aerial imagery available. At that time, the northern portion of the property functioned as open fields, while the southern portion remained in a naturally wooded condition. The wooded southern half includes areas that are now mapped as wetlands and appear to have been forested and undisturbed through the mid-20th century.

By 1987, the property remained largely consistent with its historic agricultural character. In 1998, aerial imagery shows that the parcel underwent a timber harvest, including within areas that are now classified as wetlands. Between 1998 and 2001, the site transitioned from general agricultural use to a more defined equestrian facility. The 2001 imagery shows a gravel driveway, a residence, an outdoor riding arena, and associated farm/riding-stable impervious surfaces.

The next available imagery, dated 2006, captures the construction of the indoor riding arena. Supporting documentation, including building permits and septic system designs issued in 2004, indicates that this development was initiated prior to the July 2005 amendment to Maine's Stormwater Management rules, which expanded jurisdiction to include one acre or more of disturbed area. The indoor arena footprint is approximately 16,000 square feet; however, a portion of this structure was built over previously existing gravel and other compacted surfaces. As a result, the total new impervious area and total land disturbance associated with the 2004–2006 construction did not exceed the one-acre regulatory thresholds in effect at that time. For these reasons, the development should be considered legally existing and grandfathered with respect to Maine's stormwater management requirements.

Although much of the project site predates stormwater regulation, it is subject to the Maine Site Location of Development Act (SLODA), which became effective January 1, 1970. For purposes of determining existing impervious area under Site Law, the commonly applied baseline year is 1975. At that time, the parcel contained no impervious surfaces, as it remained an agricultural field and woodland. Therefore, all impervious area currently on the site is counted toward the Site Law threshold. The applicable SLODA review threshold for this project is three acres of impervious area. The proposed master plan expansion maintains total impervious area below this three-acre limit.

In summary, the existing equestrian facility, including the residence, driveway, outdoor arena, and indoor arena, was constructed prior to the applicability of modern stormwater permitting requirements and is considered grandfathered. The proposed expansion respects the Site Law impervious area threshold and applies stormwater treatment to the new developed area being proposed under the master plan.

## 1.4 Permitting

At the local level, the improvements will undergo Major Site Plan review with the Town of Windham, including staff meetings and Planning Board presentations. The existing facility is considered a Riding Stable, which is an allowed use within the Farm District. There are no performance standards or criteria for riding stables outlined in the Town's ordinance. The proposed expansion project has been designed to meet the Town of Windham's Site Plan Review performance standards and approval criteria and the dimensional standards of the Farm District. Because the project exceeds stormwater thresholds, stormwater permitting will also be completed through the town under its municipal review authority.

The proposed project includes approximately 4,000 square feet of direct impact to freshwater wetlands. Because the amount to be impacted is below 4,300 square feet and is not associated with any other protected resource, it would qualify for the Minor Alteration of Freshwater Wetlands exemption, further outlined in MRS 480-Q (17). Therefore, no wetland permitting is required from the MDEP.

A Section 404 permit from the U.S. Army Corps of Engineers may be required due to anticipated wetland impacts.

## 1.5 Construction Schedule

The applicant expects to start construction in the late spring of 2026. The target schedule for the start of is outlined below:

- Permit Submissions — March 2026
- Permit Approvals — May 2026
- Construction Commencement — June 2026
- Construction Completion — September 2028*

*This will be a phased project based on funding availability.

# 2 TITLE, RIGHT OR INTEREST

***The applicant is the landowner of the 52-acre parcel. The property contains an easement to Portland Pipeline Corporation. The copy of the warranty deed has been included in this application.***

# 3 TECHNICAL CAPACITY

***The applicant has assembled a capable team of design and permitting professionals to undertake the proposed project. Verdantas LLC is the permitting consultant for this project and has assembled the materials in this application. Key consultants and contact information are listed in the table below:***

| Firm | Services |
|---|---|
| Verdantas, LLC<br>541 US Route One<br>Freeport, ME 04032 | Site Design and Engineering, Permitting |
| Stephen Blatt Architects<br>PO Box 583<br>Portland, ME 04112 | Architecture |
| Survey, Inc.<br>936 Roosevelt Trail, #5<br>Windham, ME 04062 | Survey |
| Sebago Technics<br>75 John Roberts Rd, Suite 4A<br>South Portland, ME 04106 | Wetland and Natural Resources |

***While Riding To The Top Therapeutic Riding Center is not a traditional developer, its extensive experience managing a large property, coordinating with municipal processes, maintaining accredited facilities, and contributing to community well-being, provides a strong foundation of relevant technical capacity. RTT's long-standing presence in Windham and its history of responsible land stewardship make it a reliable and knowledgeable partner for initiatives involving town development considerations.***

