

**Pineland**

Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 310
Portland, ME 04101

October 25, 2021

2065

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

Sketch Plan Application Submission: Canada Hill Subdivision – Phase 2

In follow-up to our Sketch Plan meeting on Tuesday, October 19, 2021, Terradyn Consultants is pleased to submit this Sketch Plan Application and supporting documentation on behalf of Chase Custom Homes & Finance, for the Second Phase of the Canada Hill Subdivision. The development parcel is located on the southeast corner of the intersection of Canada Hill Road and the end of Highland Cliff Drive. The property is shown as lot 9-14 on the Town of Windham Tax Map 4. The 46.48-acre property is located within the Farm District (F) and was retained by the owner as part of the first phase of development when approved in 2012. This second (and final) phase of the development adds 12 single family residential lots to the previously approved Phase I 13 lots for a total of 25 lots between the two phases.

This Sketch Plan Application package includes an Existing Resources Inventory and Site Analysis Plan, an Open Space Plan, and a Site Layout Concept Plan for Phase II of the Canada Hill Subdivision for Planning staff review and approval. The Site Layout Concept Plan is provided with two (2) contiguous open space deeded lots of record in accordance with MeDEP requirements for open space. The sketch plans were developed based upon a boundary and topographic survey that was prepared by Sebago Technics, Inc for the first phase of development. The boundary will be updated Wayne T. Wood & Associates.

The 46.48-acre development parcel is forested and contains freshwater wetlands associated with an intermittent stream and a 300-foot-wide Town of Windham FEMA Floodplain boundary associated with an unnamed small brook that is conveyed through the site from the north to the southeast. The parcel was reviewed for opportunities to preserve the highest natural resource values for Open Space in accordance with the priorities for Primary and Secondary Conservation Areas included in Section 900 of the Town's Land Use Ordinance for Conservation Subdivisions.

The Existing Resources Inventory and Site Analysis Plan includes a flood plain, intermittent stream, areas with sustained slopes over 25 percent, and resource protection buffers delineated as Primary Conservation Areas, while wetlands in continuously forested areas and stone walls were delineated as Secondary Conservation Areas. Additionally, the Existing Resources Inventory and Site Analysis Plan includes 100-foot naturally vegetated building setbacks from Canada Hill Road and 50-foot naturally vegetated building setbacks from all external perimeter property lines as provided in the Conservation Subdivision Ordinance.

The Existing Resources Inventory and Site Analysis Plan was used as a base map to evaluate the Open Space requirements for the 46.48-acre development parcel. Section 541 of the Town

Ordinance provided requirements that resulted in a net residential area of approximately 29.80 acres. The Farm District net residential density of 1 unit per 60,000 SF resulted in a net residential density of approximately 21 lots.

However, the parcel was developed in accordance with the Open Space requirement for Conservation Subdivisions that resulted in a minimum Open Space requirement of approximately 31.58 acres. Based on this information, the Open Space Plan was developed to include approximately 35.50 acres of Open Space for the Second Phase of the Canada Hill Subdivision. The Open Space Plan provides for greater than 75 percent of the approximately 35.50 acres of Open Space being contiguous Open Space with no area being less than 50 feet in its smallest dimension or, less than 10,000 square feet in area. Additionally, the Open Space Plan includes information for a possible continuous greenway public trail system with twenty (20) foot wide principal access points located off existing and proposed roadways within Phase I and Phase II of the Canada Hill Subdivisions.

Based on the minimum Open Space requirements, the Site Layout Concept Plan has been provided with 12 single family residential lots greater than 30,000 SF and two (2) open space lots for a total of 14 lots for the Second Phase of the Canada Hill Subdivision for Planning staff review and approval.

Proposed Project:

The 12 single family residential lots will be accessed from a new road that will extend off the end of the hammerhead that was constructed off Highland Cliff Road as part of Phase I and will connect to Canada Hill Road.

