BH2M

Civil Engineering | Surveying

January 29, 2025

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

RE: Sketch Plan Application Submission
Kurt Christensen- Highland Cliff Road
Conservation Subdivision – 10 Lots

Dear Steve,

Please find the attached five (5) sets of the following information in support of the submission of a sketch plan application as described above:

1. Sketch Plan Application & Checklist
2. Application Fee ($500)
3. Figures (Tax, USGS, FEMA, and Soils)
4. Parcel Deed (Book 37907, Page 320)
5. Soils Narrative Report – Mark Hampton Associates
6. Sketch Plan- Full Size
7. Site Analysis Plan – Full Size

The applicant, Kurt Christensen, is looking to propose a 10 - lot conservation subdivision. The subject lot (Tax Map 7, Lot 44) is in the Farm (F) district. The parcel is currently undeveloped. The lots will be constructed off a roadway approximately 1,292 feet long as shown on the sketch plan. Lots will be served by subsurface wastewater disposal systems, drilled wells and underground utilities.

Our office met with Planning Staff and the Town Engineer on December 16, 2024 to review this project. Many of the items discussed have been incorporated into the Sketch Plan attached for the Town to review.

The applicant's goal with this project is to protect the wetlands on the western limits of the parcel (see Site Analysis plan attached). As the board knows Colley Wright Brook flows through this portion of the parcel. The wetlands in this portion of the site will be protected and not impacted as we consider them to be primary wetlands because they are associated with a protected natural resource. The proposed project does not propose any impacts to these wetlands and this portion of the site will be open space for the project (see attached Sketch Plan). The wetlands on the eastern portion of the site we consider secondary as they are not connected to a natural resource. The design of this project was completed to limit the impacts to these wetlands to the greatest extent

possible. We look forward to reviewing these wetlands with the board as we move through this Sketch Plan process.

Please call me if you have any questions regarding this application or if any additional information is needed for this submission. We would like to be placed on the next available Planning Board meeting to introduce this project to the Town and hold a Sketch Plan meeting.

Sincerely,

Andrew S. Morrell, PE
Project Engineer

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 REVIEW – MAJOR\MINOR SUBDIVISION APPLICATION

FEES FOR SKETCH PLAN REVIEW		**APPLICATION FEE:**	☑ **$200.00**		**AMOUNT PAID:**				
		REVIEW ESCROW:	☑ **$300.00 - MINOR**		**$_____**				
			☐ **$400.00 - MAJOR**		**DATE: _____**				
					Office Use:			*Office Stamp:*	
PROPERTY DESCRIPTION	**Parcel ID**	**Map #**	7	**Lot(s) #**	44 & 44E	**Zoning District(s):**	Farm	**Total Land Area SF:**	1,195,885 SF
	Total Disturbance. >1Ac	☑ **Y**	☐ **N**	**Est. Building SF:**	20,000 SF	**No Building; Est. SF of Total Development**		450,200 SF	
	Physical Address:	Highland Cliff Road				**Watershed:**	Colley Wright Brook		
PROPERTY OWNER'S INFORMATION	**Name:**	Kurt Christensen				**Name of Business:**	Kurt Christensen Custom Homes, Inc.		
	Phone:	(207) 329-5671				**Mailing Address:**	292 Northwest River Road		
	Fax or Cell:	N/A					Sebago, ME 04029		
	Email:	kurtandlinda@gmail.com							
APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)	**Name:**	Same as above				**Name of Business:**			
	Phone:					**Mailing Address:**			
	Fax or Cell:								
	Email:								
APPLICANT'S AGENT INFORMATION	**Name:**	Andrew S. Morrell				**Name of Business:**	BH2M		
	Phone:	(207) 839-2771				**Mailing Address:**	380B Main Street		
	Fax or Cell:	Fax: (207) 839-8250					Gorham, ME 04038		
	Email:	amorrell@bh2m.com							

PROJECT INFORMATION

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

Undeveloped parcels

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

The applicant proposes a 10-lot conservation subdivision. The lots will be constructed off a roadway approximately 1,292 feet long as shown on the sketch plan. Lots will be served by subsurface wastewater disposal systems, drilled wells and underground utilities.

Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc. Use extra paper, if necessary):

Wetlands

SKETCH PLAN MAJOR\MINOR SUBDIVISION APPLICATION REQUIREMENTS

Section 910 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 the 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 the 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 Windham's LAND USE ORDINANCE, Section 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 SECTION 906.C.3.).

Submission Requirements:	Applicant	Staff
a) Completed Sketch Plan Application form	☑	☐
b) Proposed Project Conditions:		
- Condition of the site	☑	☐
- Proposed use	☑	☐
- Constraints/opportunities of the site	☑	☐
Outline any of the follow		
- Traffic Study	NA	☐
- Utility Study	NA	☐
- Marker Study	NA	☐
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"?	NA	☐
- If yes, submit a letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	NA	☐
Waivers from Subdivision Performance Standards in Section 911 of the Land Use Ordinance.	NA	☐
- If yes, submit a letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	NA	☐

	Applicant	Staff
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 Submit initialed form regarding additional fees, from applicant intro packet	☑	☐
Plan Requirements		
1. Name of subdivision, north arrow, date, and scale	☑	☐
2. Name of subdivision, north arrow, date, and scale	☑	☐
3. Approximate location, width, and purpose of easements or restrictions	NA	☐
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.	☑	☐
PDF Electronic Submission	☐	☐

The undersigned hereby makes an 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.

AGENT AUTHORIZATION

APPLICANT/ OWNER	**Name**	Kurt Christensen Custom Homes, Inc.			
PROPERTY DESCRIPTION	**Physical Address**	Highland Cliff Road		**Map**	7
				Lot	44 & 44E
APPLICANT'S AGENT INFORMATION	**Name**	Andrew S. Morrell			
	Phone	(207) 839-8250	**Business Name & Mailing Address**	BH2M 380B Main Street Gorham, ME 04038	
	Fax	(207) 839-8250			
	Email	amorrell@bh2m.com			

Said agent(s) may represent me/us before Windham Town officers and the Windham Planning Board to expedite and complete the approval of the proposed development for this parcel.

