



March 22, 2021

Jennifer Curtis, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Sketch Major Subdivision Plan Application
Frost Lane Subdivision
MB Contracting, LLC - Applicant**

Dear Jennifer:

On behalf of MB Contracting, LLC we have prepared the enclosed application, plans and supporting material for Sketch Plan Review of a proposed 7-lot residential subdivision located off Albion Road. The 48-acre parcel, identified as Lot 51 on the Town of Windham Tax Map 13, is proposed to be divided and a portion of the parcel conveyed from the existing land owner, John Herzog, to MB Contracting, LLC. The project development will consist of a 7-lot single family lot subdivision on 28.7 acres located in the Farm Residential District and is proposed to be developed under the Conservation Subdivision standards. The project is located to the north of Highland Lake which we understand is an impaired watershed and will be taken into account with the overall design of the development and stormwater management.

The proposed 1,400-foot-long roadway is being designed to the public road standard as required by Section 555C, but is proposed to be maintained as a private road. To avoid a significant amount of wetland impact, the design utilizes the driveway on the adjacent property, identified as Frost Lane. The record owner currently has rights to utilize a 50-foot right of way along the existing driveway for access to the property. The existing easement does not account for the required horizontal curves of a public roadway and will need to be amended as the project moves forward. As the applicant will not have fee interest in the first 500 feet of the roadway, the road can not be conveyed to the Town as a public road.

The road will terminate with a hammerhead turnaround as an alternative to the cul-de-sac required by the ordinance related to a public roadway. We understand that this will require a waiver from the Section 911M(5)(b)(5). As the roadway is planned to remain private and due to the impaired watershed; reducing the amount of impervious surface and minimizing the wetland impact from the alternative cul-de-sac design is of significant importance. In addition, to further reduce the impact to the natural resources of the project site and reduce the amount of phosphorous draining to the lake, we designed the roadway to contain two 10-foot paved travel lanes, one-foot paved shoulders and two-foot gravel shoulders. This will reduce the required Minor Local Street standard by 1 foot of paved shoulders each side. We don't anticipate this reduction in shoulder width not cause any traffic congestion or un-safe travel conditions. This will also require a waiver from the ordinance. Both waiver requests have been included on the attached Waiver Request form.

All lots will be served by a public water main extension, individual subsurface wastewater disposal systems and electrical utilities, which will be installed underground.

As indicated previously, the property is located within the Highland Lake Watershed and requires a Phosphorous Management Plan in accordance with the Town and Maine Department of Environmental Protection (Maine DEP) Standards. We intend to construct several small underdrained soil filter basins

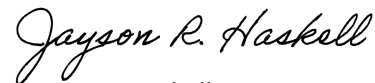
and/or rain gardens to provide water quality treatment. The project will require a Stormwater Permit through the Maine DEP in addition to a Tier 1 Wetland Alteration permit.

We have prepared a Resource Conservation Inventory Map to identify Primary Conservation Areas as defined in the Land Use Ordinance. The project has been designed so that 98% of the Primary Conservation Areas are contained within the open space.

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 black ink that reads "Jayson R. Haskell". The signature is written in a cursive, flowing style.

Jayson R. Haskell, P.E.

Southern Maine Regional Manager

Sketch Plan - Minor & Major Subdivision

Project Name: FROST LANE SUBDIVISION

Tax Map: 13 **Lot:** 51

Number of lots/dwelling units: 7 **Estimated road length:** 1,400 FEET

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

Contact Information

1. Applicant

Name: MB CONTRACTING, LLC C/O MICHAEL BURGESS

Mailing Address: P.O. BOX 73, CUMBERLAND, ME 04021

Telephone: 207-653-7367 **Fax:** _____ **E-mail:** mbcontracting207@gmail.com

2. Record owner of property

_____ (Check here if same as applicant)

Name: JOHN HERZOG

Mailing Address: 6 BAYVIEW DRIVE, RAYMOND, ME 04071

Telephone: _____ **Fax:** _____ **Email:** _____

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

Name: JAYSON HASKELL

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: 207-229-3295 **Fax:** _____ **E-mail:** JAYSON@DMROMA.COM