The road is proposed to be approximately 1,855' long and will be constructed within a 50-foot wide right of way. The roadway will be designed to meet Town of Windham Major-Private roadway geometric standards with curbing on both sides of the roadway. The roadway will be provided with an esplanade & sidewalk on one side and vegetated slopes with tie-in to existing grades on the other side of the roadway. Drainage will be collected and conveyed from the roadway via two (2) proposed closed drainage systems. Approximately 250 linear feet of roadway will be provided with a 2-foot paved shoulder and vegetated slope with tie-in to existing grades on one side of the roadway in lieu of curbing.

A street light is proposed at the intersection of the proposed roadway with Highland Cliff Road. Sight distances were reviewed with the minimum standards provided in Section 900 of the Town Ordinance for Traffic Conditions and Street to confirm that site distances meet or exceed the required amounts. A review of the Trip Generation Manual provided information that the two phases of the Canada Hill Subdivision will not generate peak hour trip counts sufficient to require a traffic study. No street light is proposed at the intersection with Canada Hill Road to reduce light pollution to adjacent areas.

A hydrogeologic study has been prepared by Mark Cenci Geologic, Inc. The purpose of the study was to assess the potential of the site to supply water from the bedrock aquifer to the full build-out of the Canada Hill Subdivision. The subdivision has two phases of 13 and 12 lots. To date, there are homes with water wells on 11 lots of Phase 1. The study concludes that based on the water-budget, there is sufficient recharge to the bedrock aquifer from the property to supply the

full build out of Phases 1 and 2 of the subdivision. A review of water well data from existing local wells reveals greater than typical depths and better than typical yield conditions.

Individual lots will be served by private wells, subsurface septic systems, and underground power provided from existing overhead electric utilities found along Canada Hill Road. All houses will be provided with sprinkler systems.

The Site Layout Concept Plan has been provided with well inclusion zones for each lot by locating water supply wells greater than 50 feet from the proposed roadway. The proposed roadway will be constructed with curbing and a closed drainage system along both sides of the roadway proximate to proposed water supply well locations to mitigate the potential for stormwater runoff pollutants generated from the roadway to harm the quality of water supply wells.

Lastly, we understand that the Farm District Streetscape Landscaping Standards are not applicable to lots less than 1 acre within the Conservation Subdivision Buffer Standards.

Stormwater Management:

A Stormwater Management Plan has been prepared in accordance with the requirements of Chapter 500 of the Maine Department of Environmental Protection (MeDEP) Stormwater Law.

The proposed roadway qualifies for a linear portion of the project under MeDEP stormwater law and will include providing water quality treatment measures to treat runoff from a minimum of 75% of the impervious area and 50% of the developed area of the roadway within the Phase II 50-foot wide right of way. Linear water quality requirements will be achieved for the roadway with a roadside forested buffer and the construction of two (2) closed stormwater collection and conveyance systems with discharge to two (2) level lip spreaders that discharge via sheet flows to forested buffers.

The proposed lots are required to meet MeDEP stormwater law standards and will include providing water quality treatment measures to treat runoff from a minimum of 95% of the impervious areas and 80% of the developed areas for the non-linear portions of the project site. Water quality requirements will be achieved for the non-linear portions of the project site with MeDEP BMP forested buffers. The proposed stormwater design is not expected to cause flooding, erosion, or other significant adverse effects downstream of the development site.

Wetlands:

A wetland delineation was completed by Sebago Technics, Inc. in 2011 on behalf of Chase Custom Homes & Finance, as part of the first phase of development. The wetland delineation included the approximately 49.01-acre Phase II development parcel. Phase II wetlands boundaries were confirmed by Mark Cenci of Mark Cenci Geologic, Inc. in the fall of 2020.

A MeDEP NRPA Tier 1 Wetland Alteration Permit will be required for both phases of the Canada Hill Subdivision and will include the alteration of approximately 8,895 SF of forested wetlands & 464 SF of meadow wetlands for a total of approximately 9,359 SF of proposed alteration areas.