APPLICANT SIGNATURE — 11/30/25 DATE

KURT CHRISTENSEN
PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE — DATE

PLEASE TYPE OR PRINT NAME HERE

APPLICANT'S AGENT SIGNATURE — 11/30/25 DATE

Andrew S. Morrell - BH2M
PLEASE TYPE OR PRINT NAME HERE

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- Condition of the site	☑	☐
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- Constraints/opportunities of the site	☑	☐
Outline any of the follow		
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- Utility Study	NA	☐
- Marker Study	NA	☐
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	☑	☐
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Waivers from Subdivision Performance Standards in Section 911 of the Land Use Ordinance.	NA	☐
- If yes, submit a letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	NA	☐

	Applicant	Staff
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PDF Electronic Submission	☐	☐

The undersigned hereby makes an 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 DATE PLEASE TYPE OR PRINT THE NAME

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.

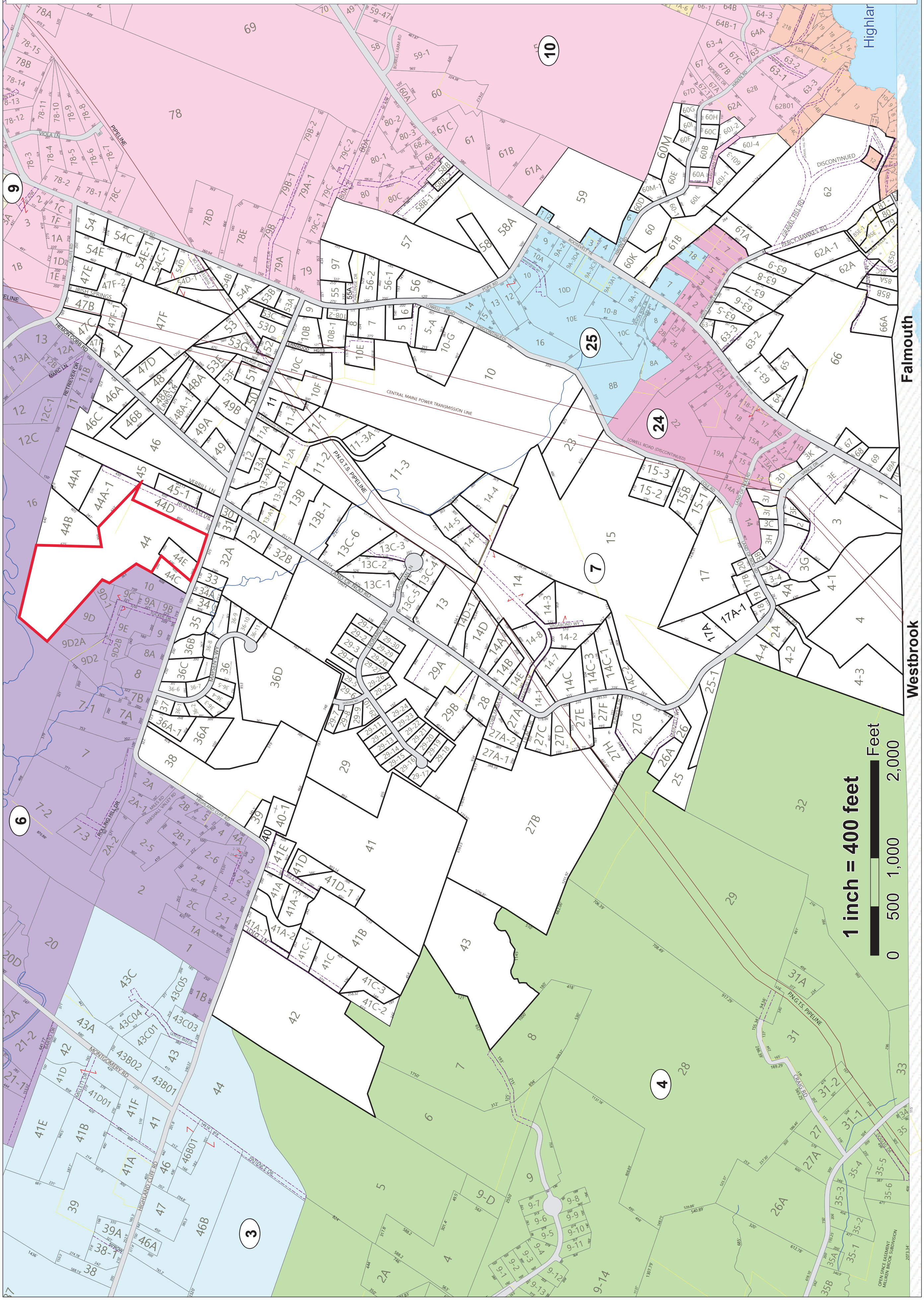
TOWN OF WINDHAM
CUMBERLAND COUNTY, MAINE
2021 PROPERTY MAPS

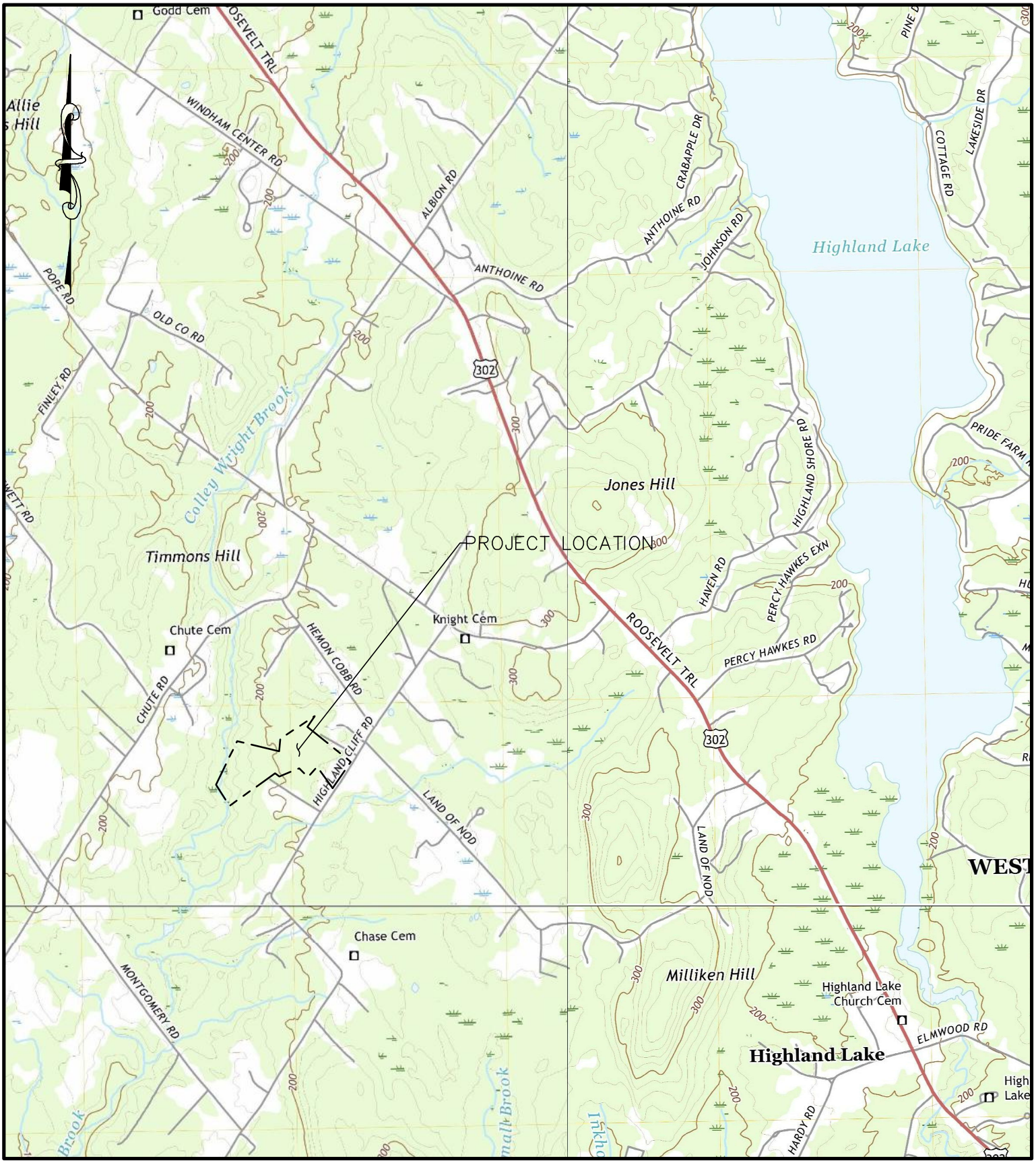
SOURCES:
Windham Assessor's Office
Completion Date: April 1, 2021
Originated by: Windham Assessing
Updated by: Steve Harmon
Printed on: March 4, 2022

Legend

LAYER
Abutting Town Parcel
Cemetery
Condominium
Farmstead
Hook
M_Old-p-lines
ROW Easement
ROW Easement PWD
Streams
TieLine
Utility Lines
Subject Map

Map 7





REFERENCES:

1. USGS QUADRANGLE CUMBERLAND, ME 2021
2. USGS QUADRANGLE WATERBORO, ME 2021
3. USGS QUADRANGLE NORTH WINDHAM, ME 2021
4. USGS QUADRANGLE PORTLAND WEST, ME 2021

