

Project Name: Craig Rd. Subdivision

Tax Map: 4 Lot: 31

Estimated square footage of building(s): 1800 each

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

**Contact Information**

1. Applicant

Name: David Moore

Mailing Address: 15 Craig Rd. Windham, ME 04062

Telephone: 749-1829

Fax:

E-mail: david.moore@mainecostfinancial.com

2. Record owner of property

☒ (Check here if same as applicant)

Name:

Mailing Address:

Telephone:

Fax:

E-mail:

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

Name: David Moore

Company Name:

Mailing Address:

Telephone: 749-1829

Fax:

E-mail:

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

David Moore  
Signature

7.27.2017  
Date

Final Plan - Minor Subdivision: Submission Requirements			
A.	Mandatory Written Information	Applicant	Staff
1	A fully executed application form, signed by person with right, title, or interest in the property	✓	
2	Evidence of payment of the application and escrow fees	✓	
3	Name, registration number and seal of the Maine Licensed Professional Land Surveyor who conducted the survey	✓	
4	Name, registration number and seal of the licensed professional who prepared the plan (if applicable)	✓	
5	Description of how solid waste generated at the site is to be collected and disposed of.	✓	
6	Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site	N/A	
7	Copies of existing or proposed deed restrictions or covenants.	✓	
8	Copies of existing or proposed easements over the property	✓	
9	Title opinion proving right of access to the proposed subdivision or site for any property proposed for development on or off of a private way or private road	✓	
10	Financial Capacity. Estimated costs of development, and itemization of major costs		
	i. Estimated costs of development, and itemization of major costs		
	ii. Financing - provide one of the following:		
	a. Letter of commitment to fund from financial institution, governmental agency, or other funding agency		
	b. Annual corporate report with explanatory material showing availability of liquid assets to finance development		
	c. Bank statement showing availability of funds if personally financing development		
	d. Cash equity commitment		
	e. Financial plan for remaining financing		
	f. Letter from financial institution indicating an intention to finance		
	iii. If a corporation, Certificate of Good Standing from the Secretary of State		
11	Technical Capacity		
	i. A statement of the applicant's experience and training related to the nature of the development, including developments receiving permits from the Town.		
	ii. Resumes or similar documents showing experience and qualifications of full-time, permanent or temporary staff contracted with or employed by the applicant who will design the development.		
12	Name and contact information for the road association who's private way or road is used to access the subdivision (if applicable)	N/A	

<b>B. Mandatory Plan Information</b>		<b>Applicant</b>	<b>Staff</b>
1	Name of subdivision, date and scale	✓	
2	Stamp of the Maine License Professional Land Surveyor that conducted the survey, including at least one copy of original stamped seal that is embossed and signed	✓	
3	Stamp with date and signature of the Maine Licensed Professional Engineer that prepared the plans.	✓	
4	North arrow identifying all of the following: Grid North, Magnetic North, declination between Grid and Magnetic, and whether Magnetic or Grid bearings were used in the plan design	✓	
5	Location map showing the subdivision within the municipality	✓	
6	Vicinity plan showing the area within 250 feet, to include:	✓	
	i. approximate location of all property lines and acreage of parcels	✓	
	ii. locations, widths, and names of existing, filed, or proposed streets, easements or building footprints	✓	
	iii. location and designations of any public spaces	✓	
	iv. outline of proposed subdivision, together with its street system and indication of future probably street system, if the proposed subdivision encompasses only part of the applicants entire property.	✓	
7	Standard boundary survey of parcel, including all contiguous land in common ownership within the last 5 years	✓	
8	Existing and proposed street names, pedestrian ways, lot easements, and areas to be reserved or dedicated to public use	✓	
9	All lots within the subdivision, including numbers for each lot, and map and lot number assigned by the Windham Assessing Department	✓	
10	Location of all monuments as required by ordinance	✓	
11	Location of any important or unique natural and site features including, but not limited to wetlands, water bodies, streams, scenic areas, sand and gravel aquifers, significant wildlife habitats, significant fisheries, treelines, historic and/or archaeological resources.	✓	
12	Location of all yard setback lines.	✓	
13	Medium intensity soils map for the area to be subdivided. The Planning Board may require submission of a high intensity soils map in instances where poor soils are evident.	✓	
14	Location and results of test pits performed by a Maine Licensed Site Evaluator or Certified Soil Scientist if subsurface wastewater disposal systems (septic) are proposed.		
15	Written offers of cessation to the Town of all public open space shown on the plan.		
16	All conditions of approval and/or waivers required or granted by the Planning Board, with the exception of waivers from the submission requirements.		
17	Boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the Town's Flood Insurance Rate Map		

waiver - no roads or infrastructure

2ft contour lines available GIS

no facilities proposed  
n/a for #

n/a

C. Submission information for which a waiver may be granted.		Applicant	Staff
1	Contour lines at intervals of 5 feet, or at lesser intervals as the Planning Board may require <i>Just lots proposed</i>	N/A	
2	Description of how stumps and demolition debris will be disposed of	N/A	
3	A surface drainage plan or stormwater management plan with profiles and cross-sections showing the design of all facilities and conveyances necessary to meet the stormwater management standards set forth in Section 900. →	✓	
4	A soil erosion and sediment control plan prepared by a Maine Licensed Professional Engineer or a Certified Professional in Erosion and Sediment Control (CPESC). →	✓	
5	If subsurface wastewater disposal systems (septic) are proposed, a hydrogeologic assessment prepared by a Maine Licensed Site Evaluator or Certified Geologist. →	✓	
6	Show location of driveways	✓	





**Albert Frick Associates, Inc**

**Environmental Consultants**

95A County Road Gorham, Maine 04038  
(207) 839-5563 FAX (207) 839-5564  
[www.albertfrick.com](http://www.albertfrick.com) [info@albertfrick.com](mailto:info@albertfrick.com)

Albert Frick, SS, SE  
James Logan, SS, SE  
Matthew Logan, SE  
Brady Frick, SE  
Bryan Jordan, SE  
William O'Connor, SE  
Noel Dunn, Office Manager

March 18, 2016

Mr. Brad Lodge  
Middle Branch Survey Company  
1A Depot Street, P.O. Box 618  
Alfred, ME 04002

Re: Moore property, Anderson & Craig Roads, Windham

Dear Brad,

We conducted preliminary soil evaluations on the above-referenced property on March 3, and March 17, 2016. The purpose of this investigation was to determine the suitability of the site for on-site subsurface wastewater disposal.