# 4. ATTACHMENTS

# ATTACHMENT 4.1

## Property Deed

024307

MAINE REAL ESTATE TAX PAID

# WARRANTY DEED

*KNOW ALL PERSONS BY THESE PRESENTS,* That **I, Jerry W. Toomey f/k/a Jerry W. Pasenen**, of Windham, County of Cumberland and State of Maine, for consideration paid, grant to **Riding To The Top, a nonprofit Corporation organized and existing under the laws of the State of Maine with a place of business**, in Windham, County of Cumberland and State of Maine, whose mailing address is P.O. Box 1928, Windham, Maine 04062, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **Riding To The Top**, its successors and assigns forever, with **WARRANTY COVENANTS,** a certain lot or parcel of land, with any buildings thereon, situated in the Town of Windham, County of Cumberland and State of Maine, more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of land of Nod Road, so called, in the Town of Windham, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" diameter iron rod found with a cap marked "BH2M PLS 2002" on the assumed southerly sideline of land of Nod Road, so called, at the easterly corner of land now or formerly of Green One Development Corporation (Book 9718, Page 234);

Thence S 26° 16' 41" E along the assumed southerly sideline of said Land of Nod Road 30.00 feet to a point;

Thence in a general southeasterly direction along the assumed southerly sideline of said land of Nod Road and along a circular curve to the left tangent to the last described line being circumscribed by a radius of 130.00 feet an arc distance of 21.94 feet to a point and remaining land now or formerly of Ronald P. Beaulieu, et al;

Thence S 46° 14' 39" W by remaining land now or formerly of Ronald P. Beaulieu, et al. 350.00 feet to a point;

Thence S 46° 39' 47" E by remaining land now or formerly of Ronald P. Beaulieu, et al. 275.00 feet to a point;

Thence S 74° 55' 55" E by remaining land now or formerly of Ronald P. Beaulieu 417.43 feet to a point and the approximate centerline of a 24 inch diameter underground pipeline belonging to Portland Pipeline Corporation;

Thence S 08° 34' 34" E by remaining land now or formerly of Ronald P. Beaulieu and along the approximate centerline of a 24 inch diameter pipeline;

Thence S 13° 32' 50" E by remaining land now or formerly of Ronald P. Beaulieu, et al. and along the approximate centerline of said 24 inch diameter pipeline 106.17 feet to a point in a stonewall and land now or formerly of Janet L. David (Book 6509 Page 38 Cumberland County Registry of Deeds);

Thence S 53° 10' 31" E along said stonewall and land of said David 46.99 feet to a 5/8 diameter iron rod found and the remains of a stonewall;

Thence S 52° 22' 56" W along said stonewall and land of said David 503.96 feet to a point at or near the end of said stonewall;

Thence S 46° 58' 00" W along land of said David and land now or formerly of Greta Orbeton (Book 4147, Page 16 Cumberland County Registry of Deeds) and partially by the remains of a barbed wire fence 1251.92 feet to a point and land now or formerly of Harry Winship (Book 1815 Page 326 Cumberland County Registry of Deeds);

Thence N 30° 37' 28" W along land of said Winship 1296.81 feet to a point and land now or formerly of Francis L. Riley (Book 4672, Page 90 Cumberland County Registry of Deeds);

Thence N 46° 35' 19" E along remains of a barbed wire fence and along land of said Riley 659.23 feet to a point;

Thence N 25° 34' 01" W along remains of a barbed wire fence and along land of said Riley 133.95 feet to a point and land now or formerly of Charles W. Sanborn (Book 4617, Page 205 Cumberland County Registry of Deeds);

Thence N 45° 29' 45" E partially along remains of a barbed wire fence and along land of said Sanborn 516.01 feet to a point;

Thence N 46° 14' 39" E along said remains of a wire fence and land of said Sanborn 76.17 feet to a found 5/8" diameter iron rod with a cap marked "BH2M PLS 2002" and land now or formerly of Green One Development Corporation;

Thence S 43° 45' 21" E along land of said Green One Development Corporation 388.39 feet to a found 5/8" diameter iron rod with a cap marked "BH2M PLS 2002";

Thence N 46° 14' 39" E along land of said Green One Development Corporation 615.00 feet to the point of beginning.

The above described premises contains 52.07 acres.

The above mentioned bearings refer to magnetic north as observed in 1985.

The above described premises subject to a pipeline easement granted to Portland Pipeline Corporation by Viola D. Dyer, dated May 22, 1984 recorded at Cumberland County Registry of Deeds.

Meaning and intending to convey the same premises conveyed to Grantor Jerry W. Toomey, formerly Jerry W. Pasenen, by Deed of Wayne S. Pasenen dated December 18, 1992 recorded in the Cumberland County Registry of Deeds at Book 10505, Page 8, as corrected by Corrective Deed of Ronald P. Beaulieu, et al. to Jerry W. Pasenen, et al. dated February 17, 1993 recorded in the Cumberland County Registry of Deeds at Book 10595, Page 198.

***TO HAVE AND TO HOLD*** the same, together with all the privileges and appurtenances thereof, to the said **Riding To The Top**, its successors and assigns forever.

***AND*** I do **covenant** with the said Grantee, its successors and assigns, that I will **warrant and forever defend** the premises to it, the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

***IN WITNESS WHEREOF,*** I, the said **Jerry W. Toomey, f/k/a Jerry W. Pasenen** have hereunto set my hand and seal this 28th day of April, 1998.

