SEBAGO TECHNICS

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

# TOWN OF PARSONSFIELD
# SKETCH PLAN APPLICATION

**Prepared for:**

## Proposed Residential Subdivision
## North Road – Route 160; Map R-3, Lot 1
## Parsonsfield, ME 04047

**Applicant:**


## Lazy River, LLC
## c/o Andrew O'Neil
## 185 Scribner Hill Road
## East Wakefield, NH 03830


**Prepared by:**


## Sebago Technics, Inc.
## 75 John Roberts Road, Suite 4A
## South Portland, Maine 04106


**November 2024**

220854-01

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November 1, 2024
220854-01

Jessie Winters, Code Enforcement Officer
Town of Parsonsfield, Maine
634 North Road
Parsonsfield, ME 04047

**Re: Sketch Plan Application, Parsonsfield Subdivision**
**Tax Map R03, Lot 001; North Road – Route 160**

Dear Mr. Winters,

On behalf of our client, Sebago Technics, Inc. is pleased to submit this letter, the attached application form, and the enclosed supplementary information for a Sketch Plan Application to the Town of Parsonsfield. The project site is located west of North Road/Route 160 and south of the Ossipee River, which can further be identified on the Town's Tax Map R03 as Lot 001.

**Project Background:** The property subject to this application is approximately 104 acres in size and is zoned under the Forest & Farm (FF) and the Rural Residential (R) Zoning Districts. A portion of the site abutting the Ossipee River also falls under the Shoreland Zoning Overlay District. The site remains largely undeveloped, primarily consisting of forested areas and several wetlands.

**Project Description:** The previous property owner of the parcel constructed a gravel road without any approvals from regulating authorities. Also existing on the site are wooded ATV trails, which are accessed via the aforementioned gravel road. It is our intention to utilize a similar alignment for the proposed roadway serving the ten (10) residential lots to be created; however, upgrades and elevation changes will be required in order to meet Town design standards for the roadway and to provide treatment of stormwater runoff associated with developed areas within the right-of-way (ROW).

**Utilities:** Water supply for each lot within the proposed subdivision will be provided via individual drilled wells. Similarly, each lot will contain private subsurface septic, which is appropriately buffered from the drilled well to ensure satisfactory water quality. Subsurface septic fields will be designed to meet State standards and test pit information, including in-situ soil characteristics, will be included in the Preliminary Subdivision Application. Underground electrical will be extended from the nearest pole along Route 160 to provide power to each residential lot; this private extension of power from the existing overhead line will be coordinated with CMP.

**Regulatory Conformance:** This proposed development requires review and approval from several entities other than the Town of Parsonsfield. These agencies include the Saco River Corridor Commission (SRCC), who will review the subdivision's entrance and some of the existing wooded trails, as these elements fall within their jurisdictional 500-foot corridor adjacent to the

Ossipee River. Additionally, the project will need to comply with Maine Department of Environmental Protection (MDEP) standards for stormwater management and existing/proposed impacts to natural resources; the permits required through the State include an Individual (Tier 3) Natural Resource Protection Act (NRPA) Permit and a Stormwater Management Law Application. A Self-Verification Form will need to be submitted and reviewed by the U.S. Army Corps of Engineers (USACE) to also address wetland and stream impacts.

We look forward to discussing the project in more detail with Staff and the Planning Board at their next available meeting. Upon your review of the enclosed information, please contact me by email at kmarass@sebagotechnics.com or by telephone at (207) 200-2098 if you have any questions. Thank you for your consideration.

Sincerely,
SEBAGO TECHNICS, INC.

Kendra Marass, EI
Project Manager/Senior Civil Engineer

KJM/bjw

**TOWN OF PARSONSFIELD Planning Board**
634 North Rd, Parsonsfield, Maine 04047
PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfield.org

## Site Plan Review Application

**Fees Paid: $25.00 Application Fee and $150.00 Escrow Fee**

**Date CEO Reviewed & Accepted: _____**

**Date Received and Paid for at Clerk's Office: _____**

**Date Received by Planning Board Administrative Assistant: _____**

**Planning Board Administrative Assistant Signature: _____**

**Submission of Application:** For the purpose of classification and initial discussion, project applicants, prior to submitting applicable Preliminary or Final Plan applications, shall submit Site Plan information to the CEO. An application for Site Plan Review will consist of eleven (11) sets of site plan maps (two full-size set and nine 11" x 17" sets) which include scale, north arrow, legend, abutters, and title block, and shall show existing and proposed lots or property lines, existing and proposed structures, roads, driveways, easements and/or rights of way and all other information as detailed in the Town of Parsonsfield Land Use and Development Ordinance, Article III: Site Plan Review. Applicant must also submit a list of all abutters, including those across a public or private right of way or across a town line. Approval of a Site Plan shall not constitute approval of a project and is merely authorization for the applicant to file a preliminary or final plan application.

| **Applicant(s):** Name & Mailing Address (If different from Owner) | ~~**Property Owner(s):**~~ Name & Mailing Address **Agent (see attached Form)** |
|---|---|
| Lazy River, LLC | Sebago Technics, Inc. c/o Kendra Marass, EI |
| 185 Scribner Hill Road | 75 John Roberts Road, Suite 4A |
| East Wakefield, NE 03830 | South Portland, ME 04106 |
| **Telephone:** (603) 522-8749 | **Telephone:** (207) 200-2100 |

**Applicant's Signature: _____**

**Property Owner's Authorization** (fill out only if applicant other than owner). The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant has full authority to request approval for this proposal.

**Property Owner's Signature:** Please see the attached Agent Authorization Form.

**Site Location/Address** North Road - Route 160

**Tax Map#** R03 **Lot#** 001 **Zoning District:** Forest & Farm (FF), Rural Residential (R), Shoreland Zone

**Acreage of subject parcel:** ~104 ac.

**Current Use of Property** Undeveloped.

**Proposed Use of Property** 10-Lot residential subdivision.

**Previous Approvals:** List all previous uses, variances or special conditions associated with this property. None, undeveloped.

**Date of Action:** Planning Board Meeting/Hearing: None.

**Approval:** N/A **Denial:** N/A

If application is approved, the applicant is hereby authorized to submit a preliminary or final plan.

