



November 5, 2018

Amanda Lessard, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Sketch Major Site Plan Application
Roosevelt Trail Self-Storage
Keith Harnum - Applicant**

Dear Amanda:

On behalf of Keith Harnum we have prepared the enclosed application, plans and supporting documents for Sketch Major Site Plan Review of a proposed self-storage facility containing 18,000 square feet of building footprint in three structures, each containing approximately 6,000 square feet, on a 1.4-acre parcel on Roosevelt Trail. The property is located southerly and adjacent to the Dollar General retail store and is located in the Commercial-3 Zoning District. Access to the property will be from the existing driveway that runs along the southeast property line, which is located within an existing 50-foot private right-of-way.

The project will result in more than 1 acre of impervious surface and will require a Stormwater Permit from the Maine Department of Environmental Protection. We anticipate that a stormwater filter pond will be constructed along the Roosevelt Trail frontage to provide water quality treatment and stormwater peak flow management. The facility is not proposed to include an office so a septic system will not be needed. We have conducted preliminary soils investigations to show that the soils in the southeast corner can accommodate a septic system in the future, if necessary. We have scheduled a wetland investigation and land survey to be completed within the next couple of weeks.

The buildings are proposed to be constructed in a similar appearance to other facilities that have been constructed in Windham's commercial zoning districts within the last couple of years with a 3/12 pitched roof and overhead doors for access. The buildings will not be heated, and lights will be installed as wall-pack fixtures for security. The property will be fenced with a gated entrance.

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

Sincerely,

DM ROMA CONSULTING ENGINEERS

A handwritten signature in cursive script that reads "Dustin Roma".

Dustin M. Roma, P.E.
President

Sketch Plan - Minor & Major Site Plan

Project Name: ROOSEVELT TRAIL SELF STORAGE

Tax Map: 12 Lot: 67-3

Estimated square footage of building(s): 18,000 SF IN 3 BUILDINGS (6,000 SF EACH)

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

Is the total disturbance proposed > 1 acre? ☒ Yes ☐ No

Contact Information

1. Applicant

Name: KEITH HARNUM

Mailing Address: 18 FANARAS DRIVE, SALISBURY, MA 01952

Telephone: _____ Fax: _____ E-mail: KEITH@THERIGGER.COM

2. Record owner of property

_____ (Check here if same as applicant)

Name: VICKI MANN

Mailing Address: 25 CLAIRMONT ROAD, WINDHAM, ME 04062

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: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: 310 - 0506 Fax: _____ E-mail: DUSTIN@DMROMA.COM

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

Dustin Roma
Signature

11-5-18
Date

Sketch Plan - Minor & Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	X	
	conditions of the site	X	
	proposed use	X	
	constraints/opportunities of site	X	
	identify if any of the following will be completed as part of the Final Plan	X	
	traffic study	N/A	
	utility study	N/A	
	market study	N/A	
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 808)	NONE	
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.	NONE	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	N/A	
	Waivers from Subdivision Performance Standards in Section 812 of the Land Use Ordinance.	X	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	X	
h.	Plan Requirements		
	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site.	X	
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	X	
2	Boundary of the parcel	X	
3	Relationship of the site to the surrounding area	X	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)	X	
5	Approximate size and location of natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries, or other important natural features. If none, so state.		
6	Existing buildings, structures, or other improvements on the site	X	
7	Existing restrictions or easements on the site. If none, so state.	X	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	X	
9	Class D medium intensity soil survey	X	
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.		
Electronic Submission		X	

**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: ROOSEVELT TRAIL SELF STORAGE

Tax Map: 12 **Lot:** 67-3

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

Ordinance Section	Standard	Mark which waiver this form is for
813-A-4-A	MINIMUM ROOFLINE PITCH 5/12	X

- 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.