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

Jayson R. Haskell
Signature

3-22-2021

Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative		
	conditions of the site	X	
	number of lots	X	
	constraints/opportunities of site	X	
	Outline any of the following studies that will be completed at a future stage:		
	traffic study	X	
	utility study	X	
	market study	X	
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 908)		
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	X	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	X	
	Waivers from Subdivision Performance Standards. Will the applicant be requesting waivers from any of the performance and design standards detailed in Section 911 of the Land Use Ordinance?	X	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	X	
h.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	X	
	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.	X	
i.	Submit initialed form regarding additional fees, from applicant intro packet	X	
j.	Plan Requirements		
1	Name of subdivision, north arrow, date and scale	X	
2	Boundary and lot lines of the subdivision	X	
3	Approximate location, width, and purpose of easements or restrictions	X	
4	Streets on and adjacent to the tract.	X	
5	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.	X	
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: FROST LANE SUBDIVISION

Tax Map: 13 **Lot:** 51

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

Ordinance Section	Standard	Mark which waiver this form is for
910-C-1-C-1	HIGH INTENSITY SOIL SURVEY	X
911-M-5-b-5	CUL-DE-SAC REQUIREMENT	X
	ROAD CONSTRUCTION STANDARD	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.

1. THE SOILS ON THE PROPERTY ARE ALL RELATIVELY POORLY DRAINED WITH A HYDROGEOLOGIC SOIL RATING OF D OR C/D. EACH LOT WILL HAVE A TEST PIT PERFORMED BY A LICENSED SITE EVALUATOR TO DETERMINE SITE SUITABILITY THAT WILL AID IN THE CLASSIFICATION OF SOILS. DUE TO THE LOW VARIATION OF SOIL CHARACTERISTICS BASED ON THE MEDIUM INTENSITY SOIL SURVEY, A HIGH INTENSITY SOILS MAP WOULD NOT PROVIDE SIGNIFICANT ADDITIONAL INFORMATION NEEDED TO ADEQUATELY DESIGN THE STORMWATER OR SEPTIC SYSTEMS FOR THE PROJECT.

2. AS THE ROADWAY IS PLANNED TO REMAIN PRIVATE AND DUE TO THE IMPAIRED WATERSHED; REDUCING THE AMOUNT OF IMPERVIOUS SURFACE AND MINIMIZING THE WETLAND IMPACT FROM THE ALTERNATIVE CUL-DE-SAC DESIGN IS OF IMPORTANTS.

3. THE ROADWAY IS PROPOSED TO BE BUILT WITH A 20' WIDE PAVED TRAVEL WAY WITH 1' PAVED SHOULDER AND 2' GRAVEL SHOULDERS TO REDUCE (continued next page)
THE NECESSARY WETLAND IMPACT AND PHOSPHOROUS DISCHARGING TO HIGHLAND LAKE.

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.

6 Bayview Drive
Raymond, ME 04071

March 22, 2021

Windham Planning Board
8 School Road
Windham, ME 04062

RE: Proposed Seven-Lot Conservation Subdivision at Frost Lane

Dear Windham Planning Board:

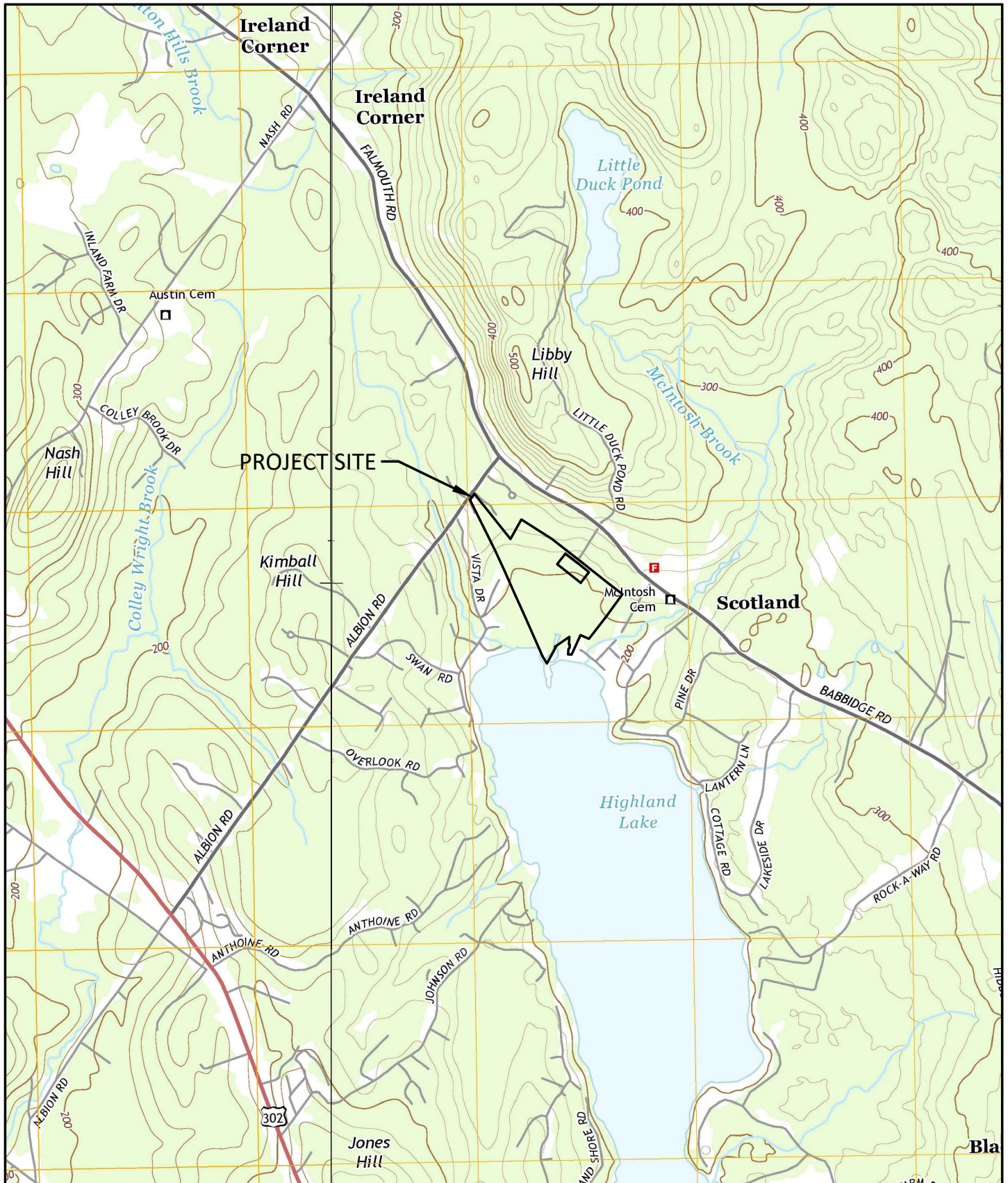
I hereby authorize Michael Burgess to submit plans to the Windham Planning Board for his proposed seven-lot single-family dwelling unit conservation subdivision on land I own on Frost Lane that he has under contract.

Thank you.

Regards,

A handwritten signature in black ink, appearing to read "John Herzog", with a large, stylized flourish at the end.

John Herzog



SITE LOCATION MAP

FROST LANE SUBDIVISION
WINDHAM, MAINE

FOR:
MB CONTRACTING, LLC
PO BOX 73
CUMBERLAND, MAINE 04021

USGS QUADRANGLES
CUMBERLAND CENTER
NORTH WINDHAM

SCALE: 1"=2,000'
DATE: 3-22-2021
JOB NUMBER: 21003

DM ROMA

CONSULTING ENGINEERS

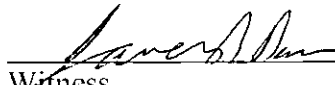
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

QUITCLAIM DEED w/ COVENANT

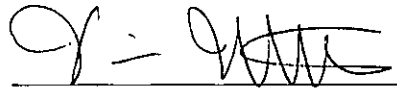
Statutory short form

KNOW ALL PERSONS BY THESE PRESENTS that I, **Vasaris Martinonis**, of Gloucester, County of Essex and Commonwealth of Massachusetts for consideration paid, grant to **John P. Herzog** of Portsmouth, County of Rockingham and State of New Hampshire, with quitclaim covenant, a certain lot or parcel of land, together with the improvements thereon, situated in Windham, County of Cumberland and State of Maine, more particularly bounded and described within Exhibit A which is attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF I have set my hand and seal this 24th day of March, 2016.



 Witness

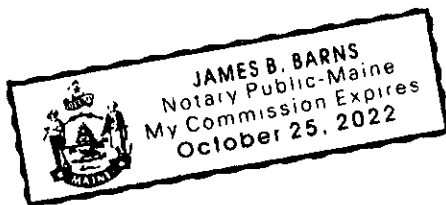


 Vasaris Martinonis

STATE OF Maine
 COUNTY OF Cumberland, ss.

On March 24, 2016 personally appeared the above named Vasaris Martinonis who did acknowledge the foregoing instrument to be his/her free act and deed.