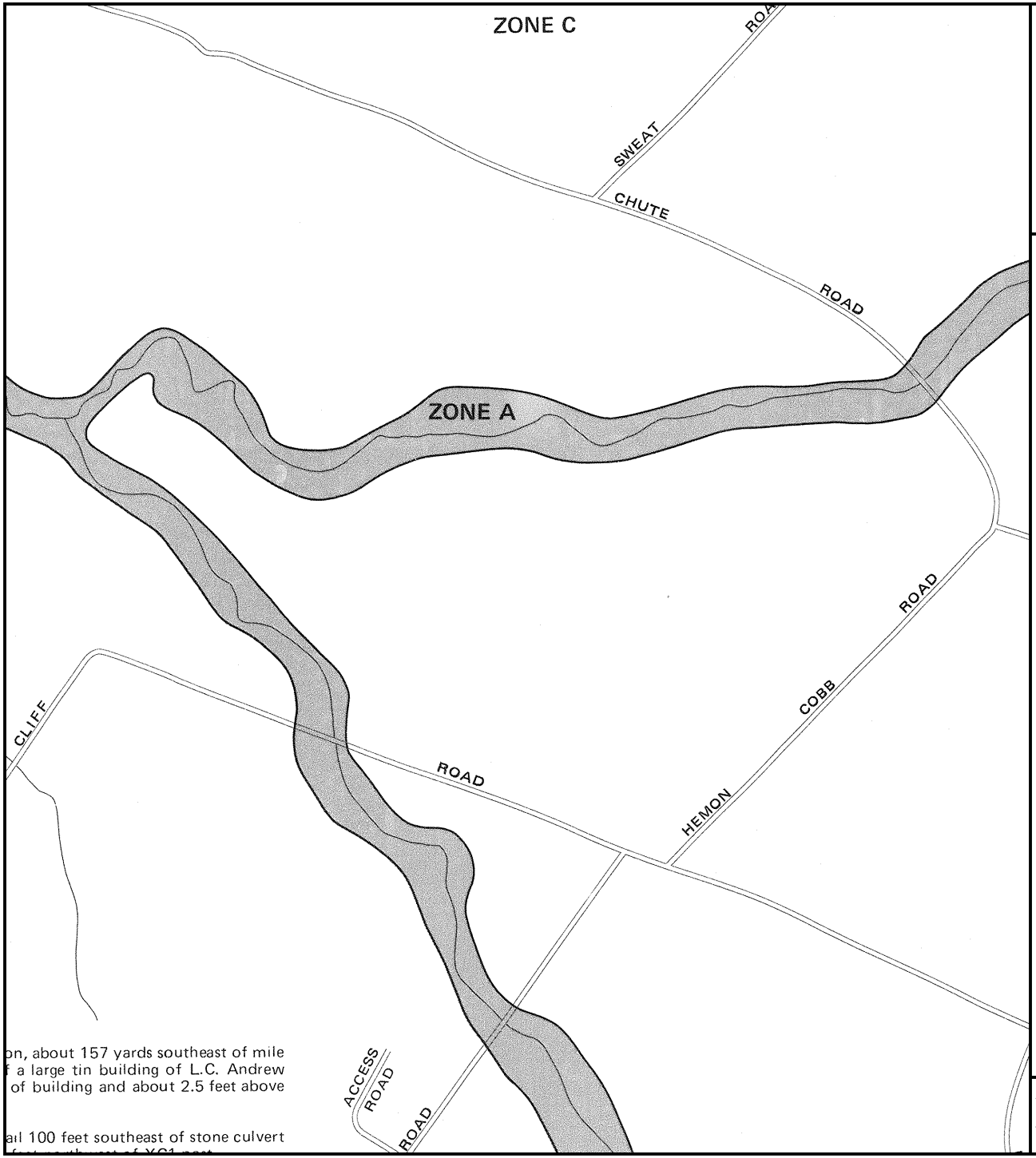
Scale: 1" = 2000'

2000' 0 2000' 4000'

BH2M

Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250



on, about 157 yards southeast of mile
f a large tin building of L.C. Andrew
of building and about 2.5 feet above

ail 100 feet southeast of stone culvert

APPROXIMATE SCALE

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

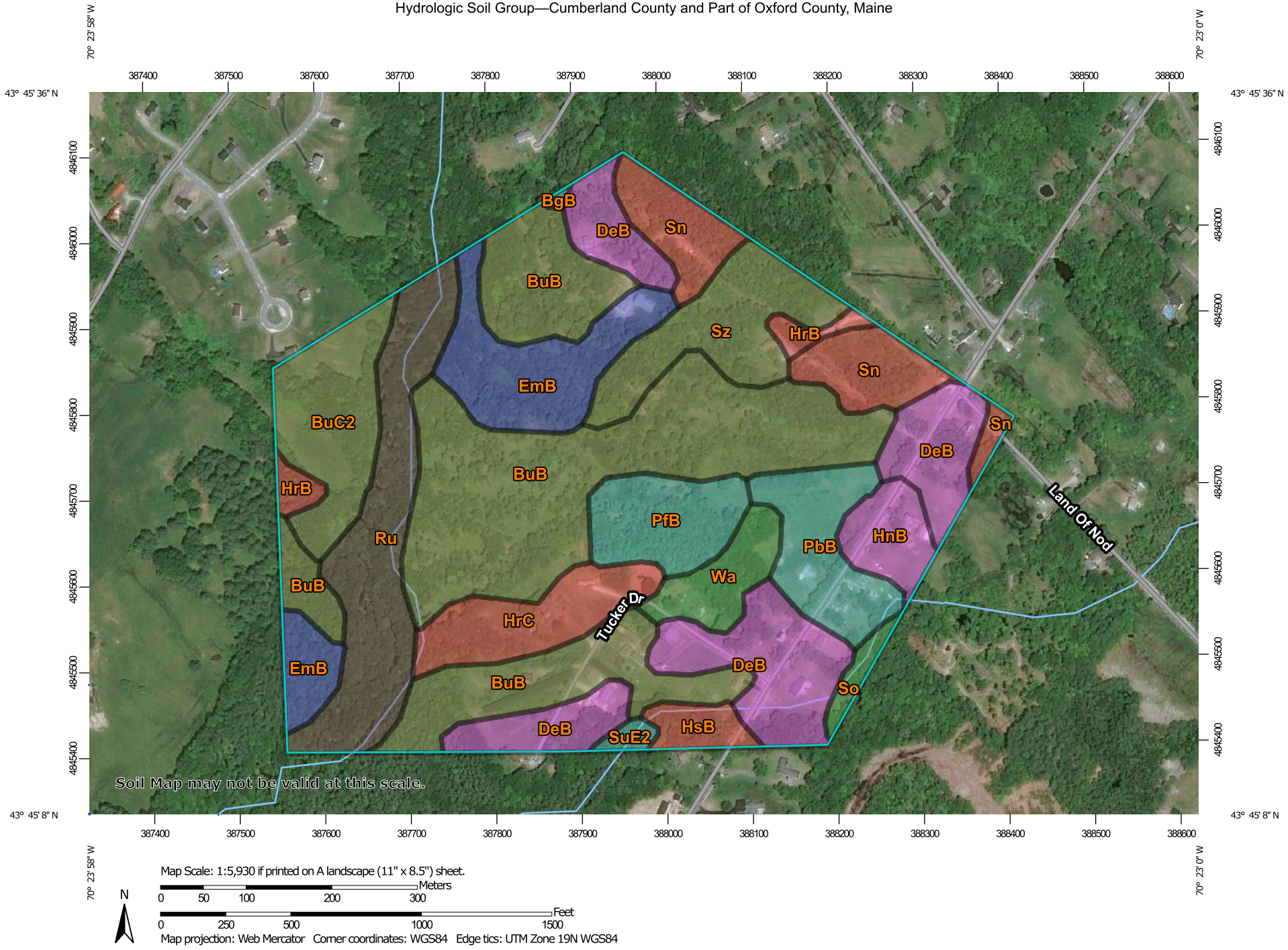
TOWN OF
WINDHAM, MAINE
CUMBERLAND COUNTY