If Application Denied, Reason: _____

1) **Applicability:** This application applies to any proposed use listed in the Table of Permissible Uses which requires Site Plan Review.
2) **Submissions:** Applications must be submitted 15 days in advance of the scheduled meeting.
3) **Permits:** Attach any other applicable permits.
4) **Abutters:** Attach a list of names and addresses of abutting property owners. (Please complete the separate "Abutters List Form" with this application)
5) **Supplemental Information:** The Planning Board may require additional information.
6) **Approval Criteria:** In approving site plans, the Planning Board shall consider criteria as listed in the Land Use and Development Ordinance Site Plan Review article. Before granting approval, the Board shall make findings of fact that the provisions of this Ordinance have been met and that the proposed development will meet the guidelines of Title 30-A, MRSA, Section 4404, as amended.

   NOTE: A Site Plan application must be approved unless in the judgement of the Planning Board the applicant is not able to meet one or more of the performance standards. Decisions of the Planning Board may be appealed in accordance with the provisions of the Ordinance.
7) **Site Plan Content:** Application must include the following exhibits and information. Please attach information on a separate sheet of paper or note that the item is not applicable **and** give a reason. (A=Attached or NA=Not Applicable)

# AGENT AUTHORIZATION

| | | | | | |
|---|---|---|---|---|---|
| **APPLICANT/ OWNER** | **Name** | **Lazy River, LLC c/o Andrew O'Neil** | | | |
| **PROPERTY DESCRIPTION** | **Physical Address** | **North Road - Route 160<br>Parsonsfield, ME 04047** | | **Map** | **R03** |
| | | | | **Lot** | **001** |
| **APPLICANT'S AGENT INFORMATION** | **Name** | **Sebago Technics, Inc. c/o Kendra Marass, EI** | | | |
| | **Phone** | **(207) 200-2100** | **Business Name & Mailing Address** | **SEBAGO TECHNICS, INC.<br>75 John Roberts Road, Suite 4A<br>South Portland, ME 04106** | |
| | | | | | |
| | | | | | |

10/29/2024

APPLICANT SIGNATURE DATE

PLEASE TYPE OR PRINT NAME HERE

APPLICANT'S AGENT SIGNATURE DATE **10/24/2024**

**Kendra Marass, EI**
**Project Manager**
**Sebago Technics, Inc.**

PLEASE TYPE OR PRINT NAME HERE

# Section 1

## Location and Resource Maps

# Section 1 – Location & Resource Maps

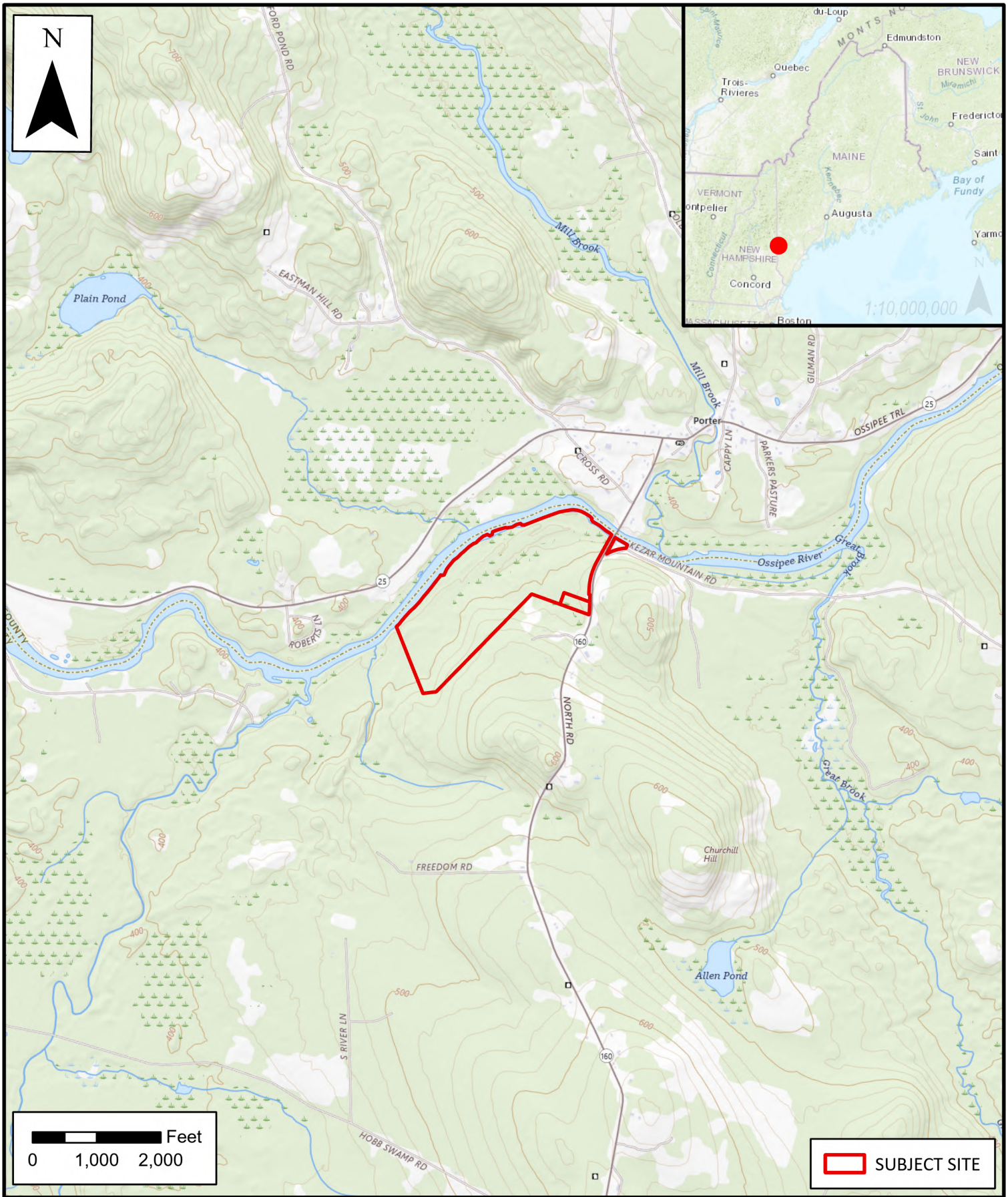
**Location Map:** Enclosed within this section is a Location Map, derived from an excerpt of the USGS quadrangle showing the site's location for identification purposes. The project site is located on an unaddressed piece of undeveloped land located west of Route 160 – North Road and is south of the Ossipee River. The site can further be identified on the Town's Tax Map R03 as Lot 001.