Witness

**Jerry W. Toomey**

STATE OF MAINE
CUMBERLAND, ss.

DATE: 4/28, 1998

Then personally appeared the above named **Jerry W. Toomey** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ / Attorney-at-Law

Printed Name / Seal: E. ANNE CARTON

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 APR 28 PM 12:03
CUMBERLAND COUNTY
John B O'Brien

# ATTACHMENT 4.2

## Proof of Legal Name and Good Standing

MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

# Information Summary

Subscriber activity report

**This record contains information from the CEC database and is accurate as of: Mon Feb 09 2026 07:19:10. Please print or save for your records.**

| Legal Name | Charter Number | Filing Type | Status |
|---|---|---|---|
| RIDING TO THE TOP THERAPEUTIC RIDING CENTER | 19940013ND | NON-PROFIT CORPORATION (UNDER TITLE 13-B) | GOOD STANDING |

| Filing Date | Expiration Date | Jurisdiction |
|---|---|---|
| 07/14/1993 | N/A | MAINE |

| Other Names | (A=Assumed ; F=Former) |
|---|---|
| RIDING TO THE TOP | F |

**Principal Home Office Address**

| Physical | Mailing |
|---|---|
| RIDING TO THE TOP THERAPEUTIC RIDING CENTER<br>14 LILAC DR.<br>WINDHAM, ME 04062 | RIDING TO THE TOP THERAPEUTIC RIDING CENTER<br>14 LILAC DR.<br>WINDHAM, ME 04062 |

**Clerk/Registered Agent**

| Physical | Mailing |
|---|---|
| SARAH E. BRONSON<br>14 LILAC DR.<br>WINDHAM, ME 04062 | SARAH E. BRONSON<br>14 LILAC DR.<br>WINDHAM, ME 04062 |

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New Search

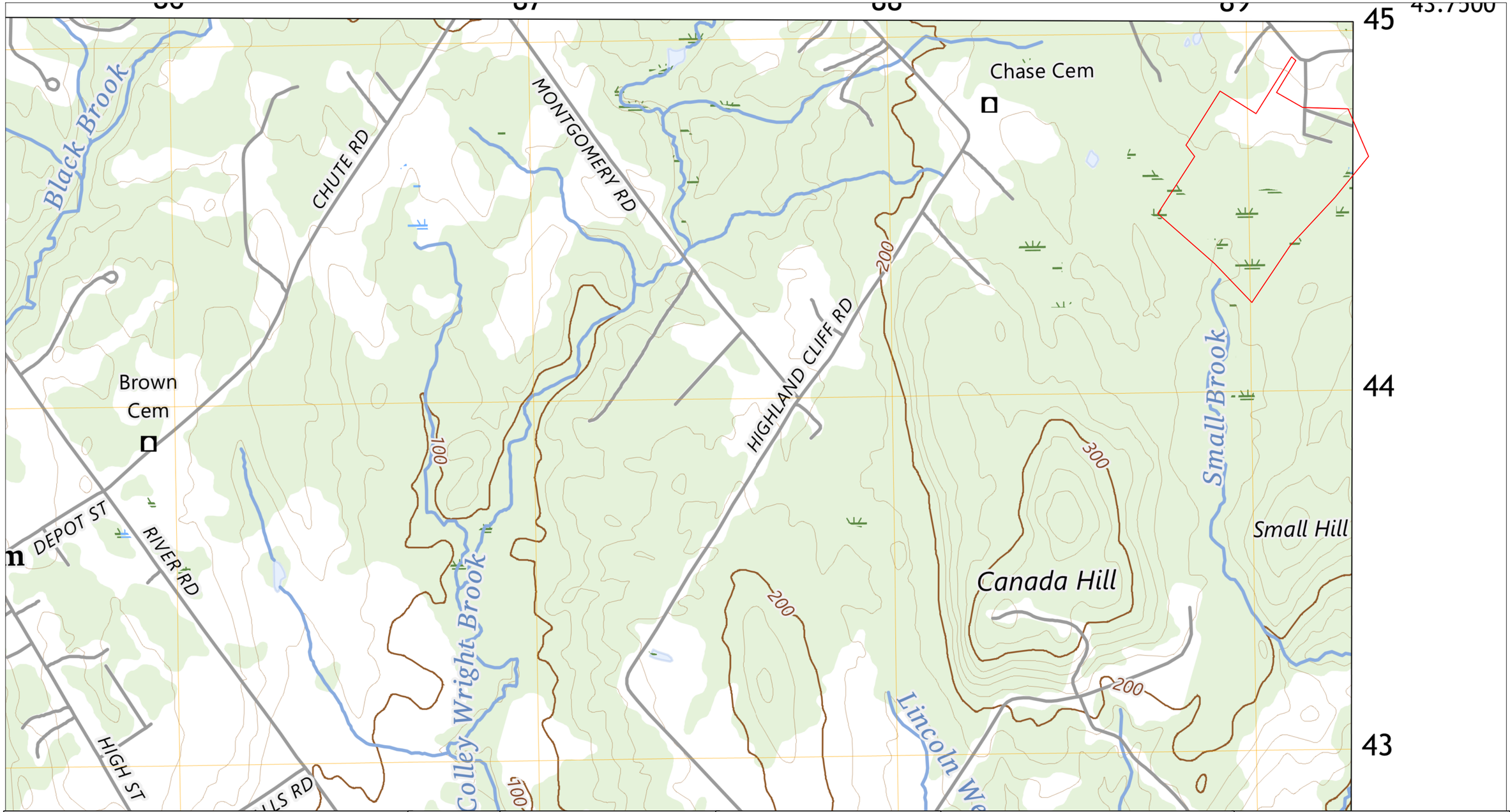
**Click on a link to obtain additional information.**