PANEL 30 OF 35
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230189 0030 B

EFFECTIVE DATE:
SEPTEMBER 2, 1981

federal emergency management agency
federal insurance administration


70° 23' 58" W
70° 23' 0" W
43° 45' 36" N
43° 45' 8" N
387400
387500
387600
387700
387800
387900
388000
388100
388200
388300
388400
388500
388600
4846100
4846000
4845900
4845800
4845700
4845600
4845500
4845400
BgB
DeB
Sn
BuB
Sz
HrB
Sn
EmB
BuC2
Sn
DeB
BuB
HrB
Land Of Nod
PfB
Ru
HnB
PbB
Wa
BuB
Tucker Dr
HrC
EmB
DeB
BuB
So
DeB
SuE2
HsB
Soil Map may not be valid at this scale.
Map Scale: 1:5,930 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 50 100 200 300
Feet
0 250 500 1000 1500
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 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 17, Jun 5, 2020

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

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

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

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	0.1	0.1%
BuB	Lamoine silt loam, 3 to 8 percent slopes	C/D	32.4	30.0%
BuC2	Buxton silt loam, 8 to 15 percent slopes	C/D	6.3	5.8%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	A	14.3	13.3%
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	B	8.2	7.6%
HnB	Hinckley-Suffield complex, 3 to 8 percent slopes	A	2.5	2.4%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	D	1.3	1.2%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	D	4.8	4.5%
HsB	Lyman-Abram complex, 0 to 8 percent slopes, very rocky	D	1.5	1.3%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	C	5.1	4.7%
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes	C	4.4	4.1%
Ru	Rumney fine sandy loam, 0 to 3 percent slopes, frequently flooded	B/D	10.2	9.4%
Sn	Scantic silt loam, 0 to 3 percent slopes	D	6.4	5.9%
So	Scarboro sandy loam	A/D	0.8	0.7%
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded	C	0.5	0.4%
Sz	Swanton fine sandy loam	C/D	6.3	5.9%
Wa	Walpole fine sandy loam	A/D	2.8	2.6%
Totals for Area of Interest			**107.9**	**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

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

(Maine Statutory Short Form)

DLN: 1002140134944

JUDITH E. BUTTS, individual with a mailing address of 40 Highland Cliff Road, Windham, ME 04062, for consideration paid, hereby grants to **KURT CHRISTENSEN CUSTOM HOMES, INC.,** a Maine corporation with a mailing address of 292 North West River Road, Sebago, ME 04029, with Warranty Covenants, the land in the Town of Windham, County of Cumberland and State of Maine, as more fully described in **SCHEDULE A** attached here to and incorporated herein by reference.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

Dated this 8th day of March, 2021.

Judith E. Butts

STATE OF MAINE
CUMBERLAND, SS.

March 8, 2021

Personally appeared before me the above named Judith E. Butts, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing instrument to be her free act and deed

Before me,

~~Notary Public~~
Printed Name: Jennifer E. Thomas
Attorney-at-Law
Maine Bar #9515

SCHEDULE A

A certain lot or parcel of land, situated in Windham, County of Cumberland, and State of Maine, with any buildings thereon, bounded and described as follows, to wit: Beginning at the easterly corner of land now or formerly of George H. Stevens on the westerly side of the road leading past the house now or formerly of said George H. Stevens, now called Highland Cliff Road; thence westerly by said land now or formerly of said Stevens; thence southwesterly by said land now or formerly of said Stevens and land now or formerly of Mrs. William F. Spear; thence northwesterly and southwesterly by said land now or formerly of said Spear to land now or formerly of Levi W. Sawyer; thence northwesterly by land now or formerly of said Sawyer to land now or formerly of Hiram C. Hawkes; thence northeasterly by land now or formerly of said H. C. Hawkes and land now or formerly of Ellsworth Cobb to land now or formally of H. T. Morrill; then southeasterly by land now or formerly of said Morrill to the said road leading past the house now or formally of said George H. Stevens, now called Highland Cliff Road; thence southwesterly by last mentioned road to the point of beginning.

EXCEPTING, however, a parcel of land conveyed to Orren G. Pendexter by Mabel G. Pendexter by deed dated October 7, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1841, Page 394, and by deed from said Mabel G. Pendexter to Claire F. Lowell, et al. dated August 11, 1954 and recorded in said Registry in Book 2195, Page 112, and also deed from Milton Dexter to said Claire F. Lowell et al. dated December 14, 1956, and also by deed of approximately one-half acre of land situated at the southeasterly corner of the Highland Cliff Road and the Shaw Road, so called, now or formerly owned by Edna Libby.

FURTHER EXCEPTING a parcel of land conveyed to Reginald F. Butts and Tamura T. Butts by Judith E. Butts and Richard E. Butts by Warranty Deed dated October 17, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7444, Page 76.

FURTHER EXCEPTING a parcel of land conveyed to Scott R. Butts by Judith E. Butts and Richard E. Butts by Warranty Deed dated September 12, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8907, Page 292, as corrected by the Warranty Deed dated March 11, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9106, Page 323.