Before me,





 Notary Public/Attorney at Law
 Printed name:
 Seal (if any):

SEAL

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land situated on the northerly shore of Highland Lake and westerly of the westerly terminus of Brentwood Road in the Town of Windham, County of Cumberland, State of Maine and being more particularly described as follows:

BEGINNING at a 5/8" rebar on the westerly sideline of land now or formerly of Cynthia L. Schadler, Trustee of the Cynthia L. Schadler Revocable Trust U/T/A as described in a deed dated March 08, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29426, Page 64;

- 1) Thence, S 45° 06' 30" E by said Schadler a distance of ten feet more or less ($\pm 10'$) to the northerly shore of Highland Lake;
- 2) Thence, southerly, westerly and northerly around a point of land and by the high water mark of said Highland Lake a distance of eight hundred sixty-one feet more or less ($\pm 861'$) to a point. Said point being N 81° 14' 08" W a distance of forty-nine and 01/100 feet (49.01') from the 5/8" rebar at the point of beginning above described;
- 3) Thence, N 23° 53' 35" W crossing a small cove or outlet, a distance of one hundred fifty-six and 56/100 (156.56') to a 5/8" rebar near the southeast corner of land now or formerly of Arnold F. and Doris C. Blackstone as described in a deed dated August 4, 1998 and recorded in said Registry in Book 14042, Page 074;
- 4) Thence, N 23° 43' 41" W by the easterly sideline of said Blackstone, a distance of six hundred fifty and 64/100 feet (650.64') to an iron pipe found at the southeast corner of land now or formerly of Linda Willette as described in a deed dated December 15, 1982 and recorded in said Registry in Book 6397, Page 47;
- 5) Thence, N 24° 06' 17" W by said Willette and by Dorteia A. Millington as described in a deed recorded in said Registry in Book 3859, Page 191 and by Glenwood and Linda Willette as described in a deed recorded in said Registry in Book 6398, Page 152, and by Henry L. Gelzer as described in a deed recorded in said Registry in Book 15328, Page 212, a distance of seven hundred sixty and 58/100 feet (760.58') to 5/8" rebar at the northeast corner of land now or formerly Designs Dwellings, Inc. as described in a deed recorded in said Registry in Book 14116, Page 300;
- 6) Thence, N 24° 42' 04" W by the end line of Critter Drive and by the easterly sideline of land now or formerly of Amy B. Hyland as described in a deed recorded in said Registry in Book 4965, Page 249 and by Aaron M. Bridges as described in a deed recorded in said Registry in Book 12692, Page 84, a distance of three hundred two and 96/100 feet (302.96') to an iron pipe at the southeast corner of land now or formerly of Stanley E. and Mary E. Scott as described in a deed recorded in said Registry in Book 6402, Page 81;
- 7) Thence, N 26° 13' 25" W by the easterly sideline of said Scott and by Stephen C. Blais as described in a deed recorded in said Registry in Book 9222, Page 235 and by Carl W. Hickson as described in a deed recorded in said Registry in Book 6349, Page 23, a distance of one hundred ninety-six and 51/100 feet (196.51') to an iron pipe at the southeast corner of land now or formerly of Carl Alexander et al. as described in a deed recorded in said Registry in Book 16448, Page 04;