List of Filings — View list of filings

**Obtain additional information:**

# ATTACHMENT 4.3

# USGS Topographic Map




0 ft 1000 ft 2000 ft 3000 ft

N

Legend

Project Area

Created By: Kayla Gray
Date Created: 2/9/2026
Projection: SPCS (NAD83)
Project # 25-36465

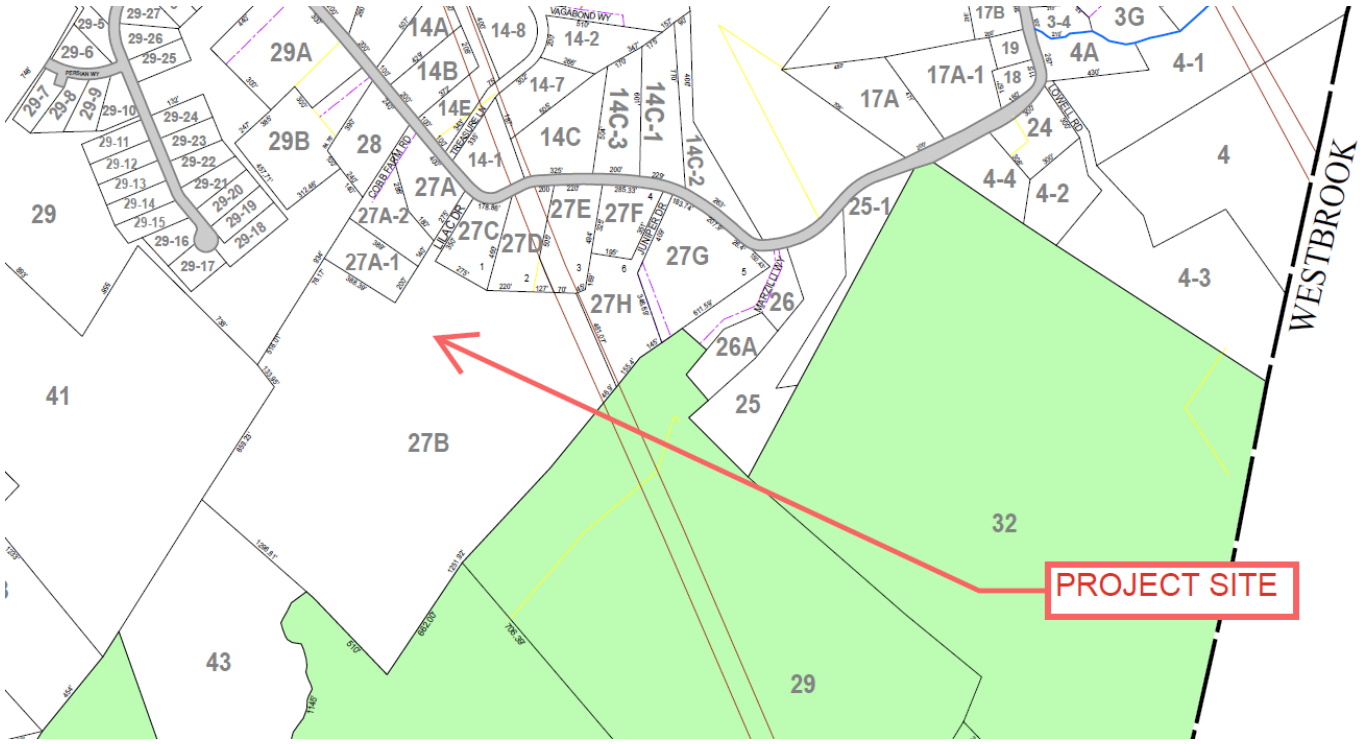
RIDING TO THE TOP
THERAPEUTIC RIDING CENTER
LOCATION MAP

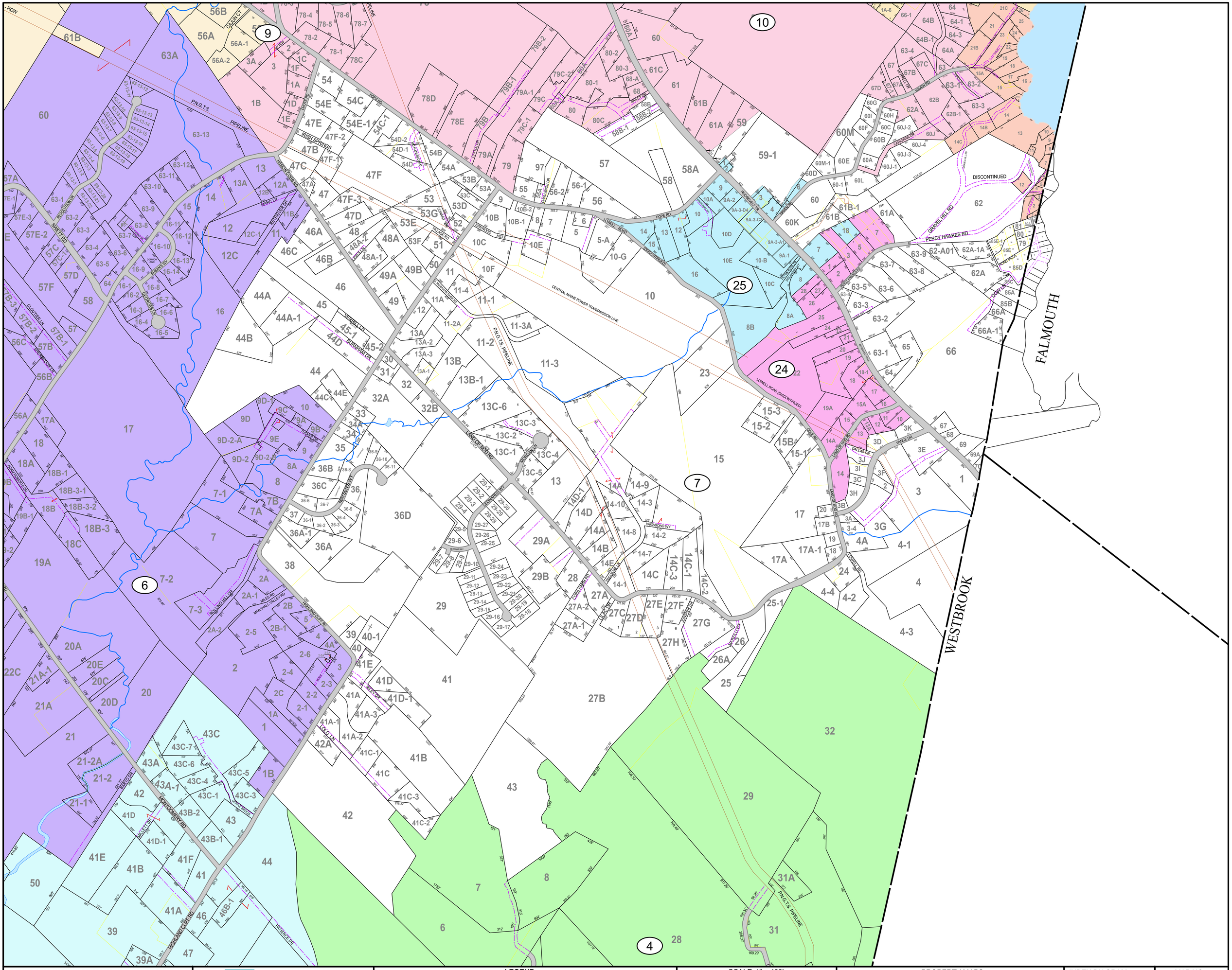
verdantas

# ATTACHMENT 4.4

## Tax Map

Zoomed-In View of Tax Map 7






THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MAINE STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPPING BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE

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Precision Mapping. Geospatial Solutions.
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**LEGEND**

| | | | |
|---|---|---|---|
| PARCEL NUMBER | 12D | CEMETERY | ROW EASEMENT |
| RECORD DIMENSION | 100' | CONDOMINIUM | ROW EASEMENT PWD |
| SUBDIVISION LOT NO. | 2 | FARMSTEAD | |
| COMMON OWNERSHIP | | OLD PROPERTY LINES | |
| STREAMS | | UTILITY LINES | |

SCALE: 1" = 400'