**Zoning Map:** The project site is bisected by two (2) general zoning districts. The westerly portion of the site is zoned under the Forest & Farm (FF) Zoning District, and the easterly portion of the site is zoned under the Rural Residential (R) Zoning District. Due to the property's adjacency to the Ossipee River, there is also a 250 ft. Shoreland Zone Overlay extending onto a portion of the site. Please see the enclosed Zoning Map within this Section for specific zoning areas.

**Flood Map:** The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 23031C0012G, effective July 17, 2024, shows that portions of the property are inundated by Areas of 1% Annual Chance for Flooding, and also Areas of 0.2% Annual Chance for Flooding. A majority of the project site is located outside of the special flood hazard area. A copy of this reference FIRM Map is also enclosed within this Section.

**Watershed Map:** Also enclosed within this Section is a Watershed Map outlining the boundaries of the project site. This Map identifies the property being wholly located within the Great Brook-Ossipee River Watershed.

**Habitat Map:** For reference, a Habitat Map is also enclosed within this Section. This Map is sourced from data deriving from the Maine Department of Inland Fisheries and Wildlife (MDIFW) Beginning with Habitat maps. The Ossipee River is designated as Essential Wildlife Habitat for the Atlantic Salmon, which is a Species of Special Concern.




SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

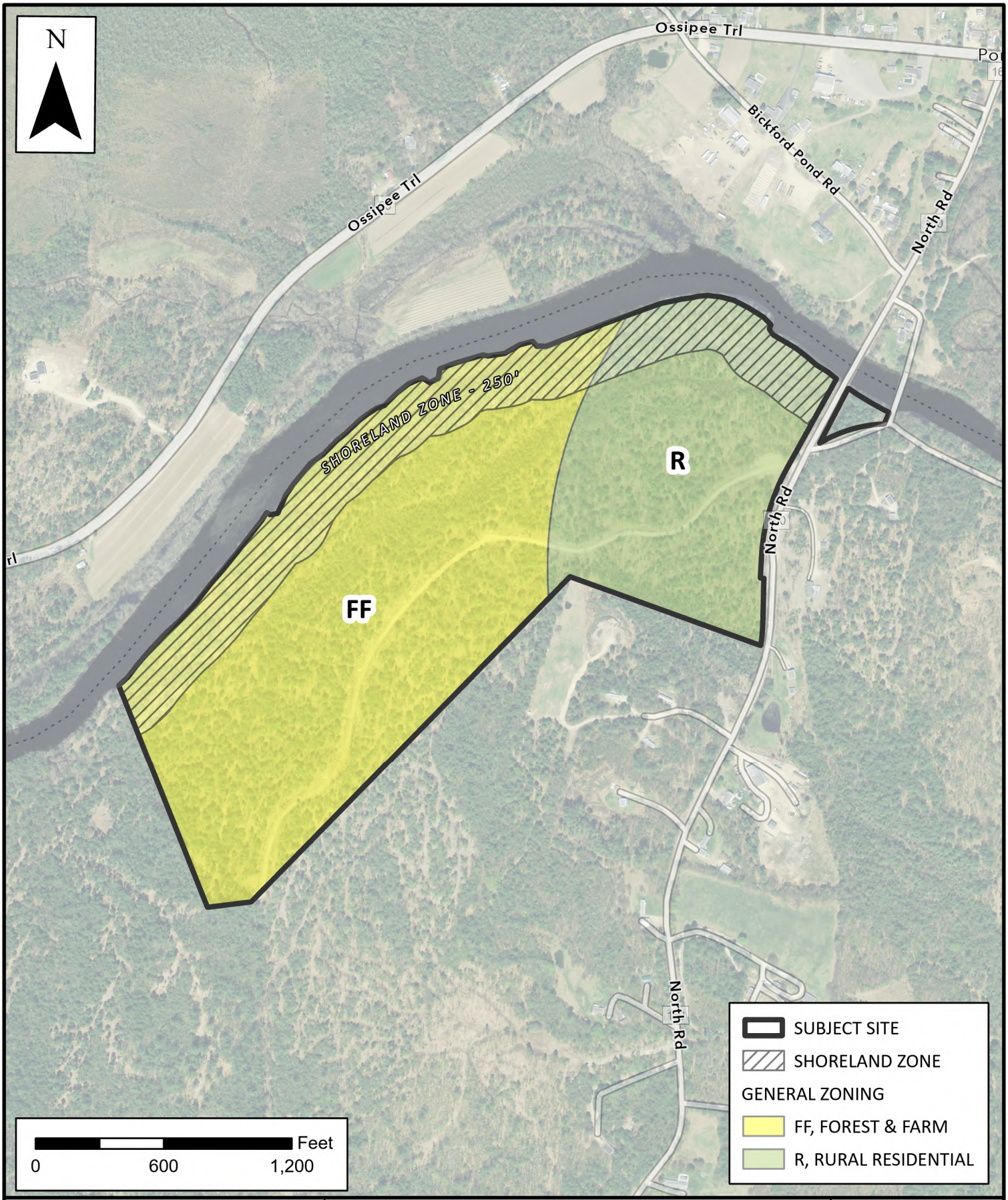
# LOCATION MAP

## PARSONSFIELD SUBDIVISION

| | |
|---|---|
| SCALE: | 1:24,000 |
| DATE: | 10/24/2024 |

LOCATION:
NORTH ROAD - ROUTE 160
PARSONSFIELD, ME

INFORMATION:
MAINE GEOLIBRARY
USGS QUADRANGLE

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South Portland, ME 04106
Tel. 207-200-2100