Previously provided was a plan illustrating the location of the test pits excavated, along with the soil profile descriptions.

The soil is suitable, as defined by the State of Maine *Subsurface Wastewater Disposal Rules* in the vicinity of Test Pits #1 - # 5. The soil is classified as 9 D per the *Rules*. This soil requires an *extra-large* sized disposal field. A typical 3 bedroom dwelling would require a 15' x 40' Eljen GSF disposal field (or equivalent) and a 1,000 gallon septic tank.

A complete subsurface wastewater disposal system design (HHE-200 form) is needed for permits to install the systems once the building locations, building sizes, and site development are conceptualized.

Please contact me if you have any questions or additional matters for discussion.

Sincerely,

  
James Logan, CSS, LSE, PWS  
Senior Project Manager

JL/bo

Enc

Town, City, Plantation  
**WINDHAM**

Street, Road Subdivision  
ANDERSON 126 AD

(FOR) Owner's Name  
MIDDLE BRANCH SURVEY (MOORE)

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 ☒ Test Pit ☐ Boring  
 \_\_\_\_\_" Depth of Organic Horizon Above Mineral Soil

Observation Hole TP 2 ☒ Test Pit ☐ Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SILT LOAM	FRILABLE	DARK BROWN	
10			OLIVE BROWN	FEW, FAINT
20	SILTY CLAY LOAM	FIRM	OLIVE	COMMON, DISTINCT
30				FREE H <sub>2</sub> O
40				
50				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
9 Profile	D Condition	10"	

LA MOINE SOILS

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SILT		DARK BROWN	
10	LOAM	FRAGILE	OLIVE BROWN	FEW FAINT
20	SILTY CLAY	FIRM	OLIVE	COMMON DISTINCT
30	LOAM			SATURATED
40				
50				

Soil Classification

9 D

Profile Condition

Slope

\_\_\_\_%

Limiting Factor

10"

☒ Ground Water

☐ Restrictive Layer

☐ Bedrock

☐ Pit Depth

LAMINE 5014

### SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 3 ☒ Test Pit ☐ Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

Observation Hole TP4 ☒ Test Pit ☐ Boring  
Depth of Organic Horizon Above Mineral Soil \_\_\_\_\_

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	VERY FINE SANDY LOAM	FRIABLE	DARK BROWN	
10			DK. YELL. BROWN OLIVE BROWN	FEW FAINT
20	SILT & SILT LOAM	FIRM	OLIVE	COMMONLY DISTINCT &
30				SATURATED
40				
50				

Soil Classification

**8/9 D**

Profile Condition

Slope

\_\_\_\_\_

Limiting Factor

**12"**

☒ Ground Water

☐ Restrictive Layer

☐ Bedrock

☐ Pit Depth

NICHOLVILLE (SUP)

Site Evaluator / Soil Scientist Signature

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Moisture
0	SILT		DARK	
10	LOAM	FRIABLE	BROWN DK. YELLOW	FAN FAINT
20	SILTY CLAY	FIRM	OLIVE	COMMON
30	LOAM			DISTINCT +
40				SATURATED
50				

Soil Classification

**9** **D**

Profile Condition

Slope

— %

Limiting Factor

**10**

☒ Ground Water

☐ Restrictive Layer

☐ Bedrock

☐ Pit Depth

## LANDINE SOILS

237/213

 $3/2 \ 1/6$ 

SE/CSS #

Date \_\_\_\_\_



Town, City, Plantation  
WINDHAM

ANDERSON & CRAIG ROADS

(FOR)

Owner's Name

MIDDLE BRANCH (MOORE)

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 5 ☒ Test Pit ☐ Boring  
 \_\_\_\_\_" Depth of Organic Horizon Above Mineral Soil

Observation Hole ☒ Test Pit ☐ Boring  
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SILT		DARK	
	LOAM		BROWN	
10		FRIABLE	DK YELL. BROWN	
			OLIVE BROWN	FEW FAINT
20	SILTY CLAY LOAM	FIRM	OLIVE	COMMON, DISTINCT *
30				SATURATED
40				
50				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
9	D	13	<input type="checkbox"/> Restrictive Layer
Profile	Condition		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

LA MOINE SOILS

0

10

20

30

40

50

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture

Consistency

Color

Moulding

Soil Classification

Slope

Limiting Factor

☐ Ground Water  
☐ Restrictive Layer  
☐ Bedrock  
☐ Pit Depth

Profile Condition

%

SOL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole \_\_\_\_\_ ☒ Test Pit ☐ Boring  
Depth of Organic Horizon Above Mineral Soil \_\_\_\_\_

Observation Hole \_\_\_\_\_ ☒ Test Pit ☐ Boring  
\_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

0

10

20

30

40

50

Texture

Consistency

Color

Mottling

Soil Classification

Profile

Condition

Slope

Limiting Factor

Ground Water

Restrictive Layer

Bedrock

Pit Depth

Figure 1 is a blank soil profile chart. The vertical axis is labeled "DEPTH BELOW MINERAL SOIL SURFACE (inches)" and ranges from 0 to 50 in increments of 10. The horizontal axis is divided into four columns: "Texture", "Consistency", "Color", and "Mottling". Below the chart, there are sections for "Soil Classification" (with sub-sections "Profile" and "Condition"), "Slope", "Limiting Factor", and a legend. The legend includes symbols for "Ground Water" (square), "Restrictive Layer" (square with cross), "Bedrock" (square with dot), and "Pit Depth" (square with cross).