FEET: 400 200 0 400 800 1,200

METERS: 100 50 0 100 200 300

REVISED TO: APRIL 1, 2024

PROPERTY MAPS

# WINDHAM

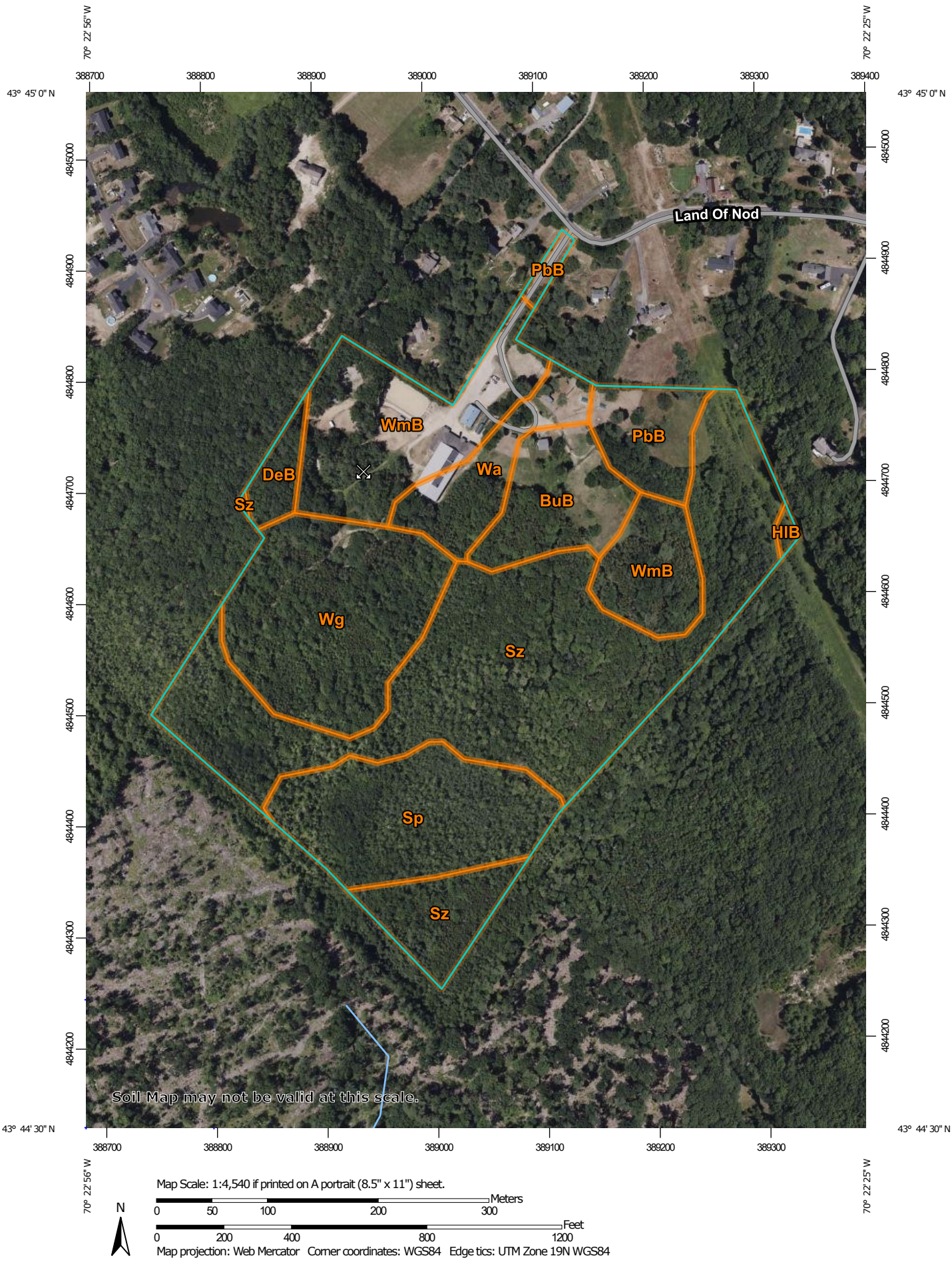
MAINE

INDEX DIAGRAM

MAP NO. 7

# ATTACHMENT 4.5

## Soil Map




Map Scale: 1:4,540 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

## 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 22, Aug 29, 2025

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

Date(s) aerial images were photographed: Mar 1, 2022—Jul 1, 2022

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 | 3.0 | 6.2% |
| DeB | Deerfield loamy fine sand, 3 to 8 percent slopes | 0.8 | 1.7% |
| HlB | Hinckley loamy sand, 3 to 8 percent slopes | 0.1 | 0.3% |
| PbB | Paxton fine sandy loam, 3 to 8 percent slopes | 2.3 | 4.8% |
| Sp | Sebago mucky peat | 5.9 | 12.3% |
| Sz | Swanton fine sandy loam | 18.3 | 37.9% |
| Wa | Walpole fine sandy loam | 2.5 | 5.2% |
| Wg | Whately fine sandy loam | 7.3 | 15.1% |
| WmB | Windsor loamy sand, 0 to 8 percent slopes | 7.9 | 16.4% |
| **Totals for Area of Interest** | | **48.4** | **100.0%** |

# Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

# Report—Map Unit Description

# 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
*Landscape:* Plains

*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**

*Landscape:* Plains
*Landform:* River valleys, Marine terraces
*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
*Landscape:* Plains

*Landform:* River valleys, Marine terraces
*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
*Landscape:* Plains
*Landform:* River valleys, Marine terraces
*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

## DeB—Deerfield loamy fine sand, 3 to 8 percent slopes

### Map Unit Setting

*National map unit symbol:* 2xfg9
*Landscape:* Lowlands, valleys
*Elevation:* 0 to 1,190 feet
*Mean annual precipitation:* 36 to 71 inches
*Mean annual air temperature:* 39 to 55 degrees F
*Frost-free period:* 145 to 240 days
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Deerfield and similar soils:* 85 percent
*Minor components:* 5 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Deerfield

#### Setting

*Landscape:* Lowlands, valleys
*Landform:* Outwash deltas, Outwash terraces, Outwash plains, Kame terraces
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Concave, convex, linear
*Across-slope shape:* Convex, linear, concave
*Parent material:* Sandy outwash derived from granite, gneiss, and/or quartzite