ROOFLINE PITCH OF 3/12 HAS BEEN USED ON SEVERAL OTHER RECENT SELF-STORAGE BUILDING PROJECTS OF SIMILAR SIZE AND THE APPEARANCE OF THE BUILDINGS HAS BEEN ATTRACTIVE. INCREASING THE ROOF PITCH TO 5/12 ADDS CONSIDERABLE COST TO THE PROJECT WITHOUT A SIGNIFICANT AESTHETIC BENEFIT THAT WOULD OTHERWISE BE ACCOMPLISHED WITH A 3/12 PITCH.

(continued next page)

Ordinance Section: 813-A-4-A

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

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

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

ROOSEVELT TR

Location ROOSEVELT TR**Mblu** 12/ 67/ 3/ /**Acct#** 012067003000**Owner** MANN VICKI W**Assessment** \$117,700**PID** 1963**Building Count** 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$117,700	\$117,700

Owner of Record

Owner MANN VICKI W**Sale Price** \$0**Co-Owner****Certificate****Address** 25 CLAIRMONT RD
WINDHAM, ME 04062**Book & Page** 32194/ 172**Sale Date** 03/27/2015**Instrument** IF

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MANN VICKI W	\$0		32194/ 172	IF	03/27/2015
MANN VICKI W	\$275,000	1	17535/ 274	02	04/04/2002

Building Information

Building 1 : Section 1**Year Built:****Living Area:** 0**Replacement Cost:** \$0**Building Percent****Good:****Replacement Cost****Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Photo

(<http://images.vgsi.com/photos/WindhamMEPhotos//default.jpg>)

Building Layout

(http://images.vgsi.com/photos/WindhamMEPhotos//Sketches/1963_1963.jpg)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 3900
Description UNDEV LOT
Zone C-3
Neighborhood 09
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1.38
Frontage
Depth
Assessed Value \$117,700

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$94,000	\$94,000
2016	\$0	\$94,000	\$94,000
2015	\$0	\$94,000	\$94,000

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SALES AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 5th day of October, 2018, between the SELLER, Vicki Mann of 25 Clairmont Road, Town of Windham, County of Cumberland, State of Maine, Zip code 04062 and the BUYER, Keith Harnum, or assigns, of 83 Beech Hill Road Town of Exeter, County of Rockingham, State of New Hampshire, Zip code 03833.

WITNESSETH: that the SELLER agrees to sell and convey, and the BUYER agrees to buy certain real estate located in Town of Windham, known as or described as a 1.38 acre undeveloped Lot, on the easterly side of Roosevelt Trail, shown as "Proposed Lot C" on a Sketch Plan, prepared for John D. Mann and Vicki W. Mann by Northeast Civil Solutions, a copy of which is attached hereto, County of Cumberland, State of Maine. For deed reference see deed recorded in Cumberland County Registry of Deeds at Book 17535, Page 276, dated April 4, 2002.

The SELLING PRICE [REDACTED]
Deposit, receipt of which is hereby acknowledged, in the form of cash, certified check or bank draft is to be held in an escrow account by Marshall Law Office in the sum of [REDACTED]
[REDACTED] CASH, CERTIFIED CHECK or BANK DRAFT on date of transfer of title in the sum of [REDACTED]
[REDACTED]

DEED: Marketable title shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except usual public utilities serving the property; any restrictive covenants of record to be acceptable to the BUYER.

TRANSFER OF TITLE: On or before sixty (60) days after approval and permitting by the Town of Windham, Maine for a self-storage facility, at Attorney's office, Registry of Deeds, Lending Institution, or some other place of mutual consent.

POSSESSION: Free of all tenants, personal property, and encumbrances except as herein stated is to be given on transfer of title.

AGENT: The undersigned SELLER and BUYER agree and understand that no realtors were involved in this transaction.

TITLE: If, upon examination of title, it is found that the title is not marketable, the SELLER shall have a reasonable time, not to exceed 30 days from the date of notification of defect (unless otherwise agreed to in writing), to remedy such defect. Should the SELLER be unable to provide marketable title within said 30 days, the BUYER may rescind this agreement at the BUYER'S sole option, with full deposit being refunded to the BUYER and all parties being released from any further obligations hereunder. The SELLER hereby agree to make a good faith effort to correct the title defect within the 30

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS [Signature]

day period above prescribed once notification of such defect is received. The cost of examination of the title shall be borne by the BUYER.