- 8) Thence, N 26° 20' 19" W by the easterly sideline of said Alexander and by Joan Goodwin as described in a deed recorded in said Registry in Book 9401, Page 01 and by Frederick R. McDonald as described in a deed recorded in said Registry in Book 5050, Page 29 and by Michael R. Paskewicz as described in a deed recorded in said Registry in Book 17557, Page 171, a distance of six hundred seventy-two and 43/100 feet (672.43') to a 5/8" rebar on the apparent southeasterly sideline of Albion Road;
- 9) Thence, N 36° 06' 31" E by the apparent southeasterly sideline of said Albion Road a distance of one hundred nine and 96/100 feet (109.96') to a point at the southwest corner of land now or formerly of Tyler Thompson and Kristina A. Emmons as described in a deed recorded in said Registry in Book 28525, Page 04;
- 10) Thence, S 38° 34' 31" E by the southwesterly sideline of said Thompson/Emmons a distance of eight hundred sixty-five and 48/100 feet (865.48') to a 5/8" rebar for a corner;
- 11) Thence, N 29° 20' 09" E by the southeasterly sideline of said Thompson/Emmons to a 5/8" rebar on the southwesterly sideline of land now or formerly of Joseph J. and Julie A. Dugas as described in a deed recorded in said Registry in Book 12227, Page 56, said 5/8" rebar also being S 57° 13' 54" E a distance of two hundred ninety-one and 78/100 feet (291.78') from a 5/8" rebar at the most southerly corner of Lot 3A as shown on a plan of the Amended Subdivision Plan of Albion Woods Subdivision - Albion Road - Windham, Maine and recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 371;
- 12) Thence, S 57° 13' 54" E by the southwest sideline of said Dugas and by Donald F. LeClaire as described in a deed recorded in said Registry in Book 13512, Page 01 and by Douglas E. and Diane S. Sharp as described in a deed recorded in said Registry in Book 13681, Page 25, a distance of five hundred forty-four and 92/100 feet (544.92') to the westerly corner of land now or formerly of Joel and Jessica Harden as described in a deed dated April, 1999 and recorded in said Registry in Book 14688, Page 332;
- 13) Thence, S 52° 16' 54" E by southwest sideline of said Harden and by land of Sherry Chase as described in a deed recorded in said Registry in Book 14439, Page 187 and by Daniel A. and Brenna J. Reali as described in a deed recorded in said Registry in Book 18458, Page 252 and crossing a fifty-foot (50') right of way, a distance of five hundred forty and 92/100 feet (540.92') to an iron pipe at the westerly corner of land now or formerly of Joseph P. Mains and Paula I. Adams as described in a deed dated June 26, 1997 and recorded in said Registry in Book 13163, Page 328;
- 14) Thence, S 51° 32' 07" E by the southwest sideline of said Mains/Adams and by Linda McPhee as described in a deed recorded in said Registry in Book 3643, Page 301 and by Ronald F. and Linda W. Small as described in a deed recorded in said Registry in Book 4283, Page 288, a distance of five hundred fifty-one and 11/100 feet (551.11') to an iron pipe at the westerly corner of land now or formerly of Donald I. and Linda L. Meserve as described in a deed dated May 04, 1973 and recorded in said Registry in Book 3392, Page 212;
- 15) Thence, S 52° 34' 33" E by the southwest sideline of said Meserve, a distance of two hundred forty-nine and 14/100 feet (249.14') to an intersection of stone walls on the northwest sideline of land now formerly Brian T. and Deborah L. Clark as described in a deed dated July 28, 1999 and recorded in said Registry in Book 14939, Page 307;
- 16) Thence, S 36° 10' 35" W by the northwest sideline of said Clark and by Gerry V. and Lydia R. Therrien as described in a deed recorded in said Registry in Book 14652, Page 233 and by Dick E. and Marisa A. Bentley as described in a deed recorded in said Registry in Book 20677, Page 273 and by

Timothy W. and Cynthia W. DeCosta as described in a deed recorded in said Registry in Book 11982, Page 156 and by Dennis M. Regan as described in a deed recorded in said Registry in Book 7701, Page 100, a distance of four hundred forty-three and 07/100 feet (443.07') to point for an angle;

17) Thence, S 37° 31' 51" W by the northwest sideline of said Regan and by land now or formerly of Dawn H. Baumer and Rosie Hartzler as described in a deed dated March 10, 2003 and recorded in said Registry in Book 19025, Page 170, a distance of two hundred thirty-nine and 72/100 feet (239.72') to a point at the northeast corner of land now or formerly of James A. Labrecque as described in a deed dated April 03, 2007 and recorded in said Registry in Book 24996, Page 302;

18) Thence, N 60° 22' 54" W by the northeast sideline of said Labrecque, a distance of two hundred fifty-three and 95/100 feet (253.95') to a point;

19) Thence, S 62° 14' 29" W by the northwest sideline of said Labrecque, a distance of one hundred eighty-two and 83/100 feet (182.83') to a point at the northwest corner of other land of said Labrecque as described in a deed dated April 03, 2007 and recorded in said Registry in Book 24996, Page 259;

20) Thence, S 03° 23' 14" W by the westerly sideline of said Labrecque, a distance of one hundred thirty-one and 77/100 feet (131.77') to a 5/8" rebar at the northeast corner of land now or formerly of Richard F. and Nancy M. Shaw as described in a deed dated December 17, 2004 and recorded in said Registry in Book 22151, Page 27;

21) Thence, S 55° 03' 34" W by the northwest sideline of said Shaw, a distance of two hundred fifty-six and 78/100 feet (256.78') to a point on the southeast shoreline of a small cove or backwater of said Highland Lake and being the most northerly corner of said Schadler, said point also being N 45° 06' 30" W a distance of ten feet more or less ($\pm 10'$) from a 5/8" rebar as a witness between the common sideline of said Shaw and Schadler;