FURTHER EXCEPTING, however, the following described parcel conveyed to Eliot R. Butts by Judith Butts and Richard Butts by deed dated September 24, 2019 and recorded in said Registry in Book 36495, Page 92: A certain lot or parcel of land located on the west side of Highland Cliff Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows: BEGINNING at a point on the northwesterly sideline of Highland Cliff Road, at its intersection with the northeasterly corner of land now or formerly of Rachel Tracy (28653/56), and the southerly corner of the parcel herein described; THENCE running in a northeasterly direction along said road a distance of two hundred (200) feet to a point; THENCE running in a northwesterly direction parallel with, and maintaining a distance of two hundred (200) feet from, the northeasterly boundary line of said Tracy, a distance of four hundred (400) feet to a point; THENCE continuing along the previous course in a northwesterly direction a distance of thirty-five and six tenths (35.60) feet to a point; THENCE running in a southwesterly direction a distance of two hundred (200) feet to a point, said point being thirty-

five and six tenths (35.60) feet northwesterly from the northerly corner of said Tracy as projected along the same course as the northeasterly boundary of said Tracy; THENCE running in a southeasterly direction a distance of thirty-five and six tenths (35.60) feet to the northerly corner of said Tracy; THENCE continuing in a southeasterly direction along the previous course, and along the northeasterly boundary of said Tracy, a distance of forty (400) feet to the POINT OF BEGINNING. Said parcel contains two (2.00) acres.

Meaning and intending to describe the balance of the premises described indeed of Judith E. Butts to Judith E. Butts and Richard E. Butts (deceased October 8, 2019) as joint tenants by deed recorded April 18, 1986 in the Cumberland County Registry of Deeds in Book 7140, Page 306.

MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7048

Highland Cliff Road
Windham
Kurt Christensen

Soil Narrative Report

DATE:	Soil Profiles observed on May 3, 2022
BASE MAP:	Base plan provided by BH2M. Scale 1 inch equals 100 feet and two foot contours.
GROUND CONTROL:	Soil survey boundaries located by Mark Hampton Associates, Inc. for Class B Soil Survey

Class B-High Intensity Soil Survey (Minimum Standards)

Mapping units of 1 acre or less.
Scale of 1"= 200 feet or larger.
Up to 25% inclusions in mapping units of which no more than 15% may be dissimilar soils.
Ground Control – test pits located by means of compass by chaining, pacing or taping from know survey control points
Base Map –2 foot contour intervals

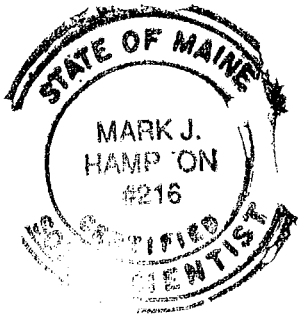
Provided:

Mapping units of 1/2 acre or larger
Base map scale of 1"= 100 feet.
Up to 25 percent inclusions in mapping units of which no more than 15 percent is dissimilar soils.
Baseline information and test pits located by pacing and taping from know survey control points.
Ground topographic survey with two foot contours and ground control provided.

The accompanying soil profile descriptions, soil map, and this soil narrative report were done in accordance with the standards adopted by the Maine Association of Professional Soil Scientists, and the Maine Board of Certification of Geologists and Soil Scientists.

C.S.S. #216, L.S.E. #263 May 10, 2022

Mark J. Hampton Date



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7048

Highland Cliff Road
Windham
Kurt Christensen

Dixfield
(Aquic Haplorthods)

SETTING

PARENT MATERIAL:	Derived from compact loamy glacial till.
LANDFORM:	Till plains, hills and ridges.
POSITION IN LANDSCAPE:	Plains and middle levels.
SLOPE GRADIENT RANGES:	(A) 0-3%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Moderately well drained with a perched watertable from 1.0 to 2.0 feet below the surface at some time from October to May or during periods of heavy precipitation.

TYPICAL PROFILE:

Surface Layer:	Dark brown, stony sandy loam, 0-7"
Subsurface Layer:	Brown, sandy loam, 7-20"
Subsoil Layer:	Olive brown, stony sandy loam 16-31"
Substratum:	Olive gray, stony sandy loam, 25-65"

HYDROLOGIC GROUP:	Group C
SURFACE RUNOFF:	Moderately Rapid
PERMEABILITY:	Moderate in solum, slow in substratum
DEPTH TO BEDROCK:	Greater than 65 inches
HAZARD TO FLOODING:	None

INCLUSIONS

(Within Mapping Unit)

CONTRASTING: Colonel, Brayton, Buxton

USE AND MANAGEMENT

Development: There are few limiting factors for building site development

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SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7048

Highland Cliff Road
Windham
Kurt Christensen

Colonel
(Aquic Haplorthods)

SETTING

PARENT MATERIAL:	Derived from dense, loamy glacial till
LANDFORM:	Drumlins and Sideslopes of glaciated uplands
POSITION IN LANDSCAPE:	Mid-positions on landform
SLOPE GRADIENT RANGES:	(D) 15-25%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Somewhat poorly drained with a perched watertable from 1.0 to 2.0 feet below the surface at some time from October to May or during periods of heavy precipitation.

TYPICAL PROFILE:

Surface Layer:	Dk gray brown, stony sandy loam 0-3"
Subsurface Layer:	Dark Brown, stony sandy loam, 3-12"
Subsoil Layer:	Olive Brown, stony sandy loam, 12-18"
Substratum:	Olive, stony, sandy loam, 18-65"

HYDROLOGIC GROUP:	Group C
SURFACE RUNOFF:	Moderate to moderately slow
PERMEABILITY:	Moderate and moderately slow
DEPTH TO BEDROCK:	Greater than 65 inches
HAZARD TO FLOODING:	None

INCLUSIONS

(Within Mapping Unit)

CONTRASTING: Dixfield, Brayton, Lyman-Tunbridge

USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of a high watertable for a portion of the year. Proper foundation drainage or site modification is recommended.