James Lynn  
Site Evaluator / Soil Scientist Signature

237/243

SC/CSS #

3/17/16

Date \_\_\_\_\_

Final Plan - Craig Rd Subdivision  
Minor Subdivision review.

B. Minor Subdivision

**1. Final Plan**

a. Mandatory Written Information.

1. Please see application form.
2. A check was provided and written to The Town of Windham.
3. Middle Branch LLC  
Professional Land Surveyors  
1A Depot St.  
Alfred, Maine 04002  
Brad Lodge  
  
Please see attached survey for registration number and seal.
4. N/A
5. Solid waste shall be collected in town trash bags and placed curbside on the designated day of pickup.
6. Please see the attached document signed by officer John Perry.
7. N/A
8. Please see the attached copies of the two existing easements on the property - Portland Pipeline Easement and Portland Natural Gas Easement.
9. N/A
10. N/A
11. N/A
12. N/A

b. Mandatory Plan Information.

- 1 - 7. Please see the attached survey and plot plan completed by Middle Branch LLC in accordance with Sec. 900 Subdivision Review.
8. n/a
9. Completed. Please see survey.
10. n/a
11. Completed. Please see survey.
12. Completed. Please see survey.
13. Please see the attached Custom Soil Resource Report for "Craid Rd. Subdivision".
14. Completed. Please see the attached Soil Survey completed by Albert Frick Associates, Inc. dated 03.18.2016.
15. n/a
16. Please see attached survey.
17. Completed. Please see survey.

c. Submission Information

1. No major infrastructure or roads proposed.
2. No trees will need to be removed as a result of the two house lots. All buildable area is currently all pasture/hay production. All debris as a result of construction shall be disposed of via a roll off disposal company.
3. Best management practices shall be used during the construction phase of the building process. Silt fence and/or erosion control shall be placed on the downhill slope or grade to protect any runoff and erosion.
4. n/a.
5. A septic design plan shall be completed and submitted with the building permit application. This septic design will be completed by a Maine Licensed Site Evaluator.
6. Please see survey





PAUL R. LEPAGE  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
284 STATE STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041

CHANDLER E. WOODCOCK  
COMMISSIONER

May 30, 2017

Jon Presby

**RE: Information Request - Craig Road minor subdivision, Windham**

Per your request, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and fisheries habitat concerns within the vicinity of the *Craig Road minor subdivision Project* in Windham. For purposes of this review, we are assuming that there will be no tree clearing as part of this project, and that any future development will only occur in the field area.

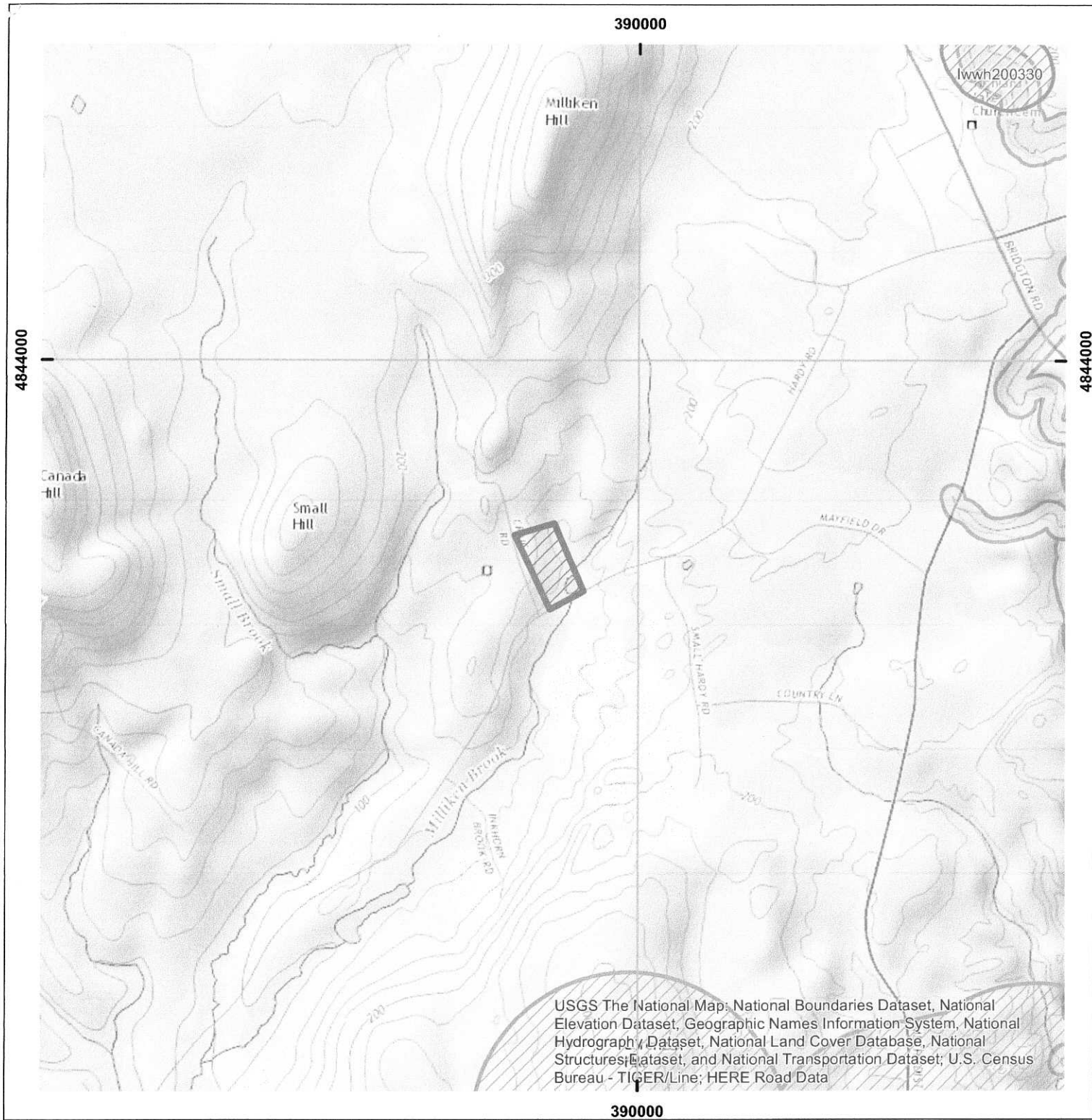
Our information indicates no locations of Endangered, Threatened, or Special Concern species within the project area that would be affected by your project. Additionally, our Department has not mapped any Essential or Significant Wildlife Habitats or fisheries habitats that would be directly affected by your project.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