The record owner of the property is:

Chase Custom Homes & Finance
P.O. Box 897
Westbrook, ME 04098

The applicant has hired the following project consultants:

Engineer:
Jeff Amos, P.E. #10167
Terradyn Consultants, LLC
P.O. Box 339
New Gloucester, ME 04260
(207) 926-5111

Site Evaluator/Wetland Survey/Nitrate Plum
Study/Hydrogeologic Study:
Mark Cenci
Mark Cenci Geologic, Inc.
93 Mill Road
North Yarmouth, ME 04097
(207) 329-3524

Surveyor:
Wayne T. Wood & Associates
30 Wood Drive
Gray, ME 04039
(207) 657-3330

Waiver Request:

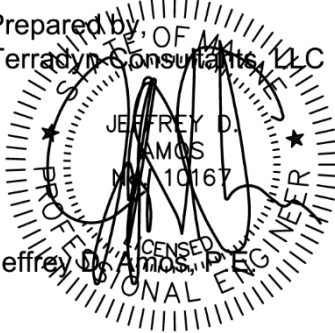
- Section 911 of the Stormwater Flooding Standard - The project's stormwater management design providing water quality treatment measures to greater than a minimum of 75% of the impervious area and 50% of the developed area of the roadway and 95% of the impervious area and 80% of the developed area for the non-linear portions of the project with MeDEP forested buffers that will remain undeveloped in perpetuity in accordance with MeDEP Chapter 500 requirements.

The following items are attached as required by the Sketch Plan Application procedures:

- Development Team Fee (\$100)
- Sketch Plan Application Fee (\$200)
- Review Escrow Fee (\$300)
- Attachment 1: Sketch Plan Application & Checklist
- Attachment 2: Property Deed
- Attachment 3: U.S.G.S. Quadrangle Map
- Attachment 4: Cumberland County Medium Intensity Soil Map
- Attachment 5: Existing Resources Inventory and Site Analysis Plan
Open Space Plan
Site Layout Concept Plan & Boundary Survey

We are hopeful that after review of these application materials that the development project will be placed on the November 22, 2021 Planning Board agenda. Thank you for your consideration, and please call me if you have any questions as Planning staff reviews the enclosed plans and information.

Prepared by:
Terradyn Consultants, LLC
JEFFREY D. AMOS
MA 10167
JEFFREY D. AMOS, P.E.
LICENSED PROFESSIONAL ENGINEER

A circular professional engineer seal for the State of Massachusetts. The outer ring contains the text "STATE OF MASSACHUSETTS" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the name "JEFFREY D. AMOS" and the license number "MA 10167". A handwritten signature, "Jeffrey D. Amos", is written across the seal.

Cc: Amanda Lessard, Town Planning Director

Sketch Plan - Minor & Major Subdivision

Project Name: Canada Hill Subdivision – Phase 2

Tax Map: 4 **Lot:** 9-14

Number of lots/dwelling units: 14/12 **Estimated road length:** 1,855 LF

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

Contact Information

1. Applicant

Name: Chase Custom Homes & Finance

Mailing Address: 290 Bridgton Road, Westbrook, ME 04092

Telephone: 207-892-2700 **Fax:** _____ **E-mail:** jchase@CCHF.com

2. Record owner of property

X (Check here if same as applicant)

Name: _____

Mailing Address: _____

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: Jeff Amos, P.E.

Company Name: Terradyn Consultants, LLC

Mailing Address: 41 Campus Drive, New Gloucester, ME 04260

Telephone: 207-926-5111 **Fax:** _____ **E-mail:** Jeff@terradyconsultants.com

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



Signature

10-21-2021

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		
	utility study		
	market study		
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 908)		
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	N/A	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.		
	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?	N/A	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.		
h.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	X	
i.	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.	X	
	Submit initialed form regarding additional fees, from applicant intro packet		
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	

QUITCLAIM DEED WITHOUT COVENANT

PEOPLE'S UNITED BANK, a Connecticut banking corporation with a mailing address of 537 Central Avenue, Dover, New Hampshire 03820, for consideration paid, releases to **CHASE CUSTOM HOMES AND FINANCE, INC.**, a Maine Corporation with a mailing address of 1 Percy Hawkes Road, Windham, Maine 04062, any and all right, title and interest in and to the real property, together with any improvements thereon, located at 270 Highland Cliff Road, Windham, Cumberland County, Maine, more particularly bounded and described on **Exhibit A** hereto.