#### Typical profile

*Ap - 0 to 9 inches:* loamy fine sand
*Bw - 9 to 25 inches:* loamy fine sand
*BC - 25 to 33 inches:* fine sand
*Cg - 33 to 60 inches:* sand

**Properties and qualities**

*Slope:* 3 to 8 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Moderately well drained
*Runoff class:* Very low
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)
*Depth to water table:* About 15 to 37 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)
*Sodium adsorption ratio, maximum:* 11.0
*Available water supply, 0 to 60 inches:* Moderate (about 6.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 2w
*Hydrologic Soil Group:* A
*Ecological site:* F144AY027MA - Moist Sandy Outwash
*Hydric soil rating:* No

**Minor Components**

**Wareham**

*Percent of map unit:* 5 percent
*Landscape:* Lowlands, outwash plains
*Landform:* Drainageways, Depressions
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Hydric soil rating:* Yes

## HIB—Hinckley loamy sand, 3 to 8 percent slopes

**Map Unit Setting**

*National map unit symbol:* 2svm8
*Landscape:* Uplands, valleys
*Elevation:* 0 to 1,430 feet
*Mean annual precipitation:* 36 to 53 inches
*Mean annual air temperature:* 39 to 55 degrees F
*Frost-free period:* 140 to 240 days
*Farmland classification:* Farmland of statewide importance

**Map Unit Composition**

*Hinckley and similar soils:* 85 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Hinckley**

**Setting**

*Landscape:* Uplands, valleys

*Landform:* Outwash deltas, Outwash terraces, Kames, Kame terraces, Moraines, Eskers, Outwash plains
*Landform position (two-dimensional):* Summit, shoulder, backslope, footslope
*Landform position (three-dimensional):* Nose slope, side slope, base slope, crest, riser, tread
*Down-slope shape:* Concave, convex, linear
*Across-slope shape:* Convex, linear, concave
*Parent material:* Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

**Typical profile**

*Oe - 0 to 1 inches:* moderately decomposed plant material
*A - 1 to 8 inches:* loamy sand
*Bw1 - 8 to 11 inches:* gravelly loamy sand
*Bw2 - 11 to 16 inches:* gravelly loamy sand
*BC - 16 to 19 inches:* very gravelly loamy sand
*C - 19 to 65 inches:* very gravelly sand

**Properties and qualities**

*Slope:* 3 to 8 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Excessively drained
*Runoff class:* Very low
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)
*Depth to water table:* More than 80 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:* Very low (about 3.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 3s
*Hydrologic Soil Group:* A
*Ecological site:* F144AY022MA - Dry Outwash
*Hydric soil rating:* No

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

**Map Unit Setting**

*National map unit symbol:* bljf
*Landscape:* Uplands
*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

*Landscape:* Uplands
*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
*Landscape:* Uplands
*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

## Sp—Sebago mucky peat

### Map Unit Setting

*National map unit symbol:* blk0
*Elevation:* 0 to 2,500 feet
*Mean annual precipitation:* 28 to 55 inches
*Mean annual air temperature:* 37 to 52 degrees F
*Frost-free period:* 80 to 195 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Sebago and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Sebago

#### Setting

*Landform:* Bogs
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Organic material

#### Typical profile

*Oe - 0 to 36 inches:* mucky peat
*Oi - 36 to 65 inches:* mucky peat

#### Properties and qualities

*Slope:* 0 to 1 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Very poorly drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (1.42 to 6.00 in/hr)
*Depth to water table:* About 0 inches
*Frequency of flooding:* None
*Frequency of ponding:* Frequent
*Available water supply, 0 to 60 inches:* Very high (about 18.0 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 8w
*Hydrologic Soil Group:* A/D
*Ecological site:* F144BY230ME - Acidic Peat Wetland Complex
*Hydric soil rating:* Yes

**Minor Components**

**Wonsqueak**
*Percent of map unit:* 9 percent
*Landform:* Swamps
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* Yes

**Whitman**
*Percent of map unit:* 3 percent
*Landform:* Swamps
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* Yes

**Saugatuck**
*Percent of map unit:* 1 percent
*Landform:* Swamps
*Landform position (two-dimensional):* Summit
*Landform position (three-dimensional):* Rise
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* Yes

**Walpole**
*Percent of map unit:* 1 percent
*Landform:* Swamps
*Landform position (two-dimensional):* Summit
*Landform position (three-dimensional):* Rise
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* Yes

**Ridgebury**
*Percent of map unit:* 1 percent
*Landform:* Swamps
*Landform position (two-dimensional):* Summit
*Landform position (three-dimensional):* Rise
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* Yes

## Sz—Swanton fine sandy loam

**Map Unit Setting**
*National map unit symbol:* blk4
*Elevation:* 10 to 900 feet

*Mean annual precipitation:* 34 to 48 inches
*Mean annual air temperature:* 39 to 46 degrees F
*Frost-free period:* 90 to 160 days
*Farmland classification:* Farmland of local importance