TAXES, condo fees, special assessments, rents, water and sewage bills and fuel in storage shall be prorated as of transfer of title.

PROPERTY INCLUDED: N/A

INSPECTIONS: N/A

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his obligation under this agreement, the amount of the deposit may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. In the event of any dispute relative to the deposit monies held in escrow, the Escrow Agent may, in its sole discretion, pay said deposit monies into the Clerk of Court of proper jurisdiction in an Action of Interpleader, providing each party with notice thereof at the address recited herein, and thereupon the Escrow Agent shall be discharged from its obligations as recited therein, and each party to this Agreement shall thereafter hold the Escrow Agent harmless in such capacity. Both parties hereto agree that the Escrow Agent may deduct the cost of bringing such Interpleader action from the deposit monies held in escrow prior to the forwarding of same to the Clerk of such court.

PRIOR STATEMENTS: Any verbal representation, statements and agreements are not valid unless contained herein. This agreement completely expresses the obligations of the parties.

FINANCING: This agreement (___ is) (___XXX___ is not) contingent upon the BUYER obtaining financing under the following terms:

AMOUNT _____ TERM/YEARS _____ RATE _____
TYPE OF MORTGAGE _____

The BUYER agrees to act diligently and in good faith in obtaining such financing and shall, within N/A calendar days, after the SELLER'S written acceptance, submit a complete and accurate application for mortgage financing to at least one financial institution currently providing such loans, requesting financing in the amount and on the terms provided in this agreement. If the BUYER does not make application within the specified number of days, or if the BUYER fails to provide written financing commitment or written evidence of inability to obtain financing acceptable to SELLER by N/A, TIME BEING OF THE ESSENCE, the financing contingency shall lapse, and SELLER shall have the option of declaring the BUYER in default. In the event written evidence of inability to obtain financing is provided by the above date, this agreement shall become null and void, and SELLER hereby authorizes escrow agent to return BUYER's deposit in full. The responsibility to provide SELLER with written evidence, as above, shall be solely the BUYER's.

SELLER(S) INITIALS _____

BUYER(S) INITIALS _____

EFFECTIVE DATE: This is a binding contract and the effective date is when signed and dated, whether by electronic transfer or original, and all changes initialed and dated, by the SELLER and the BUYER.

ADDITIONAL PROVISIONS:

This agreement is contingent on approval and permitting by the Town of Windham for a self-storage facility as proposed by Buyer.

This agreement is contingent upon conveyance of deeded access from Roosevelt Trail to the subject parcel to Buyer from Seller over the existing easement situated on the southeasterly boundary of the subject parcel.

A copy of this contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. This agreement shall be binding upon the heirs, executors, administrators and assigns of both parties.

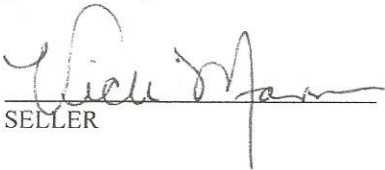
IF NOT FULLY UNDERSTOOD, PARTIES ARE ADVISED TO CONTACT AN ATTORNEY


BUYER

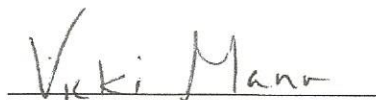
6/5/18
DATE

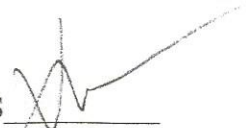

Keith D. Harman

The SELLER accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth.