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7048

Highland Cliff Road
Windham
Kurt Christensen

Brayton
(Aeric Epiaquepts)

SETTING

PARENT MATERIAL:	Derived from dense glacial till
LANDFORM:	Toeslopes and depressions in glaciated uplands
POSITION IN LANDSCAPE:	Lower positions on landform
SLOPE GRADIENT RANGES:	(A) 0-3%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Poorly drained with a perched watertable from 0.0 to 1.0 feet below the surface at some time from October to May or during periods of heavy precipitation.

TYPICAL PROFILE:
Surface Layer: Dk gray, fine sandy loam 0-5",
Subsurface Layer: Gray fine sandy loam, 5-15",
Subsoil Layer: Grayish brown fine sandy loam, 15-24"
Substratum: Olive fine sandy loam, 24-65",

HYDROLOGIC GROUP:	Group C
SURFACE RUNOFF:	Moderate to moderately slow
PERMEABILITY:	Moderate and moderately slow
DEPTH TO BEDROCK:	Greater than 65 inches
HAZARD TO FLOODING:	None

INCLUSIONS
(Within Mapping Unit)

CONTRASTING: Colonel, Dixfield

USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of an extremely high watertable for a portion of the year. This soil is not suitable for development without alteration, which may require additional permitting.

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SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7048
Highland Cliff Road
Windham
Kurt Christensen

Buxton
(Aquic Dystric Eutrochrepts)

SETTING

PARENT MATERIAL:	Derived from glaciomarine or glaciolaucustrine sediments
LANDFORM:	Coastal lowlands and river valleys
POSITION IN LANDSCAPE:	Intermediate positions on landform
SLOPE GRADIENT RANGES:	(B) 3-8 %, (C) 8-15%, (D) 15-25%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Moderately well drained with a perched watertable from 1.5 to 3.0 feet below the surface at some time from November to May or during periods of heavy precipitation.

TYPICAL PROFILE:

Surface Layer:	Dark Brown, fine sandy loam 0-7"
Subsurface Layer:	Olive brown, silt loam, 8-15"
Subsoil Layer:	Olive gray silty clay loam, 15-32"
Substratum:	Gray silty clay loam +32"

HYDROLOGIC GROUP:	Group C
SURFACE RUNOFF:	Moderate to moderately slow
PERMEABILITY:	Slow to very slow
DEPTH TO BEDROCK:	Greater than 60 inches
HAZARD TO FLOODING:	None

INCLUSIONS
(Within Mapping Unit)

CONTRASTING: Scantic, Elmwood, Lamoine

USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of a high watertable for a portion of the year. Proper foundation drainage or site modification is recommended.

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SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7048

Highland Cliff Road
Windham
Kurt Christensen

Scantic
(Aquic Haplorthod)

SETTING

PARENT MATERIAL:	Derived from glaciomarine or glaciolaucustrine sediments
LANDFORM:	Coastal lowlands and river valleys
POSITION IN LANDSCAPE:	Lower positions on landform
SLOPE GRADIENT RANGES:	(A) 0-3%, (B) 3-8%

COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Poorly drained with a perched watertable from 0.0 to 1.0 feet below the surface at some time from October to May or during periods of heavy precipitation.

TYPICAL PROFILE:

Surface Layer:	Dark grayish brown, silt loam 0-9"
Subsurface Layer:	Olive gray silt loam, 9-16"
Subsoil Layer:	Olive silty clay loam, 16-29"
Substratum:	Olive gray clay loam, 29-65"

HYDROLOGIC GROUP:	Group D
SURFACE RUNOFF:	Moderate to moderately slow
PERMEABILITY:	Slow to very slow
DEPTH TO BEDROCK:	Greater than 65 inches
HAZARD TO FLOODING:	None

INCLUSIONS

(Within Mapping Unit)

CONTRASTING: Lamoine, Buxton, Lyman-Tunbridge

USE AND MANAGEMENT

Development: The limiting factor for building site development is wetness due to the presence of a high watertable for a portion of the year. Proper foundation drainage or site modification is recommended.

PAGE 1 OF 1

FORM F (SS1) Rev. 7/21

SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
Highland Cliff Road	Kurt Christensen	Gorham

Exploration Symbol # SS-1 ☐ Test Pit ☒ Boring ☐ Probe

0 " Organic horizon thickness Ground surface elev. _____

48 " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/A	Dark Brw	F. Sandy Loam	Fine Granular	Very Friable	
Bhs	Red Brown	Fine Sandy Loam	Fine Granular	Friable	
Bs	Brown	Sandy Loam	Fine Grand	Firm	Common and Distinct
C	Olive	Sandy Loam	Coarse Prism	Very Firm	

Soil Details

Soil Series/Phase Name: Dixfield

Limiting Factor: 18 " Depth ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 4 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-2 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

48 " Depth: ☒ of exploration, or ☒ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/A	Black	F. Sandy Loam	Fine Granul	Friable	
Bg	Gray Brown	Fine Sandy Loam	Sub Ang Blocky	Friable	Common and Distinct
BC	Yellow Brown	Sandy Loam	Thin Platy	Firm	
C	Olive	Sandy Loam	Medium Platy	Very Firm	

Soil Details

Soil Series/Phase Name: Brayton

Limiting Factor: 6 " Depth ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD

Slope: 2 Percent

Hydric Soil: ☐ No ☒ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-3 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

48 " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/A	Black	F. Sandy Loam	Fine Granul	Friable	
Bg	Gray Brown	Fine Sandy Loam	Sub Ang Blocky	Friable	Common and Distinct
BC	Brown	Sandy Loam	Thin Platy	Firm	
C	Olive	Sandy Loam	Medium Platy	Very Firm	

Soil Details

Soil Series/Phase Name: Brayton

Limiting Factor: 6 " Depth ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD

Slope: 2 Percent

Hydric Soil: ☒ No ☒ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-4 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

48 " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/A	Dark Brown	Sandy Loam	Fine Granul	Very Friable	
Bhs	Red Brown	Sandy Loam	Fine Granul	Friable	
Bs	Brown	Sandy Loam	Granul	Firm	Common and Distinct
C	Olive	Sandy Loam	Coarse Prism	Very Firm	

Soil Details

Soil Series/Phase Name: Dixfield

Limiting Factor: 16 " Depth ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 2 Percent

Hydric Soil: ☐ No ☐ Yes

Hydrologic Soil Group:

SOIL SCIENTIST INFORMATION AND SIGNATURE

Signature

Mark J. Hampton

Name Printed

5/10/2022

Date

216

SS License No.