John Perry  
Environmental Review Coordinator

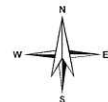


## Environmental Review of Fish and Wildlife Observations and Priority Habitats

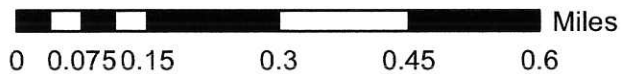
Project Name:

ER Tool Test

(Version 1)



Maine Department of  
Inland Fisheries and Wildlife



Projection: UTM, NAD83, Zone 19N

Date: 20170530

- ☒ ProjectSearchAreas
- ☒ Inland Waterfowl/Wading Bird
- ☐ Special Concern-occupied habitats(100ft buffer)



# Know all Men by these Presents, That

I, John E. Fowler of Windham, Co. of Cumberland (Single)

in consideration of One hundred and Eleven Dollars (\$111.00)

paid to our

full satisfaction by PORTLAND PIPE LINE COMPANY, a corporation duly organized and existing under the laws of the State of Maine and having an office and place of business at Portland in the County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, convey and confirm unto the said PORTLAND PIPE LINE COMPANY, its successors and assigns, a right of way and easement for the purpose of constructing, maintaining, operating, altering, repairing, removing, changing the size of and replacing a line of pipe for the transportation as a common carrier for hire of oil, crude petroleum and refined petroleum products or combinations thereof or similar thereto, natural and artificial gas, casinghead and natural gasoline, and any other liquids or gases over a route to be selected by the Grantee under, upon, over and through the lands situated in the Town of Windham, in the County of Cumberland, State of Maine, described as follows:

All the land I own 45 acres

Bounded on the North by land of F. Cooper

" " " East " " " E. Hardy

" " " South " Anderson Road

" " " West " Fowler "

together with the right of ingress and egress for all purposes incident to the grants herein made.

Also the right to lay, construct, maintain, operate, alter, repair, remove and replace at any time an additional line or lines of pipe alongside of the line or lines hereinbefore mentioned, as herein provided, upon payment to the Grantor, his administrators, executors, heirs and assigns, for each additional line so laid of an amount equal to the consideration above named. Such additional line or lines shall be laid subject to the same rights and conditions as apply to the original line.

U.S.I.R.  
55 cts.  
J.E.F.  
7/21/41

**To Have and to Hold** the said rights of way and easements with all the privileges and appurtenances thereof unto the said PORTLAND PIPE LINE COMPANY, its successors and assigns, so long as a pipe line is maintained on said premises. The Grantor reserve for himself and his heirs and assigns, the right to fully use and enjoy said premises except as the same may be necessary or convenient for the purposes herein granted to the said PORTLAND PIPE LINE COMPANY, its successors and assigns. The Grantor covenants to and with the Grantee, its successors and assigns, that the Grantor is sole owner of the above described premises and have good right, title and capacity to convey in the manner aforesaid the rights of way and easements hereby granted, and that said premises are free of all encumbrances except Mortgage to the Federal Land Bank of Springfield, Mass.

The said PORTLAND PIPE LINE COMPANY, for itself, its successors and assigns, by the acceptance hereof, agrees to pay to the Grantor or his administrators, executors, heirs or assigns, any damages to grass, timber, growing crops and improvements, which may result from its acts or omissions in laying, maintaining, operating, replacing, changing or removing said pipe lines, said damage, if any, if not mutually agreed upon to be ascertained and determined by three disinterested persons, one of whom shall be appointed by the Grantor or his administrators, executors, heirs or assigns, one by PORTLAND PIPE LINE COMPANY or its successors or assigns, and the third by the two so appointed; and the award of such three persons shall be final and conclusive.

PORTLAND PIPE LINE COMPANY further agrees for itself, its successors and assigns, to bury and maintain all pipe lines so as not to interfere with the cultivation of said lands.

It is understood and agreed by the parties hereto that this written instrument contains the entire agreement between them.

And each of the above named grantors releases to the grantee, its successors and assigns, so far as is necessary to accomplish the grant of the rights of way and easements above described, all rights of homestead secured to them or either of them by any applicable statute and all other rights and interests therein, including rights of dower, of courtesy or by descent.