# ZONING MAP

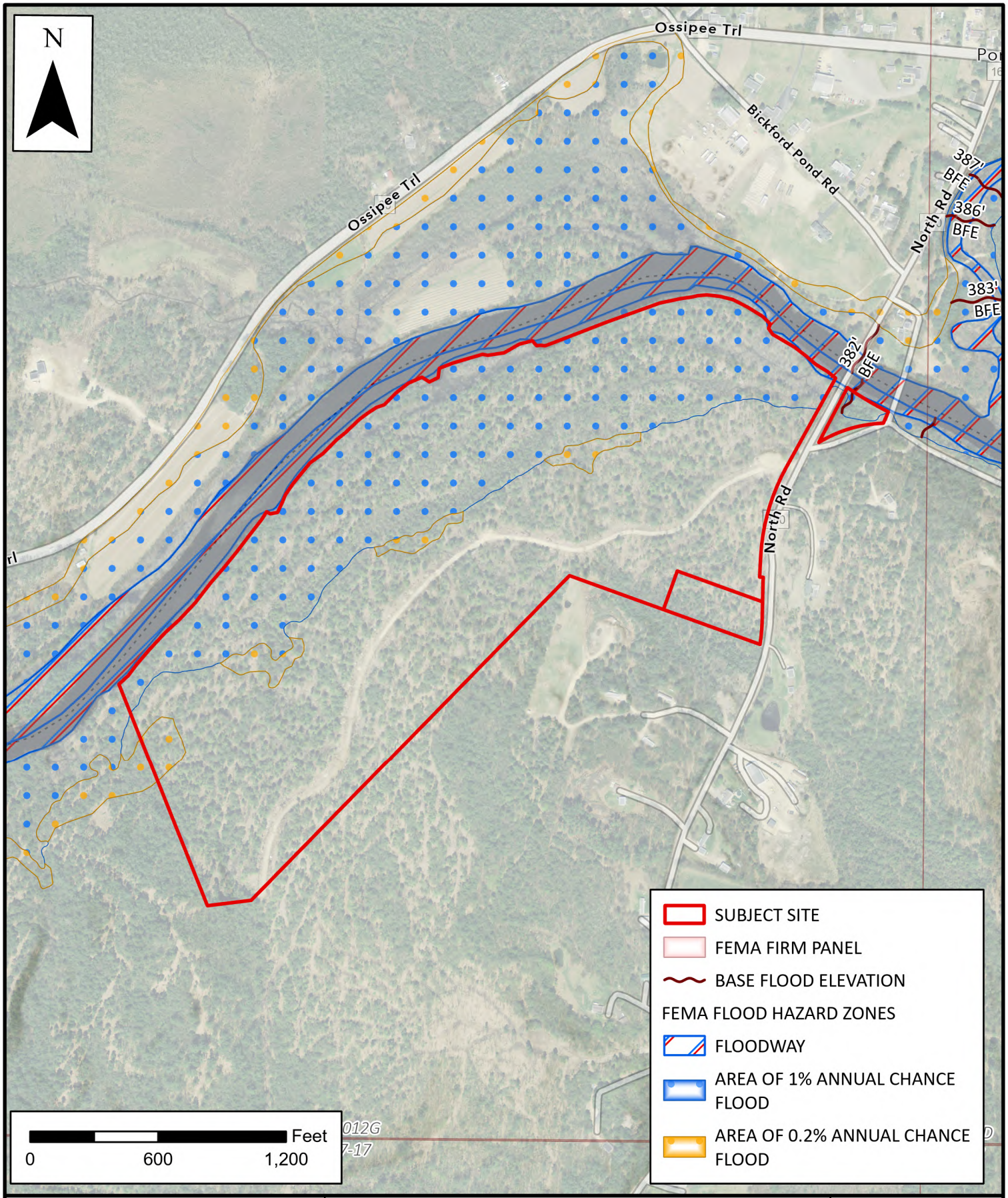
## PARSONSFIELD SUBDIVISION

SCALE: 1:7,200

DATE: 10/24/2024

LOCATION:
NORTH ROAD - ROUTE 160
PARSONSFIELD, MAINE

INFORMATION:
TOWN OF PARSONSFIELD, MAINE
OFFICIAL ZONING MAP - 2009

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Tel. 207-200-2100

# FEMA NATIONAL FLOOD HAZARDS

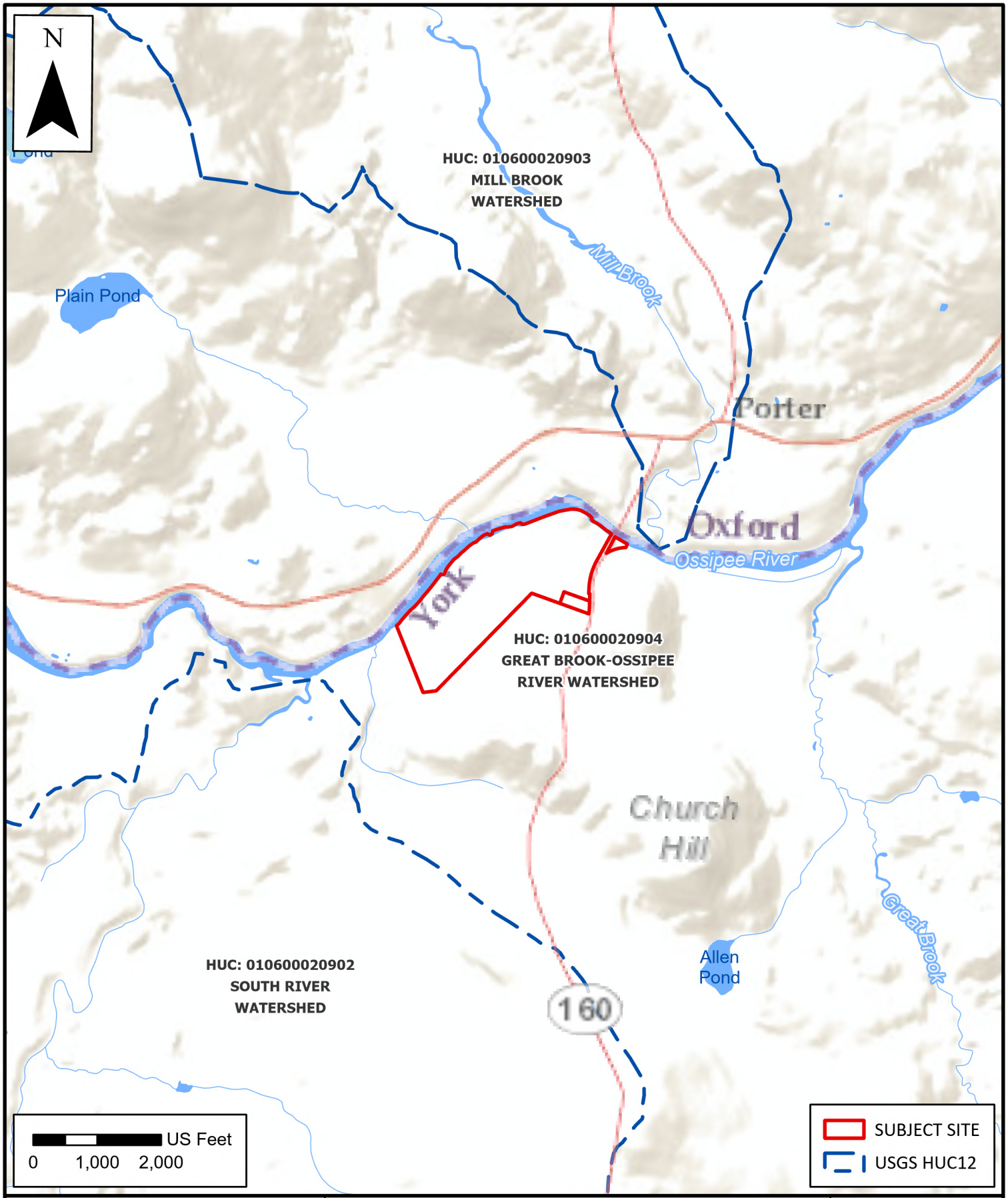
## PARSONSFIELD SUBDIVISION

SCALE: 1:7,200

DATE: 10/24/2024

LOCATION:
NORTH ROAD - ROUTE 160
PARSONSFIELD, ME

INFORMATION: FIRM 23031C0012G
EFFECTIVE 2024-07-17
FEMA NATIONAL FLOOD HAZARDS

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South Portland, ME 04106
Tel. 207-200-2100

# USGS WATERSHED MAP

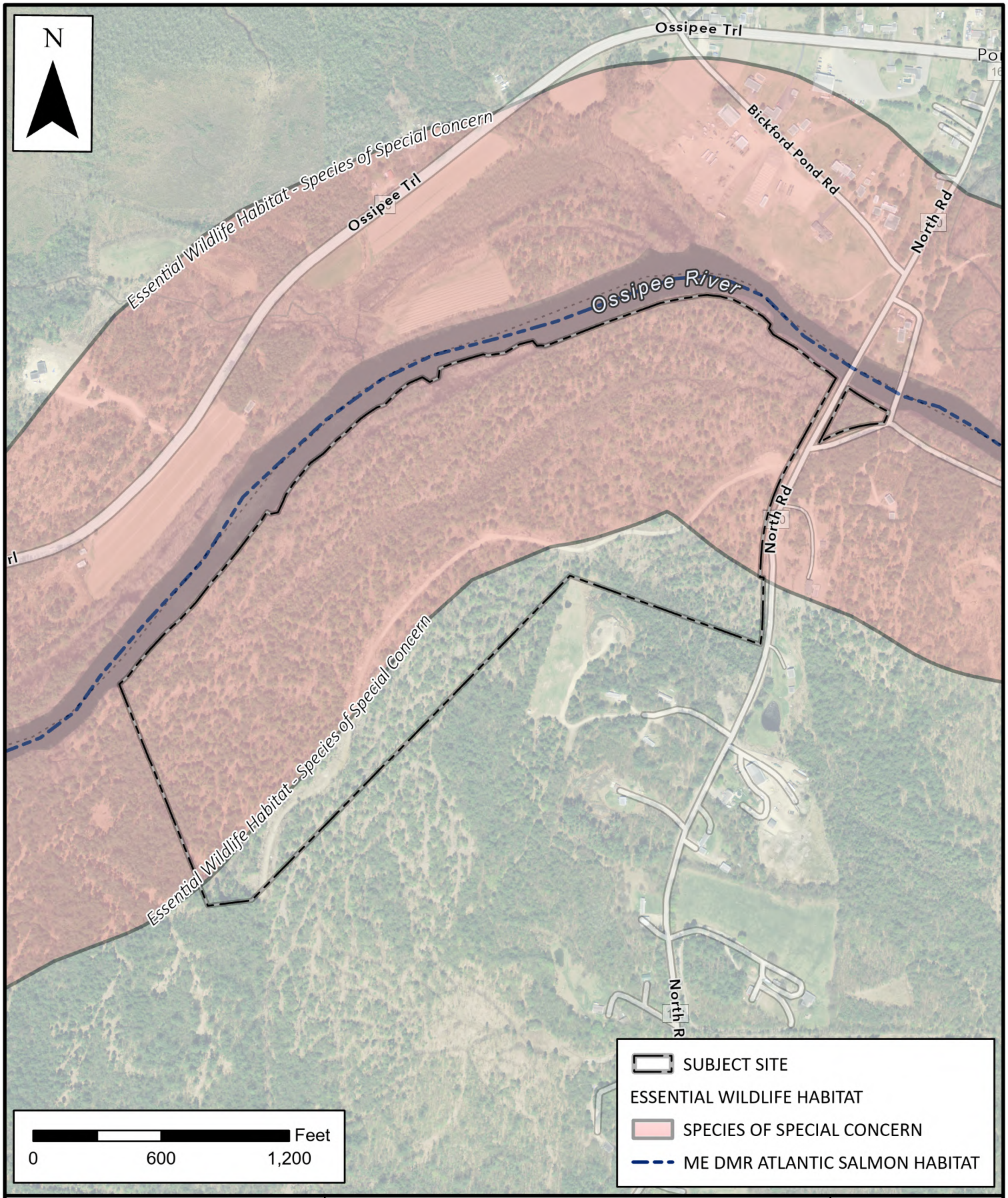
## PARSONSFIELD SUBDIVISION

SCALE: 1:24,000

DATE: 10/24/2024

LOCATION:
NORTH ROAD - ROUTE 160
PARSONSFIELD, ME

INFORMATION:
USGS WATERSHED BOUNDARY DATASET
ESRI WORLD TERRAIN BASE

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South Portland, ME 04106
Tel. 207-200-2100

# LOCATION MAP

## PARSONSFIELD SUBDIVISION

SCALE: 1:7,200

DATE: 10/24/2024

LOCATION:
NORTH ROAD - ROUTE 160
PARSONSFIELD, MAINE

INFORMATION:
MAINE GEOLIBRARY
2018 ORTHOREGIONAL IMAGERY

# Section 2

## Right, Title, or Interest

## Section 2 – Right, Title, or Interest

The Applicant is the record owner of the property subject to this application, in accordance with the deed recorded at the York County Registry of Deeds in Book 18967, Page 86. A copy of this referenced deed is enclosed within this Section, thus providing sufficient evidence that the Applicant has adequate Right, Title, or Interest in this Application.