**Map Unit Composition**

*Swanton and similar soils:* 85 percent
*Minor components:* 12 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Swanton**

**Setting**

*Landform:* Outwash plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Loamy glaciolacustrine deposits

**Typical profile**

*H1 - 0 to 9 inches:* fine sandy loam
*H2 - 9 to 32 inches:* fine sandy loam
*H3 - 32 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 high (0.00 to 0.20 in/hr)
*Depth to water table:* About 0 to 18 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* High (about 9.3 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 4w
*Hydrologic Soil Group:* C/D
*Hydric soil rating:* Yes

**Minor Components**

**Scantic**

*Percent of map unit:* 8 percent
*Landform:* Coastal plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Dip
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Hydric soil rating:* Yes

**Whately**

*Percent of map unit:* 4 percent
*Landform:* Outwash plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Dip
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Hydric soil rating:* Yes

## Wa—Walpole fine sandy loam

### Map Unit Setting

*National map unit symbol:* blk7
*Elevation:* 0 to 2,800 feet
*Mean annual precipitation:* 34 to 50 inches
*Mean annual air temperature:* 37 to 46 degrees F
*Frost-free period:* 80 to 165 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Walpole and similar soils:* 85 percent
*Minor components:* 14 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Walpole

#### Setting

*Landform:* Outwash plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Sandy glaciofluvial deposits

#### Typical profile

*H1 - 0 to 8 inches:* fine sandy loam
*H2 - 8 to 20 inches:* fine sandy loam
*H3 - 20 to 65 inches:* gravelly loamy sand

#### 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):* High (2.00 to 6.00 in/hr)
*Depth to water table:* About 0 to 18 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Low (about 5.7 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 4w
*Hydrologic Soil Group:* A/D
*Ecological site:* F144BY303ME - Acidic Swamp
*Hydric soil rating:* Yes

**Minor Components**

**Au gres**

*Percent of map unit:* 9 percent
*Landform:* Outwash plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* Yes

**Scarboro**

*Percent of map unit:* 5 percent
*Landform:* Outwash plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Dip
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* Yes

## Wg—Whately fine sandy loam

**Map Unit Setting**

*National map unit symbol:* blk8
*Elevation:* 10 to 2,100 feet
*Mean annual precipitation:* 34 to 55 inches
*Mean annual air temperature:* 37 to 46 degrees F
*Frost-free period:* 80 to 160 days
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Whately and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Whately**

**Setting**

*Landform:* Outwash plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Coarse-loamy glaciolacustrine deposits

**Typical profile**

*Oa - 0 to 2 inches:* moderately decomposed plant material
*H1 - 2 to 9 inches:* fine sandy loam
*H2 - 9 to 21 inches:* fine sandy loam
*H3 - 21 to 65 inches:* silty clay loam

**Properties and qualities**

*Slope:* 0 to 3 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Very poorly drained
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately high (0.00 to 0.20 in/hr)
*Depth to water table:* About 0 inches
*Frequency of flooding:* None
*Frequency of ponding:* Frequent
*Available water supply, 0 to 60 inches:* High (about 9.3 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 5w
*Hydrologic Soil Group:* C/D
*Ecological site:* F144BY301ME - Loamy Till Swamp, F144BY304ME - Wet Clay Flat
*Hydric soil rating:* Yes

## Minor Components

**Swanton**

*Percent of map unit:* 8 percent
*Landform:* Outwash plains
*Landform position (two-dimensional):* Summit
*Landform position (three-dimensional):* Rise
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* Yes

**Wonsqueak**

*Percent of map unit:* 5 percent
*Landform:* Outwash plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Dip
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Hydric soil rating:* Yes

**Sebago**

*Percent of map unit:* 2 percent
*Landform:* Bogs
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* Yes

## WmB—Windsor loamy sand, 0 to 8 percent slopes

### Map Unit Setting

*National map unit symbol:* 2w2x2
*Landscape:* Valleys
*Elevation:* 0 to 1,410 feet
*Mean annual precipitation:* 36 to 71 inches
*Mean annual air temperature:* 39 to 55 degrees F
*Frost-free period:* 140 to 240 days
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Windsor and similar soils:* 85 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Windsor

#### Setting

*Landscape:* Valleys
*Landform:* Dunes, Outwash plains, Deltas, Outwash terraces
*Landform position (three-dimensional):* Tread, riser
*Down-slope shape:* Convex, linear
*Across-slope shape:* Convex, linear
*Parent material:* Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

#### Typical profile

*Oe - 0 to 1 inches:* moderately decomposed plant material
*A - 1 to 3 inches:* loamy sand
*Bw - 3 to 25 inches:* loamy sand
*C - 25 to 65 inches:* sand

#### Properties and qualities

*Slope:* 0 to 8 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Excessively drained
*Runoff class:* Low
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)
*Depth to water table:* More than 80 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:* Low (about 4.5 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 2s
*Hydrologic Soil Group:* A

*Ecological site:* F144BY601ME - Dry Sand
*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 22, Aug 29, 2025

# ATTACHMENT 4.6

## Plan Set