**In Witness Whereof**, the Grantor have hereunto set his hand and seal this 21 day of July, 1941.

Signed, Sealed and Delivered in presence of:

J. M. Eastman

John E. Fowler

Seal

State of Maine

County of Cumberland

ss.

On the 21 day of July, 1941, personally appeared John E. Fowler of the foregoing written instrument and acknowledged the same to be his free act and deed

Before me, John M. Eastman, Justice of the Peace

Received August 28

1941, at 9 o'clock 30m. A. M., and recorded according to the original.

**DETAILS REPORT**

\*\*Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	File Date	Rec Time	Type Desc.
8367	08/28/1941	9:30AM	DEED
# of Pgs.	Book/Page	Doc. Status	
1	01646/136	Verified/Certified	
Town			
WINDHAM			
Grantor	Grantee	Street	Property Description
FOWLER JOHN E	PORTLAND PIPE LINE CO		
References			
Book/Vlm/Page	Description	Recorded year	

021090

LL: ME-PNGTS 537.00

PORTLAND NATURAL GAS TRANSMISSION SYSTEM

RIGHT-OF-WAY AGREEMENT

## EASEMENT DEED

KNOW ALL BY THESE PRESENTS: that Lucille T. Chapman of Windham, County of Cumberland, and State of Maine, and her successors, heirs, and assigns ("GRANTOR," whether one or more), for ten dollars (\$10) and other good and valuable consideration, the receipt of which is mutually agreed, grants to PORTLAND NATURAL GAS TRANSMISSION SYSTEM, a Maine Partnership, the mailing address of which is One Harbour Place, Portsmouth, New Hampshire, 03801, its successors and assigns, ("GRANTEE"), a right-of-way and easement for the purposes of preparing, laying, constructing, maintaining, operating, altering, improving, repairing, changing (but not increasing) the size of, replacing and removing, and conforming with any state or federal requirements pertaining to; a pipeline and all related equipment and appurtenances thereto (including but not limited to meters, fittings, tie-overs, valves, pipeline communication systems, and cathodic protection equipment) for the transportation of natural gas, as defined in 15 USC 717(a)(5), under, over and across the tract or tracts of land ("Land") of GRANTOR, situated in the Town of Windham, County of Cumberland, State of Maine, and being more particularly bounded and described as follows:

All of that certain plot, piece or parcel of land as described by deed dated 5-23-61, recorded 5-23-61, at book 2605, page 239; less and except these parcels at book 6775, page 312, book 6904, page 58; being further identified as tax map 4 lot 31.

Said right-of-way and easement shall extend under, over and across the Land, shall be 50 feet in width, being 35 feet on the Westerly side and 15 feet on the Easterly side of the centerline of the pipeline as laid (the "Corridor").

GRANTOR hereby grants to GRANTEE a temporary right-of-way and easement extending 15 additional feet on the Westerly side and 10 additional feet on the Easterly side of the Corridor to allow for a temporary workspace contiguous to the Corridor when such is necessary for the purposes of preparing, laying and constructing said pipeline. Said temporary right-of-way and easement shall expire upon completion of the laying and construction of the pipeline or upon receipt of all necessary permits, approvals and notifications of compliance from the appropriate jurisdictional regulatory agencies with respect to the pipeline as laid, or the final restoration of the Corridor, whichever is later.

In addition to the above temporary right of way and easement, GRANTOR hereby grants to GRANTEE an additional temporary right-of-way and easement extending (50) feet on the (Westerly) side of the previously described temporary right of way and easement and commencing at (Anderson Road), thence extending (Northerly) a distance of (100) feet to allow for an additional temporary workspace contiguous to the temporary right of way and easement granted herein when such additional area is necessary for the purposes of preparing, laying and constructing said pipeline. Said temporary right of way and easement and additional temporary right of way and easement shall expire upon completion of the laying and construction of the pipeline or upon receipt of all necessary permits, approvals and notifications of compliance from the appropriate jurisdictional regulatory agencies with respect to the pipeline as laid, whichever is later.

GRANTOR reserves all oil, gas and minerals on and under the Land and the right to farm, graze and otherwise fully use and enjoy the Land, subject to the rights and privileges and authority herein granted, provided, however, that GRANTEE shall have the right hereafter to cut and keep clear all trees, brush, structures, dwellings, and other obstructions that may injure, endanger or interfere with the exercise of its rights and easements granted hereby.

GRANTEE shall have all privileges convenient for the full and exclusive use of the rights and easements herein granted, together with ingress and egress on foot and by vehicle, along the Corridor and temporary right-of-way and easement. GRANTOR agrees that no excavation, change of grade nor water impoundment will be made on and no trees, brush, structures, dwellings, or other obstructions will be placed or erected over, under or across the Corridor without prior written consent of the GRANTEE.



GRANTEE, by the acceptance hereof, agrees to pay for damages to crops, pasture, fences, timber, livestock and all other personal property which may arise from preparing, laying, constructing, maintaining, operating, altering, improving, repairing, changing the size of, replacing or removing said Line.

GRANTEE is hereby expressly given the right to sell, lease and assign these rights-of-way and easements, or any part thereof, or interest therein, and the same shall be divisible among two or more owners, as to any right or rights created hereunder, so that each assignee or owner, lessee or tenant shall have the full rights and privileges herein granted, to be owned and enjoyed either in common or severally.

This easement is given for the purpose of enabling the GRANTEE to construct, operate, maintain and repair the gas pipeline that is described in the Certificate of Public Convenience and Necessity issued by the Federal Energy Regulatory Commission on September 24, 1997, and accepted by the GRANTEE on October 24, 1997.

TO HAVE AND TO HOLD said rights-of-way and easements with all privileges and appurtenances thereof unto the Portland Natural Gas Transmission System, its successors and assigns forever.