The premises are conveyed subject to the following items:

- a. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the Purchaser).
- b. Any and all encumbrances and easements of record and any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.
- c. Any condition which a physical examination or adequate survey of the property might reveal.
- d. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by a law, and which may or may not be shown by the public records
- e. The rights of tenants and persons in possession, if any.
- f. All outstanding municipal fees and charges, including water and sewer and municipal taxes, including those which constitute liens encumbering the mortgaged property.
- g. Any and all conditions shown on any recorded plans of all or a portion of the property.

This deed is granted through a foreclosure sale held pursuant to 14 M.R.S.A. §6203-A. A Notice of sale stating the time, place and terms of the sale was published on March 18, March 25, and April 1, 2011, in the Portland Press Herald, a newspaper of general circulation for Cumberland County, Maine, where the premises is located. The public sale was held on April 13, 2011. The grantee was the highest bidder. Additional reference is made to Affidavit of Foreclosure Sale of near or even date to be recorded prior to this deed

IN WITNESS WHEREOF, People's United Bank has caused this instrument to be signed by its undersigned officer, duly authorized, this 25th day of May, 2011.

PEOPLE'S UNITED BANK

Paul A. Galanes
By: Paul A. Galanes
Its Vice-President

STATE OF NH
COUNTY OF Strafford, ss May 25, 2011

Personally appeared the above-named Paul A. Galanes, Vice President of People's United Bank, and acknowledged before me the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of People's United Bank.

Kimberly Aity
Notary Public/ Attorney-at-Law
Printed Name: Kimberly Aity
Commission Expires:

NOTARY PUBLIC, NEW HAMPSHIRE
My Commission Expires October 12, 2014

SEAL

EXHIBIT A

A certain lot or parcel of land, and any improvements thereon, located at the terminus of Highland Cliff Road, so-called, in the Town of Windham, Cumberland County, State of Maine being further bounded and described as follows:

BEGINNING at a capped iron rod (PLS 2002) with said rod being located in a stonewall marking the apparent northerly side line of the Highland Cliff Road and the centerline of a northerly/southerly running range way, and also marking the southeasterly corner of land now or formerly of Thomas and Lucille Holding (CCRD 7972/262);

Thence N 27E 06' 72" M [sic] along the centerline of said range way a distance of 125.76 feet, more or less, to a capped iron rod (PLS 2002);

Thence N 50E 09' 33" E and initially along a stone wall and the land now or formerly of Donald C. Weeks and Calvin L. Weeks a distance of 816.80 feet, more or less to a capped iron rod (PLS 2002) which also marks the southeasterly corner of said Weeks land and the southerly corner of land now or formerly of the Town of Windham (CCRD 2889/43);

Thence N 48E 12' 38" E a distance of 1,758.31 feet, more or less, and crossing a woods road and a brook to a capped iron rod (PLS 2002);

Thence S 27E 39' 17" E and along the land now or formerly of Grata R. Orbeton Revocable Living Trust (CCRD 9212/252) a distance of 1,137.18 feet, more or less, and generally along the remains of an old wire fence, and lastly along a portion of a stonewall to a corner in said stone wall;

Thence S 47E 46' 14" W and along a stone wall and the land of Orbeton Trust, a distance of 808.89 feet, more or less, to a capped iron rod (PLS 2002) in or near said stone wall;

Thence S 27E 39' 17" E partially along a stone wall and crossing a woods road, a distance of 498.00 feet, more or less, to a 1" iron pipe or rod found set in a ledge, with said iron pipe or rod also marking the northerly boundary of land now or formerly of StrategicC Diagnostics, Inc. (CCRD 14752/291);