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18967 PG 86**
**Instr # 2022009873**
03/02/2022 11:03:15 AM
Pages 3 YORK CO

No Transfer Tax

# QUITCLAIM DEED

**ANDREW DAVID O'NEIL and DIANE J. O'NEIL**, both of East Wakefield, Carroll County, New Hampshire (mailing address: 185 Scribner Hill Road, East Wakefield, New Hampshire 03830), for consideration paid, grant to **LAZY RIVER, LLC,** a Maine Limited Liability Company, having a mailing address of 185 Scribner Hill Road, East Wakefield, New Hampshire 03830,

with **QUITCLAIM COVENANT**, the following:

A certain lot or parcel of land situated on the westerly side of State Route 160, so-called, located in the Town of Parsonsfield, County of York, State of Maine. Said parcel of land being more particularly bounded and described as follows:

"Commencing at a granite right-of-way monument found on the easterly right-of-way limit of said State Route 160 at a point 50 feet right of centerline station 8+61.08 as depicted Maine Department of Transportation plan S.H.C. File no. 16-128, sheet 1 of 4. Said monument also being located South 19 degrees, 18 minutes, 12 seconds West, a distance of 432.3 feet more or less from the southwesterly corner of the State Route 160 bridge over the Ossipee River, so-called.

"Thence from the Point of Commencement North 61 degrees, 01 minutes, 52 seconds West, for a distance of 100.00 feet to a point on the westerly right-of-way limit of said State Route 160. Said point being the Point of Beginning of the following described parcel of land:

"Thence from the Point of Beginning southerly along the westerly right-of-way limit of said State Route 160 along a curve to the left for an arc distance of 437.58 to a point. Said curve having a radius of 964.29 feet and a radial bearing of South 61 degrees, 01 minutes, 52 seconds East.

"Thence from said point South 87 degrees, 01 minutes, 21 seconds East along the westerly right-of-way limit of said State Route 160 for a distance of 14.00 feet to a point.

"Thence along the apparent westerly right-of-way limit of said State Route 160 to a rebar found. Said rebar being located South 00 degrees, 28 minutes, 00 seconds West, a distance of 318.24 feet from the last-mentioned point.

"Thence North 70 degrees, 10 minutes, 37 seconds West, along land now or formerly of Heirs of Willis Eastman for a distance of 959.88 feet to a point marked with a granite monument found.

"Thence by an approximate bearing of South 44 degrees, 30 minutes, West, along land now or formerly of L.E. Taylor & Sons, (Book 18265, Page 176), for a distance of 2136 feet more or less to a point marked with a 5/8-inch rebar capped, "PLS #1271" set.

"Thence by an approximate bearing of South 82 degrees, 20 minutes, West, along land now or formerly of L.E. Taylor & Sons, (Book 16730, Page 70), for a distance of 201 feet more or less to a point marked with a 3/4-inch iron pipe found.

"Thence by an approximate bearing of North 21 degrees, 10 minutes, West, along land now or formerly of L.E. Taylor & Sons, (Book 16730, Page 70), for a distance of 1120 feet more or less to the mean high-water line of said Ossipee River.

"Thence in a general northeasterly and easterly direction downstream along said mean high-water line of said Ossipee River for a distance 4250 feet more or less to the point of intersection of mean high-water line with the westerly right-of-way limit of said State Route 160.

"Thence from said point South 28 degrees, 58 minutes, 09 seconds West along the westerly right-of-way limit of said State Route 160 for a distance of 478 feet more or less to the Point of Beginning of the above-described parcel of land.

"The above-described parcel of land containing 100 acres, more or less.

"All bearings are referenced to approximate Maine State Grid West Zone NAD-83."

Meaning and intending to describe and convey the same as conveyed under Warranty Joint Tenancy Deed of Keith P. Durgin and Cecilia Paliocha to Andrew David O'Neil and Diane O'Neil, dated May 19, 2021, duly recorded in the York County Registry of Deeds in Book 18673, Page 785.

**WITNESS** our hands this 9 day of Feb, 2022.

Witness

Andrew David O'Neil

Witness

Diane J. O'Neil

**STATE OF** New Hampshire
Carroll, **SS.** Feb 9, 2022

Personally appeared **Andrew David O'Neil and Diane J. O'Neil** and acknowledged the foregoing instrument to be their free act and deed.

Before me, Shelby M Hartford
Notary Public

Print/type name of Notary Public: Shelby M. Hartford
My Commission Expires: Nov. 6, 2024