SELLER

10/5/18
DATE


Vicki Mann

SELLER(S) INITIALS 

BUYER(S) INITIALS 

0030610

PK 17535 PG 274

(3)

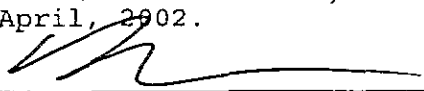
WARRANTY DEED

Know All Men By These Presents That I, Ruth M. Jensen
of 361 Roosevelt Trail, Windham,
County of Cumberland and State of Maine,
for consideration paid, grant to Vicki W. Mann
of 6 Kennard Road, Windham,
County of Cumberland and State of Maine
with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in
Windham County of Cumberland
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 4th day of
April, 2002.

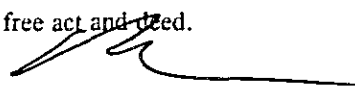
Witness


Ruth M. Jensen

State of Maine
County of Cumberland ss.

On this 4th day of April, 2002, personally appeared before me the
above named Ruth M. Jensen

and acknowledged the foregoing to be his/her/their free act and deed.


Notary Public, Attorney at Law

Return to: John D. Mann

EXHIBIT A FOR DEED

17535PG275

A certain lot or parcel of land situated on the Easterly side of Roosevelt Trail in the Town of Windham, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a point on the assumed Easterly side line of Roosevelt Trail being locate N 12°16'46" W a distance of 50.01 feet from the Northwestern corner of land now or formerly of Janice T. Sawyer (12,351/329) on the said side line of Roosevelt Trail;

Thence N 78°45'18" E across land of the Grantor 250.00 feet to a point;

Thence N 12°16'46" W continuing across land of the Grantor 200.00 feet to a point;

Thence S 78°45'18" W continuing across land of the Grantor 250.00 feet to a point on the said side line of Roosevelt Trail;

Thence S 12°16'46" E along the said side line of Roosevelt Trail 200.00 feet to the point of beginning. Containing 1.14 acres.

All bearings are Magnetic of the year 1977.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by deed recorded in the Cumberland County Registry of Deeds in book 12,849 page 328.

This conveyance is made together with the rights in common with others in and to a 50 foot wide private right of way running Northeasterly from Roosevelt Trail to and along the entire Southeasterly side line of the above described lot. This right of way is intended to be used for any and all purposes for which a Town Road would be used including utilities.

RECEIVED
RECORDED REGISTRY OF DEEDS

2002 APR 16 PM 1:43

CUMBERLAND COUNTY

John B O'Brien

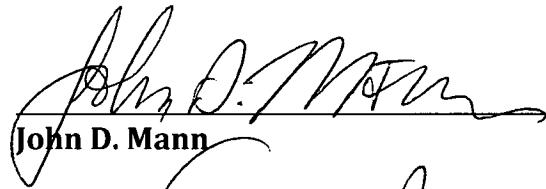
Warranty Deed

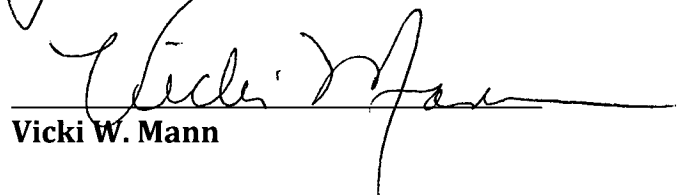
Statutory Short Forms Deeds Act 33 M.R.S.A. §761 et seq.

John D. Mann and **Vicki W. Mann**, being married and of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 361 Roosevelt Trail, Windham ME 04062, for consideration paid, grant to **Vicki W. Mann**, of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 361 Roosevelt Trail, Windham ME 04062, with **warranty covenants**, the land in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described as follows: *reference Exhibit A attached and incorporated herein by reference.*

The deed preparer makes no certification as to record marketable title to the herein-conveyed premises, a title search not having been performed attendant to preparation of this deed.

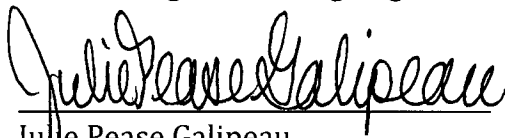
Witness our hands and seals this date: March 27, 2015.