Thence S 48E 34' 01" W and along land now or formerly of Strategic Diagnostics and through another 1" iron pipe or rod and crossing a brook, a distance of 190.56 feet, more or less, to a point at the end of a stone wall;

Thence S 45E 34' 01" W, and continuing along the stone wall a distance of 177.40 feet, to a point;

Thence, continuing along the stone wall, S 47E 06' 07" W a distance of 480.71 feet, to a point;

Thence, continuing along the stone wall, S 45E 38' 19" W a distance of 150.57 feet, to a point;

Thence continuing along the stone wall, S 50E 50' 09" W a distance of 159.65 feet to a point in the stone wall and the intersection of another stonewall running southerly;

Thence S 26E 11' 57" E and along a stone wall a distance of 157.75 feet, more or less, to a capped iron rod (PLS 2002) set in or near the stonewall with said capped iron rod also marking the northerly corner of land now or formerly of Julie A. Brocato (CCRD 15613/50);

Thence along Brocato land S 49E 59' 05" W a distance of 209.33 feet, more or less to a corner in Brocato land and a capped iron rod (PLS 2002);

Thence N 25E 41' 44" W and along other land of Brocato (CCRD 14755/128) and crossing a stonewall a distance of 200.00 feet, more or less, to a capped iron rod (PLS 2002) also marking the northerly corner of Brocato land;

Thence S 49E 59' 05" W , and along Brocato land, a distance of 400.00 feet, more or less, to a capped iron rod set in or near a stone wall, with said stone wall also marking the easterly side of the above range way;

Thence N 27E 06' 22" W, and along the easterly side of the range way a distance of 241.47 feet, more or less, to a capped iron rod (PLS 2002) set in or near a stone wall, with said iron rod marking the southerly corner of land now or formerly of Richard E. Southard, Jr. (CCRD 4282/183);

Thence N 47E 46' 12" E, and along the land of Southard, Jr. a distance of 400.56 feet, more or less, to a ½" found iron pipe;

Thence N 28E 37' 28" W a measured distance of 199.20 feet, more or less, to a capped iron rod (PLS 2002) set in or near a stone wall, with said iron rod also marking the northerly corner of land of Southard, Jr.;

Thence S 47E 44' 45" W and along said stonewall a distance of 120.21 feet to a point in said stone wall;

Thence S 49E 01' 48" W and along said stone wall a distance of 92.16 feet, to a point in said stone wall;

Thence continuing along said stone wall, S 44E 13' 22" W a distance of 30.07 feet, more or less, to a capped iron rod (PLS 2002) with said iron rod also marking the southeasterly corner of land now or formerly of Rene P. Braun and Yvonne L. Braun (CCRD 13069/281);

Thence N 22E 04' 22" W a distance of 257.58 feet, more or less to a found iron hub;

Thence S 60E 05' 20" W a distance of 99.13 feet, more or less, to a 5 X 8" found granite monument;

Thence S 46E 39' 47" W a distance of 99.72 feet, more or less, to a capped iron rod (PLS 2002), with said iron rod also marking the centerline of the above mentioned range way and the northwesterly corner of said Braun land;

Thence N 27E 06' 22" W and along the centerline of said range way a distance of 735.10 feet, more or less to a capped iron rod (PLS 2002) with said iron rod also marking the apparent southerly side line of the Highland Cliff Road, so-called;

Thence S 86E 25' 00" E and along the apparent side line of the Highland Cliff Road a distance of 55.40 feet to a point;

Thence N 83E 51' 39" E and along the southerly apparent sideline and land now or formerly of Daniel Southard (CCRD 17691/75) and land now or formerly of Richard E. Southard, Sr. (CCRD 24750/232) a distance of 365.00 feet to a point;

Thence N 06E 08' 21" W, and along the apparent end of the Highland Cliff Road a distance of 49.50 feet, to a point;

Thence S 83E 51' 39" W and along the apparent northerly side line of the Highland Cliff Road and land of the Grantor, a distance of 360.79 feet, to a point;

Thence N 86E 25' 00" W and along a stone wall and the apparent northerly sideline of the Highland Cliff Road a distance of 80.57 feet, to a capped iron rod, with said iron rod also being the Point of Beginning.