22) Thence, southwesterly by the southeasterly shoreline of said cove or backwater of Highland Lake and being the northeast sideline of said Schadler, a distance of two hundred ninety-five feet more or less ($\pm 295'$) to a point;

23) Thence, S 45° 06' 30" E by the southwest sideline of said Schadler, a distance of ten feet more or less ($\pm 10'$) to a 5/8" rebar, said rebar being S 28° 00' 04" W, a distance of two hundred seventy-seven and 90/100 feet (277.90') from the rebar reference in paragraph 21 above;

24) Thence, S 45° 06' 30" E by the southwest sideline of said Schadler, a distance of sixty and 07/100 feet (60.07') to the POINT OF BEGINNING.

ALSO CONVEYING herewith that fifty-foot (50') right of way reserved by Willis B. Austin in his deeds to John F. Chase recorded in the Cumberland County Registry of Deeds in Book 13753, Page 85, in Book 14527, Page 284 and in Book 14527, Page 287.

SUBJECT TO, however, the benefit and burdens of the well and septic system easements set forth in Exhibits A and B in a deed of Rosemary M. Austin to William Jerome dated June 26, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13938, Page 129.

SUBJECT TO a certain septic disposal easement being more fully described in a deed from Stephen J.

Wilson to Arnold F. and Doris C. Blackstone dated August 04, 1998 and recorded in the Cumberland County Registry of Deeds in Book 14042, Page 74.

EXCEPTING and RESERVING a certain lot or parcel of land together with the improvements thereon as described in a deed from Tandberg Trail Associates, LLC to Alan J. and Karen T. Fitzgerald dated December 17, 2004 and recorded in the Cumberland County Registry of Deeds in Book 22159, Page 212.

The above-described parcel contains 46.69 acres more or less. The bearings above referred to are referenced to Grid North - Maine West Zone - NAD 83.

TOGETHER WITH AND SUBJECT TO a certain fifty-foot (50.00') right of way for the ingress and egress of vehicles, utilities and the maintenance thereon leading southeasterly from the said Albion Road and being more particularly described in a Corrective Deed to Todd G. Harvey from Tandberg Trail Associates, LLC dated October 26 2010 and recorded in the Cumberland County Registry of Deeds in Book 28208, Page 53.

ALSO TOGETHER WITH AND SUBJECT TO a certain twenty-foot (20.00') walking path easement and right of way for the ingress and egress by foot and the maintenance thereof over lands in the following described deeds to wit:

- 1) From Tandberg Trail Associates, LLC to Cyndy Pratt dated March 25, 2005 in Book 22478, Page 275.
- 2) From Tandberg Trail Associates, LLC to Nancy M. Shaw, et al., dated December 17, 2004 in Book 22151, Page 27.
- 3) From Tandberg Trail Associates, LLC to James A. Labrecque dated April 03, 2007 in Book 24996, Page 259.
- 4) From Tandberg Trail Associates, LLC to James A. Labrecque dated April 03, 2007 in Book 24996, Page 302.

Said walking path easement and right of way is as depicted on a plan entitled "Tandberg Trail Associates" recorded in the Cumberland County Registry of Deeds in Plan Book 206, Page 51.