STATE OF MAINE MARK J. HAMPTON #216 CERTIFIED SOIL SCIENTIST

affix professional seal

7048

PAGE 1 OF 1

FORM F (SS1) Rev. 7/21

SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
Highland Cliff Road	Kurt Christensen	Gorham

Exploration Symbol # SS-5 ☐ Test Pit ☒ Boring ☐ Probe

0 " Organic horizon thickness Ground surface elev. _____

48 " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
Ap	Dark Brw	Silt Loam	Medium Granular	Very Friable	
Bw	Olive Brown	Silt Loam	Fine Granular	Friable	
BC	Olive	Silty Clay	Medium Ang Blocky	Firm	Common and Distinct
C	Gray	Silty Clay	Coarse Prism	Very Firm	

Soil Details

Soil Series/Phase Name: Buxton

Limiting Factor: 15 " Depth ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 4 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-6 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

48 " Depth: ☒ of exploration, or ☒ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/A	Dark Brown	Silt Loam	Medium Grandul	Friable	
Bg	Olive Brown	Silt Loam	Sub Ang Blocky	Friable	
BC	Olive	Silty Clay	Medium Ang Blocky	Firm	Common and Distinct
C	Gray	Silty Clay	Coarse Prism	Very Firm	

Soil Details

Soil Series/Phase Name: Buxton

Limiting Factor: 16 " Depth ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 12 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-7 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

48 " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
Ap	Black	Silty Loam	Fine Grandul	Friable	
Bg1	Gray Brown	Silty Clay Loam	Thin Platy	Friable	Common and Distinct
Bg2	Olive Brown	Silty Clay	Medium Platy	Firm	
C	Gray	Silty Clay	Sub Ang Blocky	Very Firm	

Soil Details

Soil Series/Phase Name: Scantic

Limiting Factor: 6 " Depth ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD

Slope: 5 Percent

Hydric Soil: ☐ No ☒ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-8 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

48 " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/A	Dark Brown	Silt Loam	Fine Grandul	Very Friable	
Bg	Olive Brown	Silt Loam	Sub Ang Blocky	Friable	
BC	Olive	Silty Clay	Medium Ang Blocky	Firm	Common and Distinct
C	Gray	Silty Clay	Coarse Prism	Very Firm	

Soil Details

Soil Series/Phase Name: Buxton

Limiting Factor: 15 " Depth ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 1 Percent

Hydric Soil: ☐ No ☐ Yes

Hydrologic Soil Group:

SOIL SCIENTIST INFORMATION AND SIGNATURE

Signature

Mark J. Hampton

Name Printed

5/10/2022

Date

216

SS License No.

STATE OF MAINE
MARK J. HAMPTON #216
CERTIFIED SOIL SCIENTIST

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PAGE 1 OF 1 — FORM F (SS1) Rev. 7/21

SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
Highland Cliff Road	Kurt Christensen	Gorham

Exploration Symbol # SS-9 ☐ Test Pit ☒ Boring ☐ Probe

0 " Organic horizon thickness Ground surface elev. ____

48 " Depth: ☒ of exploration, or ☐ to refusal

Depth (inches)	Horizon	Color	Texture	Structure	Consistence	Redox
0–4	Ap	Black	Silt Loam	Medium Grandular	Very Friable	
4–15	Bg1	Olive Brown	Silt Loam	Fine Grandular	Friable	Common and Distinct
15–40	Bg2	Olive	Silty Clay	Medium Ang Blocky	Firm	
40–48	C	Gray	Silty Clay	Coarse Prism	Very Firm	

Soil Details

Soil Series/Phase Name: Scantic

Limiting Factor: 6 " Depth ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☒ PD ☐ VPD

Slope: 8 Percent

Hydric Soil: ☐ No ☒ Yes

Hydrologic Soil Group: ____

Exploration Symbol # ____ ☐ Test Pit ☐ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox

Soil Details — Soil Series/Phase Name: ____ Limiting Factor: ____ " Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock; Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☐ VPD; Slope: ____ Percent; Hydric Soil: ☐ No ☐ Yes; Hydrologic Soil Group: ____

Exploration Symbol # ____ ☐ Test Pit ☐ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox

Soil Details — Soil Series/Phase Name: ____ Limiting Factor: ____ " Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock; Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☐ VPD; Slope: ____ Percent; Hydric Soil: ☐ No ☐ Yes; Hydrologic Soil Group: ____

Exploration Symbol # ____ ☐ Test Pit ☐ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☐ of exploration, or ☐ to refusal

Horizon	Color	Texture	Structure	Consistence	Redox

Soil Details — Soil Series/Phase Name: ____ Limiting Factor: ____ " Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock; Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☐ VPD; Slope: ____ Percent; Hydric Soil: ☐ No ☐ Yes; Hydrologic Soil Group: ____

SOIL SCIENTIST INFORMATION AND SIGNATURE

Signature: [signature]

Date: 5/10/2022

Name Printed: Mark J. Hampton

SS License No.: 216

STATE OF MAINE — MARK J. HAMPTON #216 — CERTIFIED SOIL SCIENTIST