John D. Mann


Vicki W. Mann

State of Maine
Cumberland, ss.

Personally appeared the above-named JOHN D. MANN and VICKI W. MANN and acknowledged the foregoing instrument to be their free act and deed. Before me,



Julie Pease Galipeau

Notary Public

Comm Exp: 5/24/2018

SEAL

Exhibit A

A certain lot or parcel of land located on the easterly side of Roosevelt Trail (Route 302), in the Town of Windham, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at point on the easterly right-of-way line of Roosevelt Trail (Route 302) at the most westerly corner of land now or formerly of Paula M. Wright as recorded in deed Book 27212, Page 280, Cumberland County Registry of Deeds (CCRD), said point also being the southerly corner of land now or formerly of Vicki W. Mann as recorded in Deed Book 17535, Page 274 CCRD; THENCE northerly along the easterly right-of-way line of Roosevelt Trail (Route 302), 200.00 feet to a point, said point being the southerly corner of the remaining land now or formerly of John D. Mann & Vicki W. Mann as recorded in Deed Book 17535, Page 276 CCRD; THENCE easterly parallel with the northerly line of said Wright being an approximate interior angle of 88° 58' along the southerly line of said John D. Mann and Vicki W. Mann, 300.00 feet to a point; THENCE southerly and parallel with the easterly right-of-way line of Roosevelt Trail (Route 302) 200.00 feet to a point, said point being on the northerly line of said Wright; THENCE westerly along the northerly line of said Wright 250.00 feet to the POINT OF BEGINNING.

The above-described parcel contains 1.38 acres.

Being the same premises conveyed to Vicki W. Mann by Ruth M. Jensen, by Warranty Deed dated April 4, 2002 and recorded in Cumberland County Registry of Deeds in Book 17535, Page 274. Also being a portion of the premises conveyed to John D. Mann and Vicki W. Mann by Warranty Deed from Ruth M. Jensen, dated April 4, 2002 and recorded in said Registry in Book 17535, Page 276. This conveyance represents a conveyance by John D. Mann and Vicki W. Mann (17535/276) to abutting land of Vicki W. Mann (Book 17535, Page 274), being a 50' x 250' strip of land at the rear of said land of Vicki W. Mann, and is hereby merged therewith into a single lot of 1.38 acres.

Received
Recorded Register of Deeds
Apr 09, 2015 02:27:16P
Cumberland County
Nancy A. Lane

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





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

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

Survey Area Data: Version 15, Sep 6, 2018

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

Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes	0.5	40.9%
Sn	Scantic silt loam, 0 to 3 percent slopes	0.8	59.1%
Totals for Area of Interest		1.3	100.0%

Cumberland County and Part of Oxford County, Maine

Sn—Scantic silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2slv3

Elevation: 10 to 900 feet

Mean annual precipitation: 33 to 60 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Scantic and similar soils: 85 percent

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

Description of Scantic

Setting

Landform: Marine terraces, river valleys

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam

Bg1 - 9 to 16 inches: silty clay loam

Bg2 - 16 to 29 inches: silty clay

Cg - 29 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: D

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 15, Sep 6, 2018

Cumberland County and Part of Oxford County, Maine

BgB—Belgrade very fine sandy loam, 0 to 8 percent slopes

Map Unit Composition

Belgrade and similar soils: 85 percent

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

Description of Belgrade

Setting

Landform: Lakebeds

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 9 inches: very fine sandy loam

H2 - 9 to 18 inches: very fine sandy loam

H3 - 18 to 28 inches: silt loam

H4 - 28 to 65 inches: silt loam

Properties and qualities

Slope: 0 to 8 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):

Moderately high to high (0.60 to 2.00 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 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