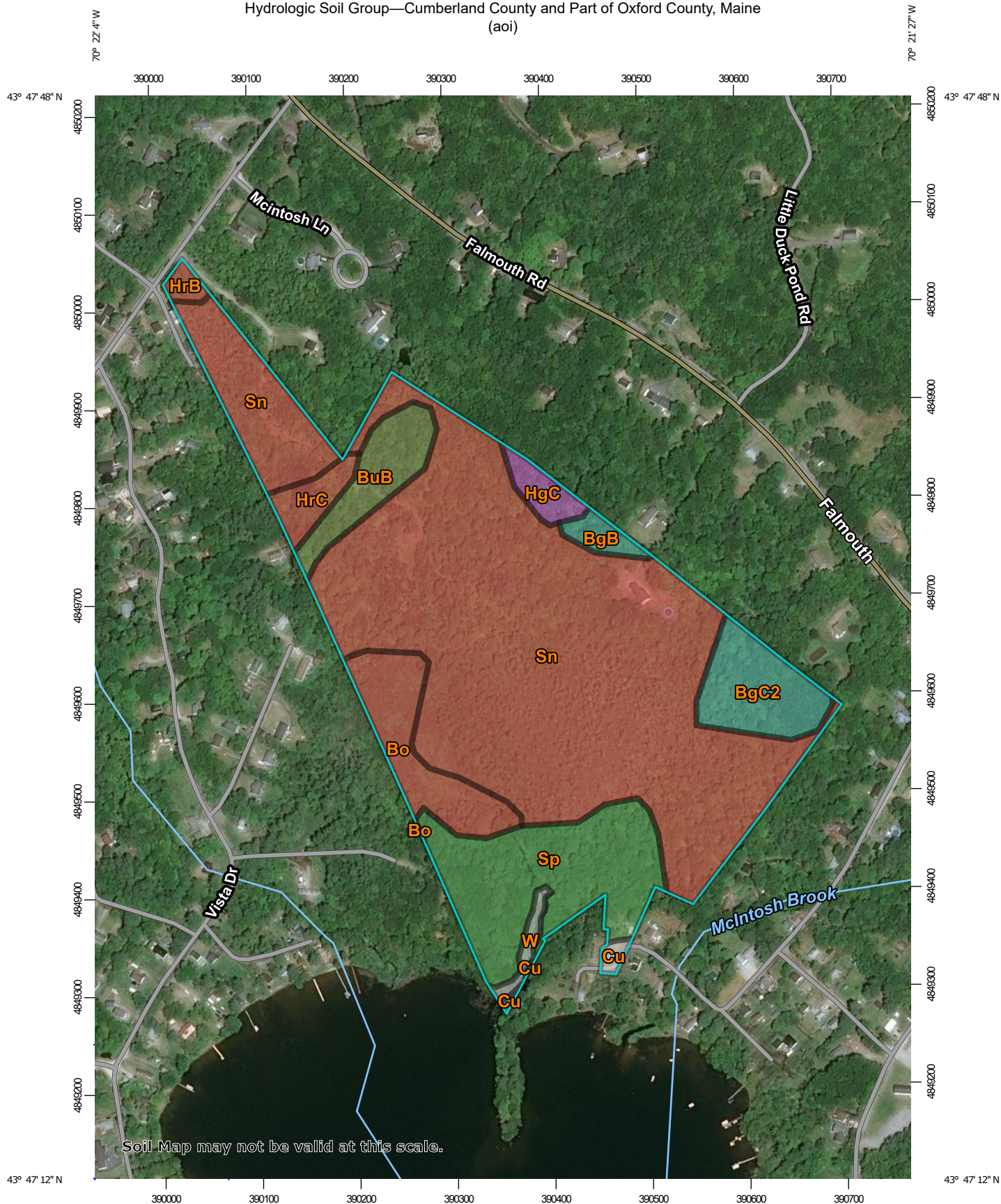
This description is prepared pursuant to a Perimeter Boundary Survey - Albion Road - Windham, Maine made for Timothy M. Nolan and Todd G. Harvey dated August 31, 2005 and revised August 08, 2010 by JKL Land Surveying - Mechanic Falls, Maine.

Also conveying a certain lot or parcel of land located along the southeasterly side of Critter Drive in the Town of Windham, Cumberland County, Maine, which parcel of land is shown as Lot 64 on a subdivision plan of Highland Lake Vista, dated June 1931 and recorded in Plan Book 20, Page 20 of the Cumberland County Registry of Deeds. Also conveying without warranty all of the Grantors right, title, and interest in and to the streets and ways as shown on said plan.

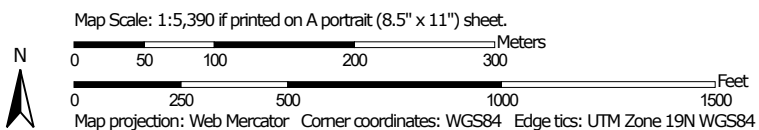
Meaning and intending to convey the same premises conveyed in the deed from Timothy Nolan aka Timothy M. Nolan and Todd G. Harvey to Vasaris Martinonis dated April 12, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29503, Page 18.