SHELBY M. HARTFORD
MY COMMISSION EXPIRES NOV. 6, 2024
NOTARY PUBLIC
NEW HAMPSHIRE

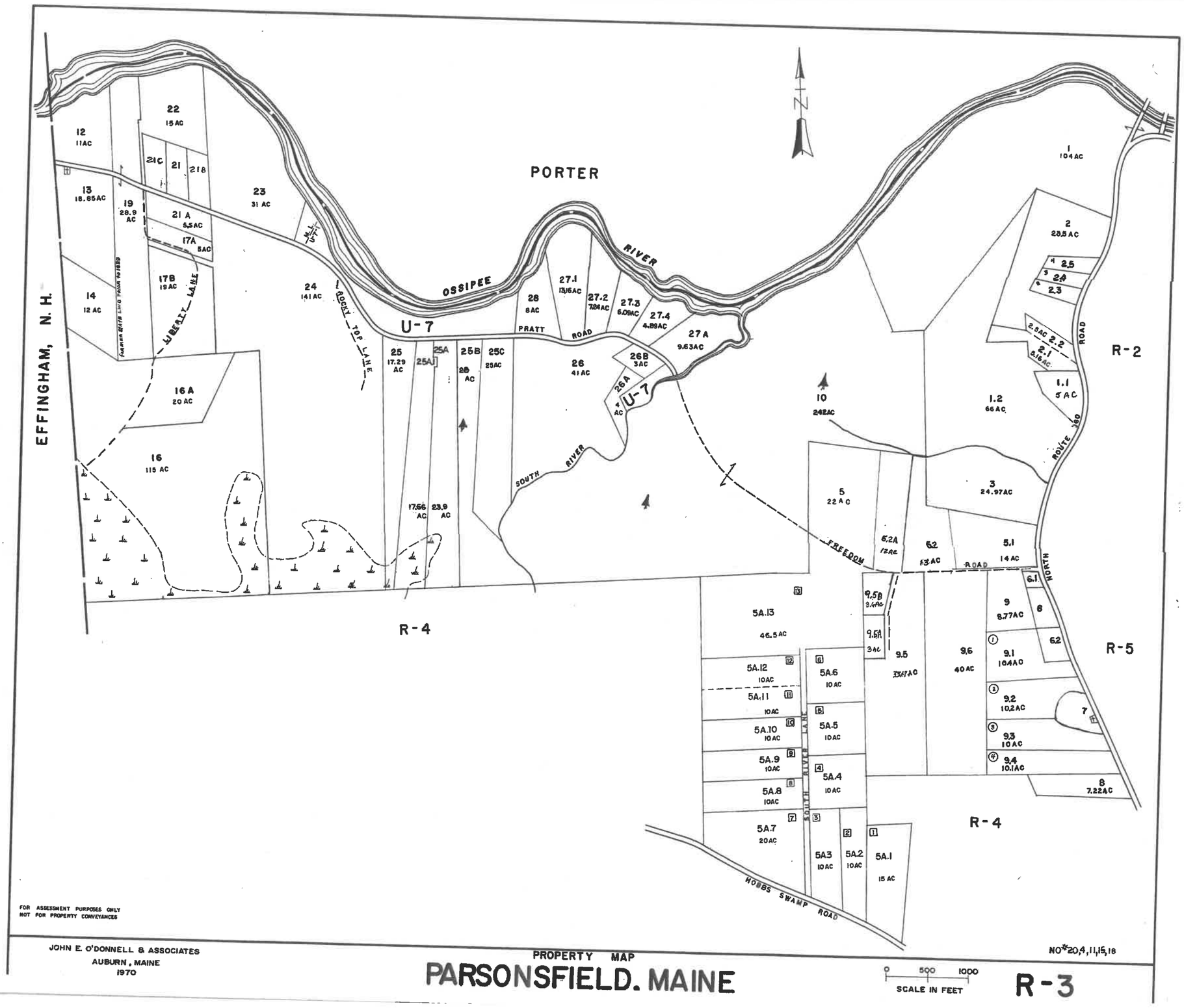
# Section 3

## Abutters Information

## Section 3 – Tax Map & Abutters Information

**Tax Map:** The proposed subdivision is located on a lot that can be identified on the Town of Parsonsfield Tax Map R03 as Lot 001. For reference, this Tax Map is enclosed within this Section. The subject property is a large, undeveloped parcel of land that is approximately 104 acres in size.

**Abutters:** An abutters list has been prepared for this project, utilizing a 500 ft. buffer around the subject site. Enclosed within this Section is an Abutters List, containing adjacent property owner, map/lot, and addressing information. Because this project abuts the Ossipee River, four (4) abutters across the River (located in the Town of Porter) are also included on this list.




FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1970

PROPERTY MAP

# PARSONSFIELD, MAINE

0 500 1000
SCALE IN FEET

NO 20,4,11,15,18

**TOWN OF PARSONSFIELD Planning Board**
634 North Rd, Parsonsfield, Maine 04047
PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfield.org

## ABUTTERS LIST FORM

**(Make additional copies of this form as needed in order to submit a complete list.)**

ABUTTER NAME(S): **Eastman Rentals, LLC**

MAILING ADDRESS: **146 North Road**

CITY/STATE/ZIP: **Paronsfield, ME 04047**

PROPERTY ADDRESS: **171 North Road, Parsonsfield, ME 04047**

MAP # **R03** LOT # **002**

---

ABUTTER NAME(S): **L E Taylor & Sons**

MAILING ADDRESS: **PO Box 24**

CITY/STATE/ZIP: **Porter, ME 04068**

PROPERTY ADDRESS: **0 North Road, Parsonsfield, ME 04047**

MAP # **R03** LOT # **001-002**

---

ABUTTER NAME(S): **L E Taylor & Sons**

MAILING ADDRESS: **PO Box 24**

CITY/STATE/ZIP: **Porter, ME 04068**

PROPERTY ADDRESS: **0 Pratt Road (Discontinued), Parsonsfield, ME 04047**

MAP # **R03** LOT # **010**

---

ABUTTER NAME(S): **Timothy & Kelly Gray**

MAILING ADDRESS: **94 North Road**

CITY/STATE/ZIP: **Paronsfield, ME 04047**

PROPERTY ADDRESS: **94 North Road, Parsonsfield, ME 04047**

MAP # **R02** LOT # **035**

---

ABUTTER NAME(S): **Heather Donald**

MAILING ADDRESS: **PO Box 193**

CITY/STATE/ZIP: **Porter, ME 04020**

PROPERTY ADDRESS: **19 Kezar Mtn Rd., Parsonsfield, ME 04047**

MAP # **R02** LOT # **034-A**

---

ABUTTER NAME(S): **Scott Webster**

MAILING ADDRESS: **259 Benson Road**

CITY/STATE/ZIP: **Parsonsfield, ME 04047**

PROPERTY ADDRESS: **122 North Road, Parsonsfield, ME 04047**

MAP # **R02** LOT # **036**

---

ABUTTER NAME(S): **Michael Eastman**

MAILING ADDRESS: **146 North Road**

CITY/STATE/ZIP: **Parsonsfield, ME 04047**

PROPERTY ADDRESS: **146 North Road, Parsonsfield, ME 04047**

MAP # **R02** LOT # **036-002**

---

ABUTTER NAME(S): **Penny & Edmond Kingston**

MAILING ADDRESS: **182 Drake Road**

CITY/STATE/ZIP: **Effingham, NH 03882**

PROPERTY ADDRESS: **732 Ossipee Trail, Porter, ME 04068**

MAP # **Porter Map R03** LOT # **014**

---

ABUTTER NAME(S): **Brian Winn**

MAILING ADDRESS: **BO Box 141**

CITY/STATE/ZIP: **Effingham, NH 03882**

PROPERTY ADDRESS: **4 Cross Road, Porter, ME 04068**

MAP # **Porter Map U08** LOT # **020**

---

ABUTTER NAME(S): **L E Taylor & Sons, Inc.**

MAILING ADDRESS: **PO Box 24**

CITY/STATE/ZIP: **Porter, ME 04068**

PROPERTY ADDRESS: **56 Cross Road, Porter, ME 04068**

MAP # **Porter Map U08** LOT # **021**

---

ABUTTER NAME(S): **RC McLucas Trucking Inc.**

MAILING ADDRESS: **PO Box 67**

CITY/STATE/ZIP: **Porter, ME 04068**

PROPERTY ADDRESS: **16 Cross Road, Porter, ME 04068**

MAP # **Porter Map U08** LOT # **021B**

---

ABUTTER NAME(S): **L E Taylor & Sons, Inc.**

MAILING ADDRESS: **PO Box 24**

CITY/STATE/ZIP: **Porter, ME 04068**

PROPERTY ADDRESS: **0 Cross Road, Porter, ME 04068**

MAP # **Porter Map U08** LOT # **021C**

---

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

---

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

---

# Section 4

## Corporate Status

## Section 4 – Corporate Status

Please see the Certificate of Good Standing from the Maine Department of the Secretary of State enclosed within this Section. This document provides evidence that the applicant, Lazy River, LLC, has a status of Good Standing