Further reference is made to an unrecorded Standard Boundary Survey entitled "Land of Richard E. Southard, Sr. 270 Highland Cliff Road, Windham, Maine" prepared by Land Service, Inc, Land Surveyors and Consultants, 1288 Roosevelt Trail, P.O. Box 975, Raymond, ME 04071, Project: 00153, dated November 2000 which is incorporated herein by reference thereto along with all Notes, References, etc. as stated on said Plan. Said plan states that the acreage of the described parcel is 83.0 acres.

EXCEPTING OUT therefrom those premises described in a Gift Warranty Deed to Daniel O. Southard dated May 9, 2002, with said deed being recorded in the Cumberland County Registry of Deeds in Book 17691, Page 076 with said parcel equaling 2.03 acres, more or less.

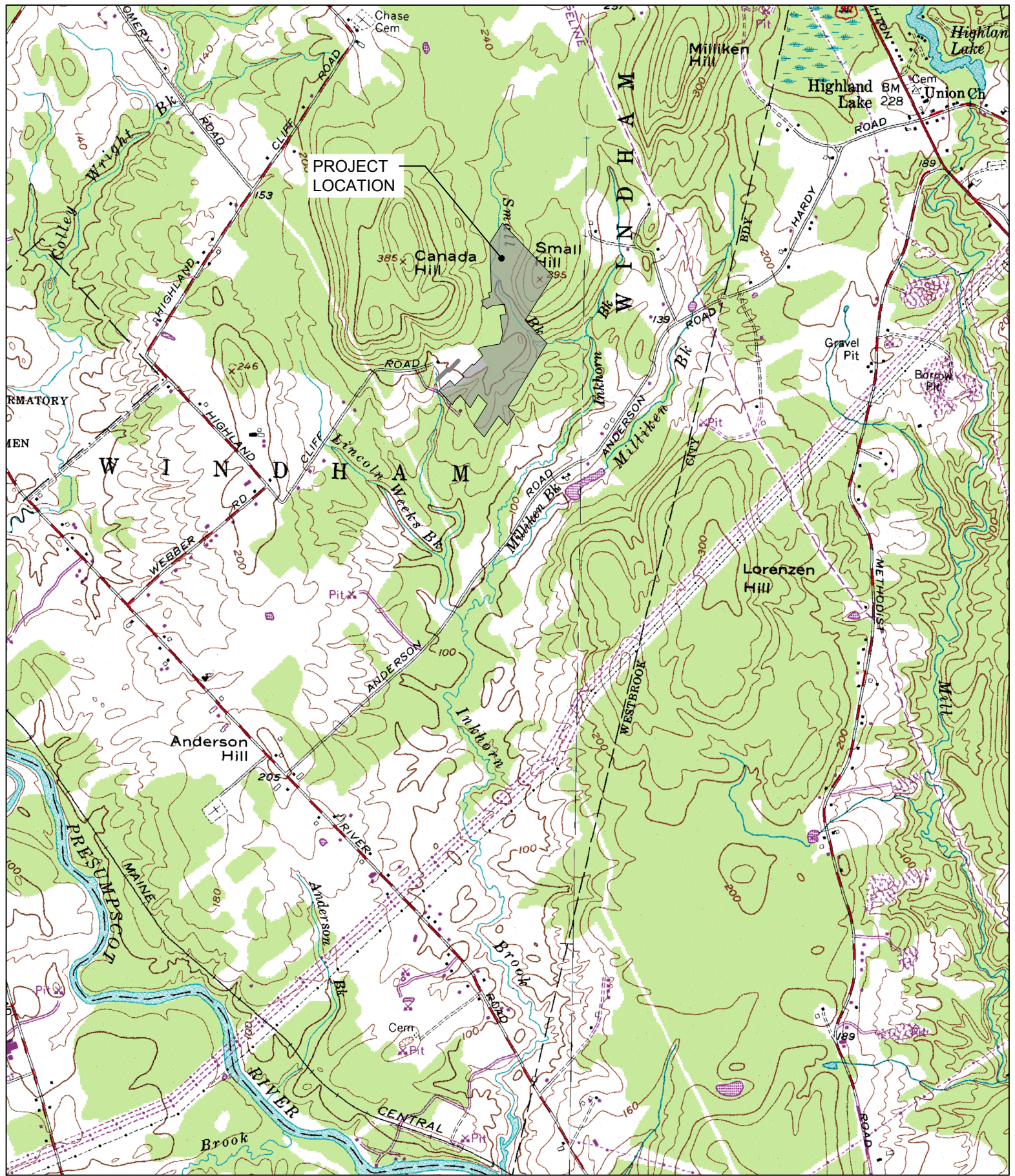
Also EXCEPTING OUT therefrom those premises described in a Warranty Deed from the Grantors herein to Richard E. Southard, Jr. dated January 2, 2007 and recorded in said