Received
Recorded Register of Deeds
Mar 28, 2016 09:09:40A
Cumberland County
Nancy A. Lane

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine (aoi)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/22/2021
Page 1 of 4

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine
(aoi)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 17, Jun 5, 2020

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	C	0.6	1.1%
BgC2	Nicholville very fine sandy loam, 8 to 15 percent slopes	C	2.7	5.3%
Bo	Biddeford mucky peat, 0 to 3 percent slopes	D	3.0	6.0%
BuB	Lamoine silt loam, 3 to 8 percent slopes	C/D	2.1	4.2%
Cu	Cut and fill land		0.2	0.5%
HgC	Hermon sandy loam, 8 to 15 percent slopes	A	0.8	1.5%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	D	0.3	0.6%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	D	1.0	1.9%
Sn	Scantic silt loam, 0 to 3 percent slopes	D	32.7	65.1%
Sp	Sebago mucky peat	A/D	6.5	13.0%
W	Water		0.4	0.8%
Totals for Area of Interest			50.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

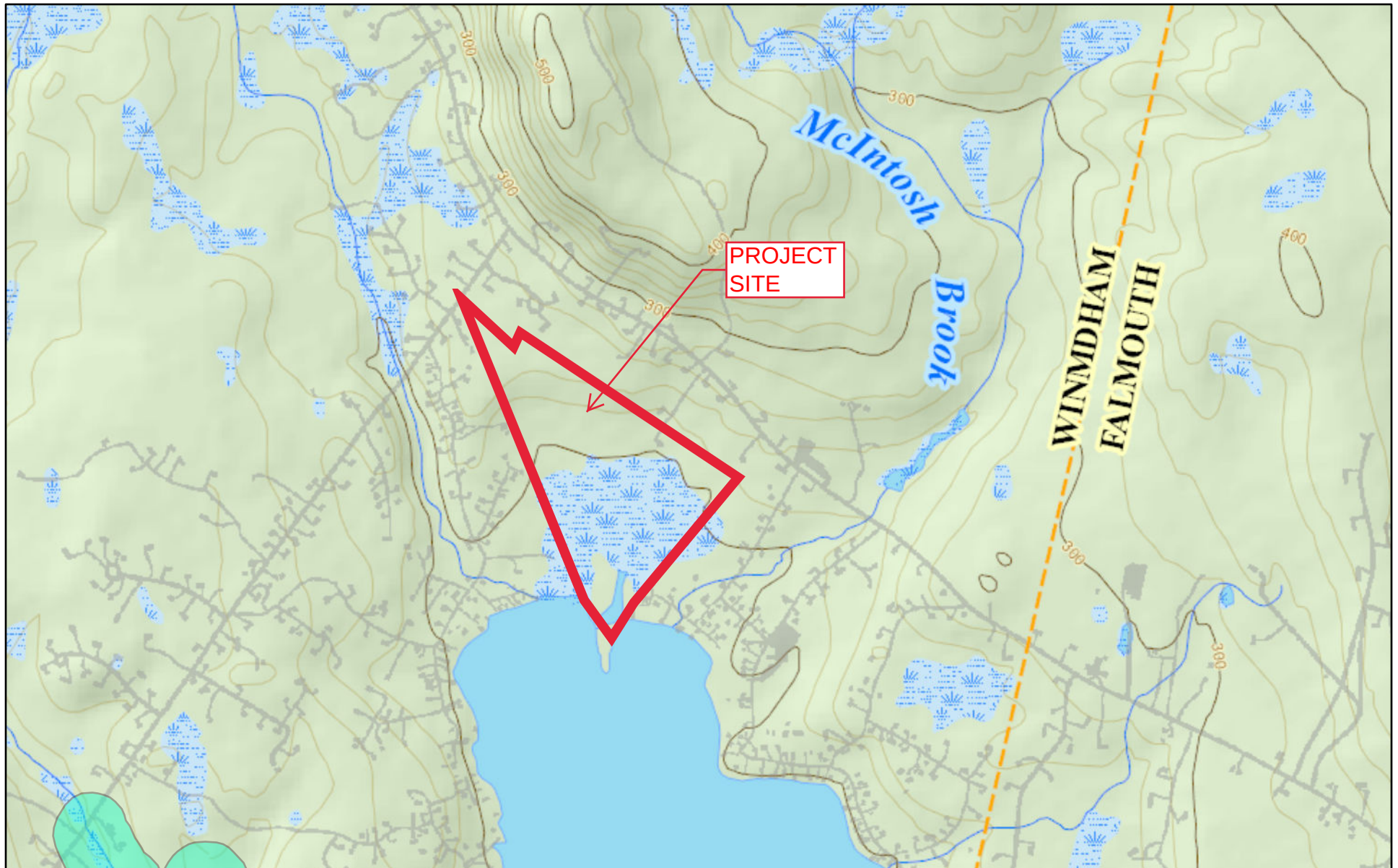
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Beginning With Habitat



March 22, 2021

 Inland Wading Bird and Waterfowl Habitat

1:18,056