The GRANTOR and the GRANTOR's spouse N/A hereby waive and release any right of homestead in the rights-of-way and easements hereby granted.

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF.

It is agreed that this grant as written above covers all of the agreements between the parties and that no other representations have been made modifying, adding to or changing the terms of the same.

WITNESS my/our hand(s) and seal(s) this 30<sup>th</sup> day of MARCH, 1998.

SIGNED SEALED AND DELIVERED  
IN THE PRESENCE OF:

James R. Scott  
Witness(es)

Lucille T. Chapman  
Grantor  
Lucille T. Chapman

Witness(es)

Grantor

#### GRANTOR(S) ACKNOWLEDGMENT

STATE OF Maine  
COUNTY OF Lumberland, SS. March 30, 1998

Then personally appeared the above named Lucille T. Chapman and acknowledged the foregoing instrument to be his/her/their free act and deed.

H. H. Shumate SEAL  
Notary Public

H. H. Shumate  
(Printed Name)

My commission expires: 11/15/2000

**PORTLAND NATURAL GAS TRANSMISSION SYSTEM****ADDENDUM**

Attached to and made a part of that certain Easement Deed by and between Lucille T. Chapman, Grantor, and PORTLAND NATURAL GAS TRANSMISSION SYSTEM, Grantee, dated 3-30-, 1998, covering that certain plot, piece or parcel of land as described by deed dated 5/23/61, recorded 5/23/61 at Book 2605 Page 239.

1. It is understood and agreed by and between the Grantee and the Grantor that the said right-of-way and easement shall extend under, over and across the Land, shall be 50 feet in width, being 35 feet on the Westerly side and 15 feet on the Easterly side of the centerline of the pipeline as laid (the "Corridor"), said pipeline being more particularly described as follows:

Beginning at a point (station 8320 + 83) on Grantor's northerly property line; said property being the dividing line between lands now or formerly of Ronald J. Tilton and Nancy N. Tilton and lands of this Grantor; said point of beginning located westerly, along said property line, a distance of fifty (50) feet, more or less, from the southeasterly corner of the Tilton property; thence south eighteen degrees sixteen minutes east (S 18° 16' E) a distance of seven hundred twenty five (725) feet, more or less, to a point; thence south three degrees fifty five minutes west (S 03° 55' W) a distance of two hundred fifteen (215) feet, more or less, to a point; thence south twenty three degrees five minutes east (S 23° 05' E) a distance of three hundred twenty (320) feet, more or less, to a point; thence south fifty seven degrees five minutes east (S 57° 05' E) a distance of three hundred forty five (345) feet, more or less to a point; thence south twenty two degrees five minutes east (S 22° 05' E) a distance of seventy (70) feet, more or less, to a point (station 8337 + 05) on Grantor's southerly property line; said property line being the dividing line between lands of this Grantor and the northerly sideline of Anderson Road, so called; said point being located westerly, along said Road, a distance of one hundred fifty (150) feet, more or less, of this Grantor's southeasterly corner.

2. Grantee agrees Grantor's existing water well will be tested before and after construction of the said pipeline. Grantee agrees that the said test shall be conducted at the point where the existing water line from said well enters Grantor's house. Should it be determined that Grantor's water well and/or water line is damaged as a direct result of Grantee's construction activities, the said existing water well shall be repaired or replaced at the sole expense of the Grantee.

3. Grantee agrees that it will be responsible for the location and repair of Grantor's water lines damaged as a direct result of Grantee's construction activities. Should Grantor's water supply be interrupted as direct result of Grantee's construction activities, Grantee shall take the necessary steps to provide Grantor with a potable water supply within twenty four (24) hours or in as reasonable amount of time as is practicable and in a manner not inconsistent with applicable regulations.

4. Grantee agrees that Grantor's property subject to the easement shall be restored to as close as practicable to the condition that existed prior to construction.

5. This agreement is for one (1) pipeline only. Grantee may not lay any additional line(s) within the Corridor without prior written consent of Grantor.

6. Grantee's access across Grantor's property shall be limited to the Corridor. Grantee's use of existing roads on the above-described premises shall be by mutual agreement between Grantor and Grantee; however, said mutual agreement shall not be unreasonably withheld by Grantor.

7. Grantee agrees that no above ground structures or appurtenances (except pipeline markers) will be placed on, over or across the above-described property without prior written consent of Grantor.

8. Grantee, its successors and assigns, agree that access to the Corridor and temporary easement on these premises shall be used only for the purposes granted under the terms of this agreement and said Corridor and temporary easement shall not be used by the Grantee, its successors and assigns for recreational purposes.

9. Grantee agrees that Grantor shall be reimbursed for damages to hay which may arise as a direct result of Grantee's construction activities.

10. Grantor shall have the right to construct an access road and/or driveway across Grantee's Corridor as described herein, provided said access road and/or driveway shall not interfere with the safe operation and maintenance of Grantee's pipeline. Grantor shall notify Grantee at least thirty (30) days in advance of Grantor's intent to construct an access road and/or driveway across Grantee's Corridor. The location and design of said access road and/or driveway shall be subject to approval by Grantee; said approval not to be unreasonably withheld by Grantee.