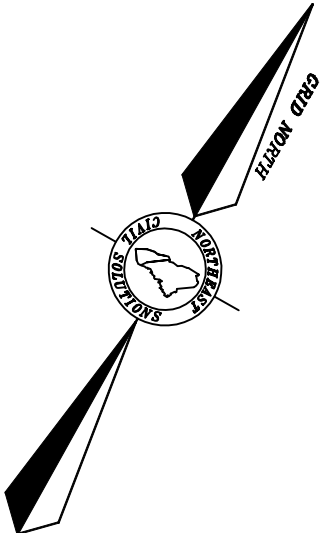
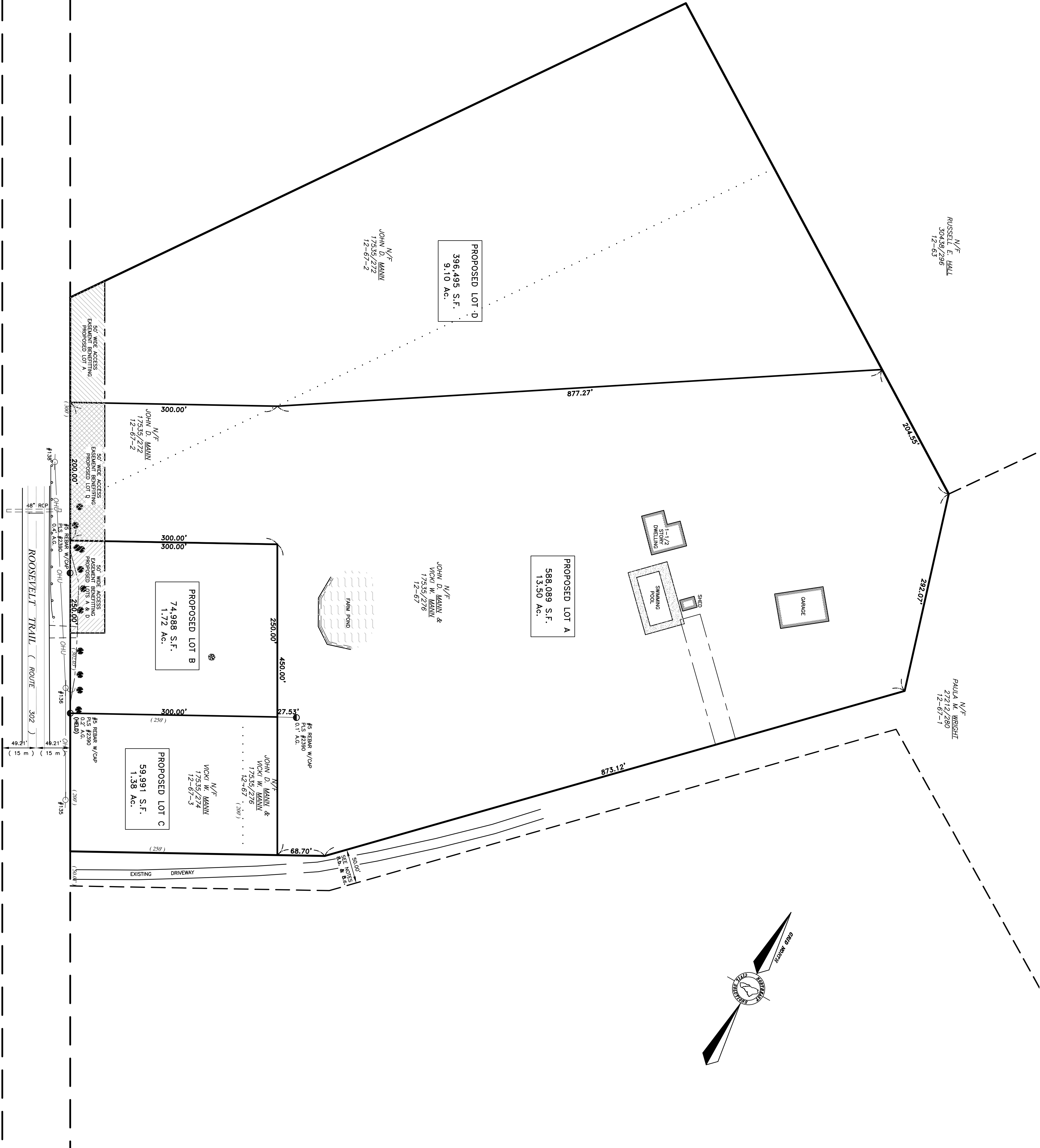
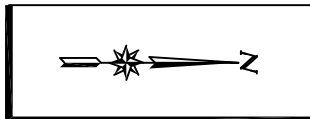
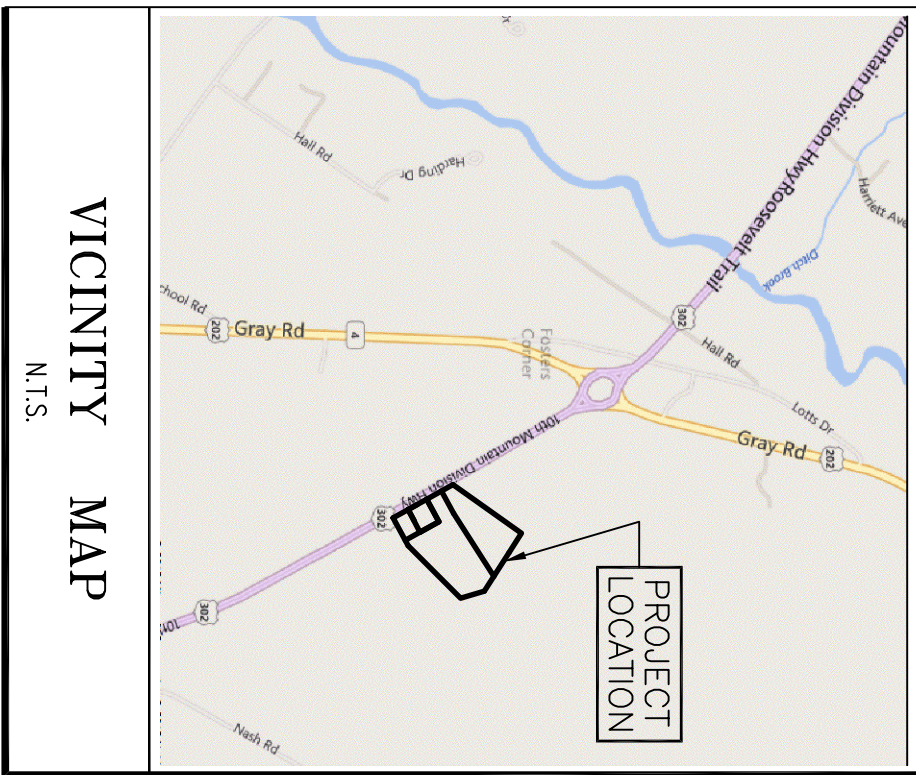
Hydrologic Soil Group: B

Hydric soil rating: No

Data Source Information

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

Survey Area Data: Version 15, Sep 6, 2018



LEGEND

- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- FOUND CONIFEROUS TREE (SIZE & TYPE AS NOTED)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CCHD)
- TAX MAP-BLOCK-LOT
- PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE PURPOSE / INTENT OF THIS PLAN IS TO SHOW A CONCEPTUAL DIVISION OF PROPERTY. THIS IS NOT INTENDED TO BE A SUBDIVISION PLAN.

Revised	By	Date	Change

ASAD FILE: 40265 SCALE: 1" = 80' DATE: 40265

SKETCH PLAN

Drawing Name: 361 ROOSEVELT TRAIL, WINDHAM, MAINE

Project Name and Location: 361 ROOSEVELT TRAIL, WINDHAM, MAINE

JOHN D. MANN & VICKI W. MANN

361 ROOSEVELT TRAIL, WINDHAM, MAINE

Drawn for:

JOHN D. MANN

361 ROOSEVELT TRAIL, WINDHAM, MAINE



Northeast Civil Solutions

SURVEYING ENGINEERING LAND PLANNING

INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com

0 80' 160' 320'