Registry of Deeds in Book 24750, Page 232, with Parcel A as described therein containing 1.84 acres, more or less; Parcel 8 as described therein containing .03 acres (1300 square feet), more or less, but contains an easement reservation across said Parcel B for the Grantors, their heirs and assigns.

Also RESERVING herein, for the benefit of the Grantors, their heirs and assigns, a 20 foot wide waterline and well easement as more detailed in said deed (24750/232).

Also conveying herewith any and all easements of record.

Received
Recorded Register of Deeds
Jun 01, 2011 02:39:50P
Cumberland County
Pamela E. Lovley



LOCATION MAP/USGS QUADRANGLE

PHASE 2 - CANADA HILL SUBDIVISION
WINDHAM, MAINE

CHASE CUSTOM HOMES & FINANCE

290 BRIDGTON ROAD
WESTBROOK, MAINE, 04092



207.926.5111 • info@terradyconsultants.com • www.terradyconsultants.com

PINELAND
41 CAMPUS DRIVE, SUITE 101
NEW GLOUCESTER, ME 04260

PORTLAND
565 CONGRESS STREET, SUITE 201
PORTLAND, ME 04101

PROJECT NO.

2065

DATE

11/18/2020

SCALE

1"=2,000'

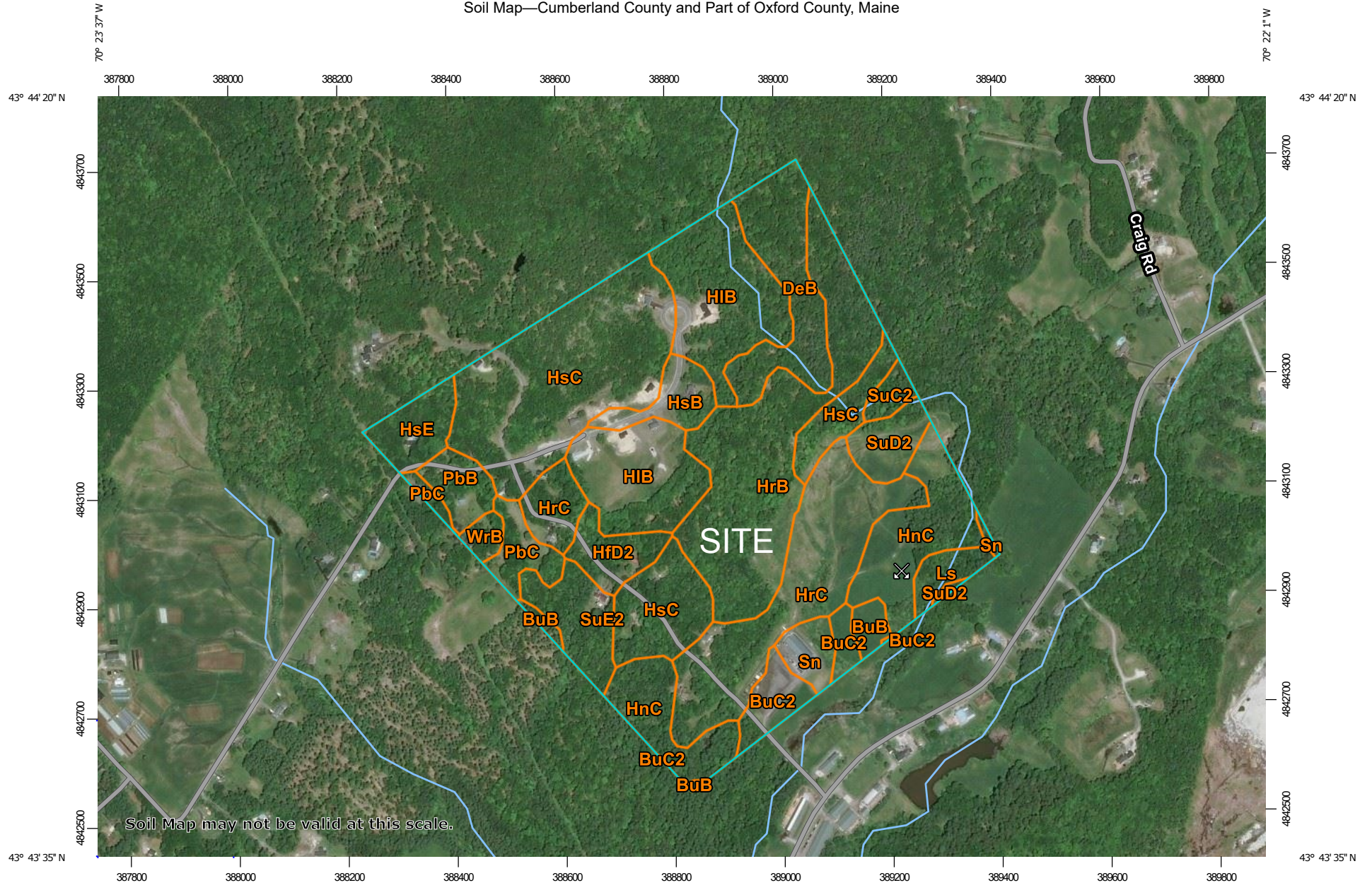
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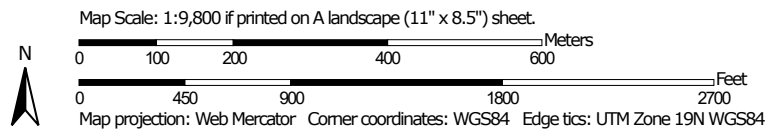
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Soil Map—Cumberland County and Part of Oxford County, Maine



Soil Map may not be valid at this scale.



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 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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Lamoine silt loam, 3 to 8 percent slopes	1.9	1.1%
BuC2	Buxton silt loam, 8 to 15 percent slopes	4.4	2.5%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	10.5	6.1%
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	3.8	2.2%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	22.9	13.2%
HnC	Hinckley-Suffield complex, 8 to 15 percent slopes	15.9	9.2%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	24.5	14.1%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	22.0	12.7%
HsB	Lyman-Abram complex, 0 to 8 percent slopes, very rocky	3.6	2.1%
HsC	Lyman-Abram complex, 8 to 15 percent slopes, very rocky	35.6	20.5%
HsE	Lyman-Abram complex, 15 to 35 percent slopes, very rocky	4.1	2.4%
Ls	Limerick-Saco silt loams	2.2	1.3%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	3.2	1.8%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	3.9	2.2%
Sn	Scantic silt loam, 0 to 3 percent slopes	2.8	1.6%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	1.4	0.8%
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded	3.7	2.2%
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded	5.5	3.2%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	1.2	0.7%
Totals for Area of Interest		173.2	100.0%