Lucille E. Chapman  
Grantor

Grantor

Agent

Mark Pugh

RECEIVED

RECORDED REGISTRY OF DEEDS LL #ME-PNGTS-537.00

1998 APR 14 AM 9:42

CUMBERLAND COUNTY

John B. O'Brien

**DETAILS REPORT**

\*\*Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	File Date	Rec Time	Type Desc.
21090	04/14/1998	9:42AM	EASEMENT
# of Pgs.	Book/Page	Doc. Status	
4	13739/266	Verified/Certified	
Town			
WINDHAM			
Grantor	Grantee	Street	Property Description
CHAPMAN LUCILLE T	PORTLAND NATURAL GAS TRANSMISSION SYSTEM		
References			
Book/Vlm/Page	Description	Recorded year	
/02605/239	DEED	1961	



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine



May 30, 2017



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and



## Custom Soil Resource Report

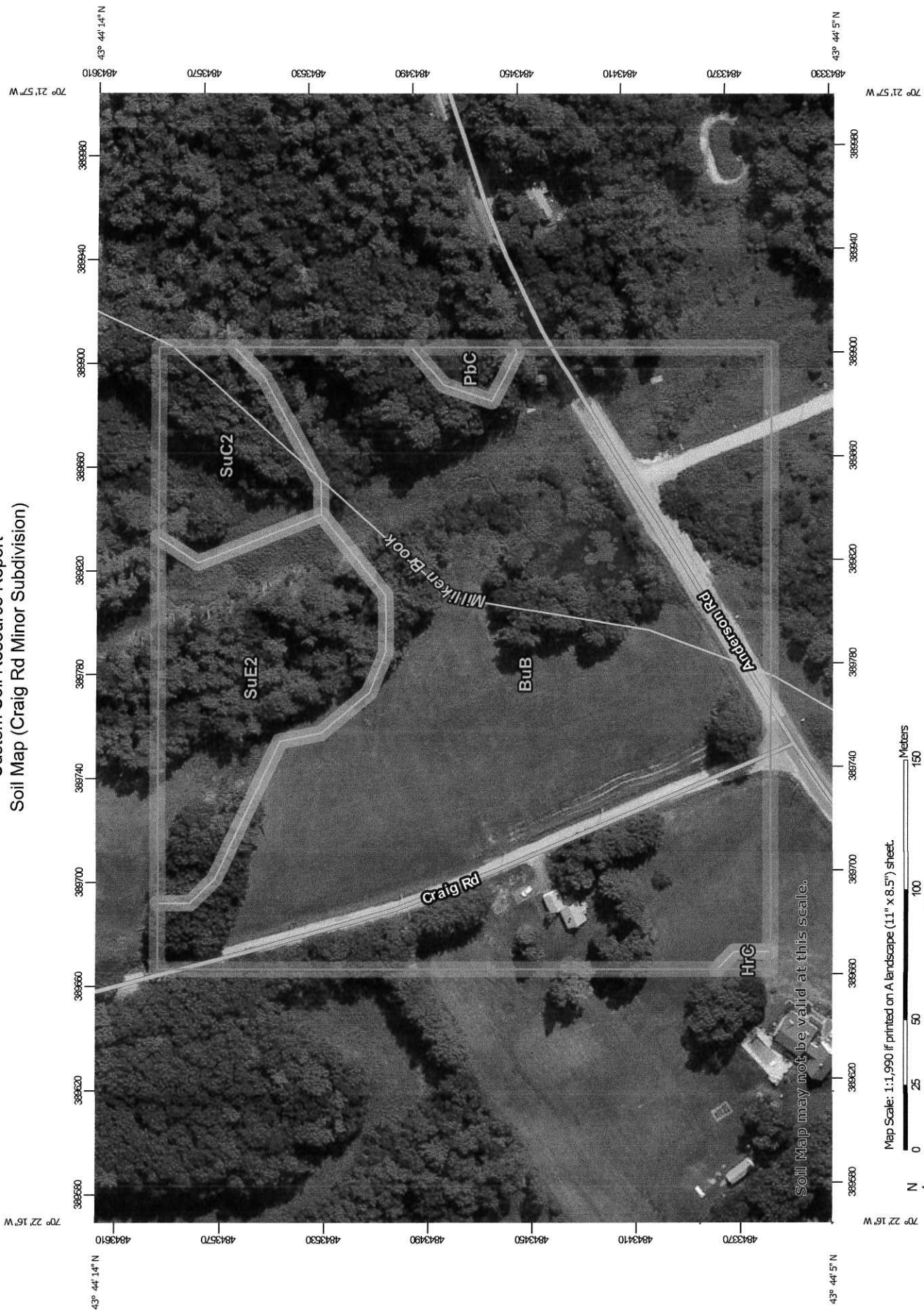
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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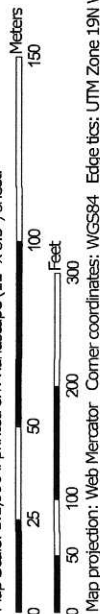
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map (Craig Rd Minor Subdivision)


























































Soil Map may not be valid at this scale.

Map Scale: 1:1,990 If printed on A landscape (11" x 8.5") sheet.



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

## MAP LEGEND

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

## 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 12, Sep 15, 2016

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

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

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

## MAP LEGEND

## MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend (Craig Rd Minor Subdivision)

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Lamoine silt loam, 3 to 8 percent slopes	10.8	77.5%
HrC	Hollis fine sandy loam, 8 to 15 percent slopes	0.0	0.2%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	0.1	0.9%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	1.0	6.9%
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded	2.0	14.5%
<b>Totals for Area of Interest</b>		<b>14.0</b>	<b>100.0%</b>

## Map Unit Descriptions (Craig Rd Minor Subdivision)

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, 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 and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils 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. Other minor components, however, have properties and behavioral 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

## Custom Soil Resource Report

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*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one 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.

## Cumberland County and Part of Oxford County, Maine

### BuB—Lamoine silt loam, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2t0kc

*Elevation:* 10 to 490 feet

*Mean annual precipitation:* 33 to 60 inches

*Mean annual air temperature:* 36 to 52 degrees F

*Frost-free period:* 90 to 160 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Lamoine and similar soils:* 85 percent

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

#### Description of Lamoine

##### Setting

*Landform:* Marine terraces, river valleys

*Landform position (two-dimensional):* Footslope

*Landform position (three-dimensional):* Base slope

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Fine glaciomarine deposits

##### Typical profile

*Ap - 0 to 7 inches:* silt loam

*Bw - 7 to 13 inches:* silt loam

*Bg - 13 to 24 inches:* silty clay loam

*Cg - 24 to 65 inches:* silty clay

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Natural 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

*Salinity, maximum in profile:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water storage in profile:* Moderate (about 7.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3w

*Hydrologic Soil Group:* C/D

*Hydric soil rating:* No

## **HrC—Hollis fine sandy loam, 8 to 15 percent slopes**

### **Map Unit Composition**

*Hollis and similar soils: 85 percent*

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

### **Description of Hollis**

#### **Setting**

*Landform: Hills*

*Landform position (two-dimensional): Backslope, shoulder*

*Landform position (three-dimensional): Nose slope, crest*

*Down-slope shape: Convex*

*Across-slope shape: Convex*

*Parent material: Coarse-loamy supraglacial meltout till derived from mica schist*

#### **Typical profile**

*H1 - 0 to 6 inches: fine sandy loam*

*H2 - 6 to 18 inches: fine sandy loam*

*R - 18 to 22 inches: bedrock*

#### **Properties and qualities**

*Slope: 8 to 15 percent*

*Depth to restrictive feature: 10 to 20 inches to lithic bedrock*

*Natural drainage class: Somewhat excessively 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: More than 80 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Available water storage in profile: Low (about 3.2 inches)*

#### **Interpretive groups**

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 4e*

*Hydrologic Soil Group: D*

*Hydric soil rating: No*

## **PbC—Paxton fine sandy loam, 8 to 15 percent slopes**

### **Map Unit Composition**

*Paxton and similar soils: 86 percent*

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

### **Description of Paxton**

#### **Setting**

*Landform: Drumlinoid ridges*

*Landform position (two-dimensional): Backslope, shoulder*

## Custom Soil Resource Report

*Landform position (three-dimensional):* Crest, nose slope

*Down-slope shape:* Linear

*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:* 8 to 15 percent

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

*Natural 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 storage in profile:* Very low (about 2.9 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* C

*Hydric soil rating:* No

## SuC2—Suffield silt loam, 8 to 15 percent slopes, eroded

### Map Unit Setting

*National map unit symbol:* blk1

*Elevation:* 10 to 900 feet

*Mean annual precipitation:* 34 to 48 inches

*Mean annual air temperature:* 43 to 46 degrees F

*Frost-free period:* 90 to 160 days

*Farmland classification:* Not prime farmland

### Map Unit Composition

*Suffield and similar soils:* 85 percent

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

### Description of Suffield

#### Setting

*Landform:* Coastal plains

*Landform position (two-dimensional):* Backslope

*Landform position (three-dimensional):* Riser

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Fine glaciolacustrine deposits

#### Typical profile

*H1 - 0 to 6 inches:* silt loam

*H2 - 6 to 23 inches:* silt loam



## Custom Soil Resource Report

*H3 - 23 to 33 inches: silty clay*

*H4 - 33 to 65 inches: silty clay*

### Properties and qualities

*Slope: 8 to 15 percent*

*Depth to restrictive feature: More than 80 inches*

*Natural drainage class: Moderately well 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 18 to 30 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Available water storage in profile: High (about 9.5 inches)*

### Interpretive groups

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 4e*

*Hydrologic Soil Group: C*

*Hydric soil rating: No*

## SuE2—Suffield silt loam, 25 to 45 percent slopes, eroded

### Map Unit Setting

*National map unit symbol: blk3*

*Elevation: 10 to 900 feet*

*Mean annual precipitation: 34 to 48 inches*

*Mean annual air temperature: 43 to 46 degrees F*

*Frost-free period: 90 to 160 days*

*Farmland classification: Not prime farmland*

### Map Unit Composition

*Suffield and similar soils: 85 percent*

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

### Description of Suffield

#### Setting

*Landform: Coastal plains*

*Landform position (two-dimensional): Backslope*

*Landform position (three-dimensional): Riser*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Parent material: Fine glaciolacustrine deposits*

#### Typical profile

*H1 - 0 to 6 inches: silt loam*

*H2 - 6 to 23 inches: silt loam*

*H3 - 23 to 33 inches: silty clay*

*H4 - 33 to 65 inches: silty clay*

### Properties and qualities

*Slope: 25 to 45 percent*

*Depth to restrictive feature: More than 80 inches*

## Custom Soil Resource Report

*Natural drainage class:* Moderately well 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 18 to 36 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* High (about 9.5 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 7e

*Hydrologic Soil Group:* C

*Hydric soil rating:* No

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**TOWN OF WINDHAM  
SUBDIVISION & SITE PLAN APPLICATION**

**Performance and Design Standards Waiver Request Form**

(Section 808 – Site Plan Review, Waivers)  
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

**Subdivision or Project Name:** Craig Rd. Subdivision  
**Tax Map:** 4 **Lot:** 31

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

Ordinance Section	Standard	Mark which waiver this form is for
C.3.	A Surface drainage plan or stormwater management plan showing the design of all facilities	✓
C.4.	A soil erosion and sediment control plan prepared by a Maine licensed Professional Engineer.	✓

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

C.3. - No proposed infrastructure or roads as part of this subdivision

C.4. - Best management practices shall be followed during any site work within each lot. A soil erosion plan will be submitted with building permit application.  
(continued next page)



Ordinance Section: \_\_\_\_\_

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

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

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