Corporate Name Search

# Information Summary

Subscriber activity report

**This record contains information from the CEC database and is accurate as of: Fri Oct 25 2024 08:43:56. Please print or save for your records.**

| Legal Name | Charter Number | Filing Type | Status |
|---|---|---|---|
| LAZY RIVER, LLC | 20226601DC | LIMITED LIABILITY COMPANY | GOOD STANDING |

| Filing Date | Expiration Date | Jurisdiction |
|---|---|---|
| 11/01/2021 | N/A | MAINE |

**Other Names** **(A=Assumed ; F=Former)**

NONE

**Principal Home Office Address**

| Physical | Mailing |
|---|---|
| 185 SCRIBNER HILL ROAD | 185 SCRIBNER HILL ROAD |
| EAST WAKEFIELD, NH 03830 | EAST WAKEFIELD, NH 03830 |

**Clerk/Registered Agent**

| Physical | Mailing |
|---|---|
| ANDREW P. PIERCE<br>HASTINGS MALIA P.A.<br>376 MAIN STREET<br>FRYEBURG, ME 04037 | ANDREW P. PIERCE<br>HASTINGS MALIA P.A.<br>P.O. BOX 290<br>FRYEBURG, ME 04037 |

---

New Search

**Click on a link to obtain additional information.**

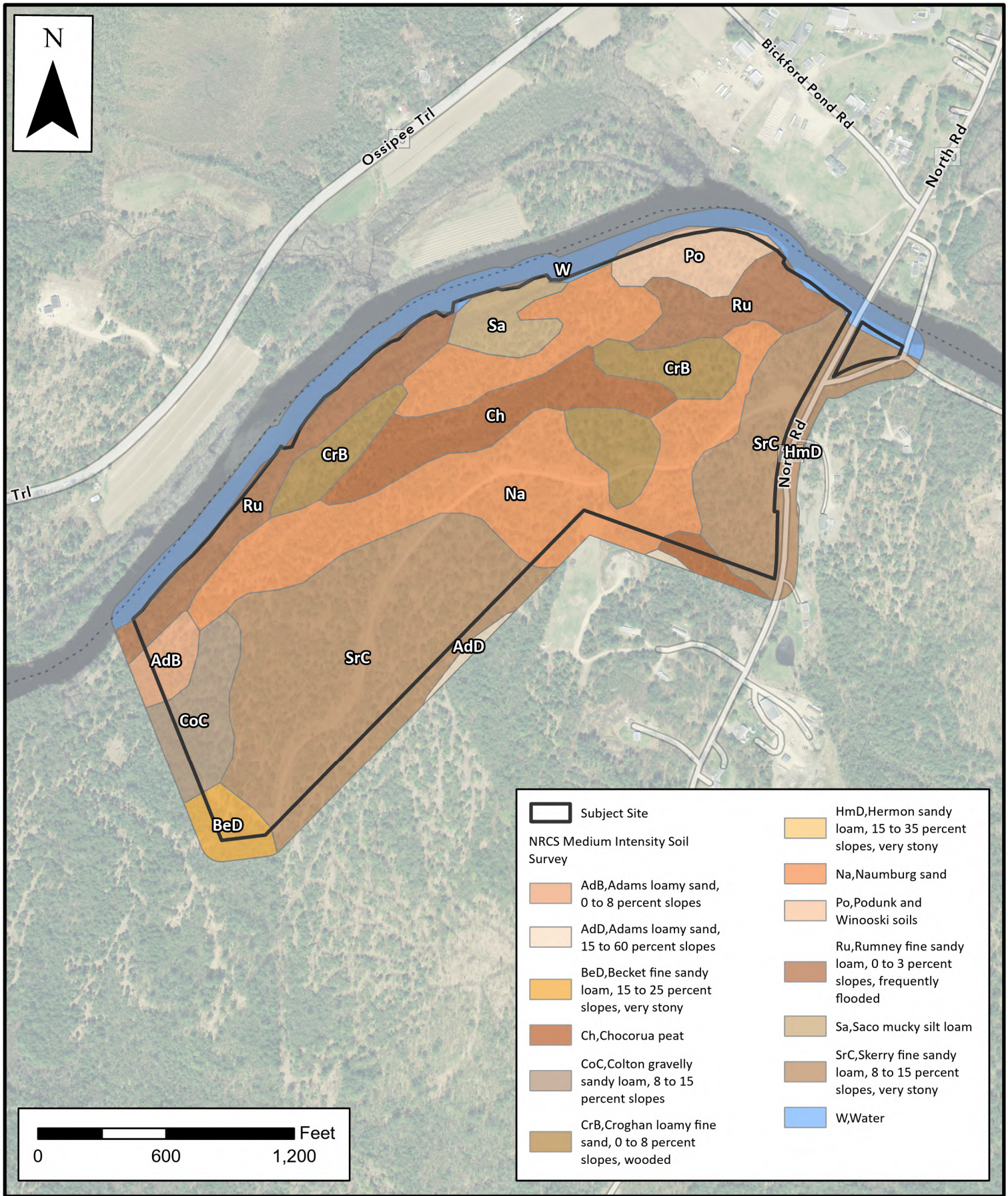
| | | |
|---|---|---|
| List of Filings | View list of filings | |
| **Obtain additional information:** | | |
| Certificate of Existence (Good Standing) (more info) | Short Form without amendments | Long Form with amendments |

# Section 5

## Soils Information

## Section 5 – Soils Information

Enclosed within this Section is a soils classification report derived from the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) online tool. This report was generated by specifying the area of interest that contains the project site. Detailed within the report are the Hydrologic Soil Groups (HSG) and Drainage Class of each soil observed within the area of interest. Also included within this Section is a Soils Map, displaying the soil type and slopes typically associated with the soil classification.

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# NCRS SOIL SURVEY MAP

## PARSONSFIELD SUBDIVISION

SCALE: 1:7,200

DATE: 10/24/2024

LOCATION:
NORTH ROAD - ROUTE 160
PARSONSFIELD, ME

INFORMATION:
USDA NRCS SOIL SURVEY 2020
2018 ORTHOREGIONAL IMAGERY

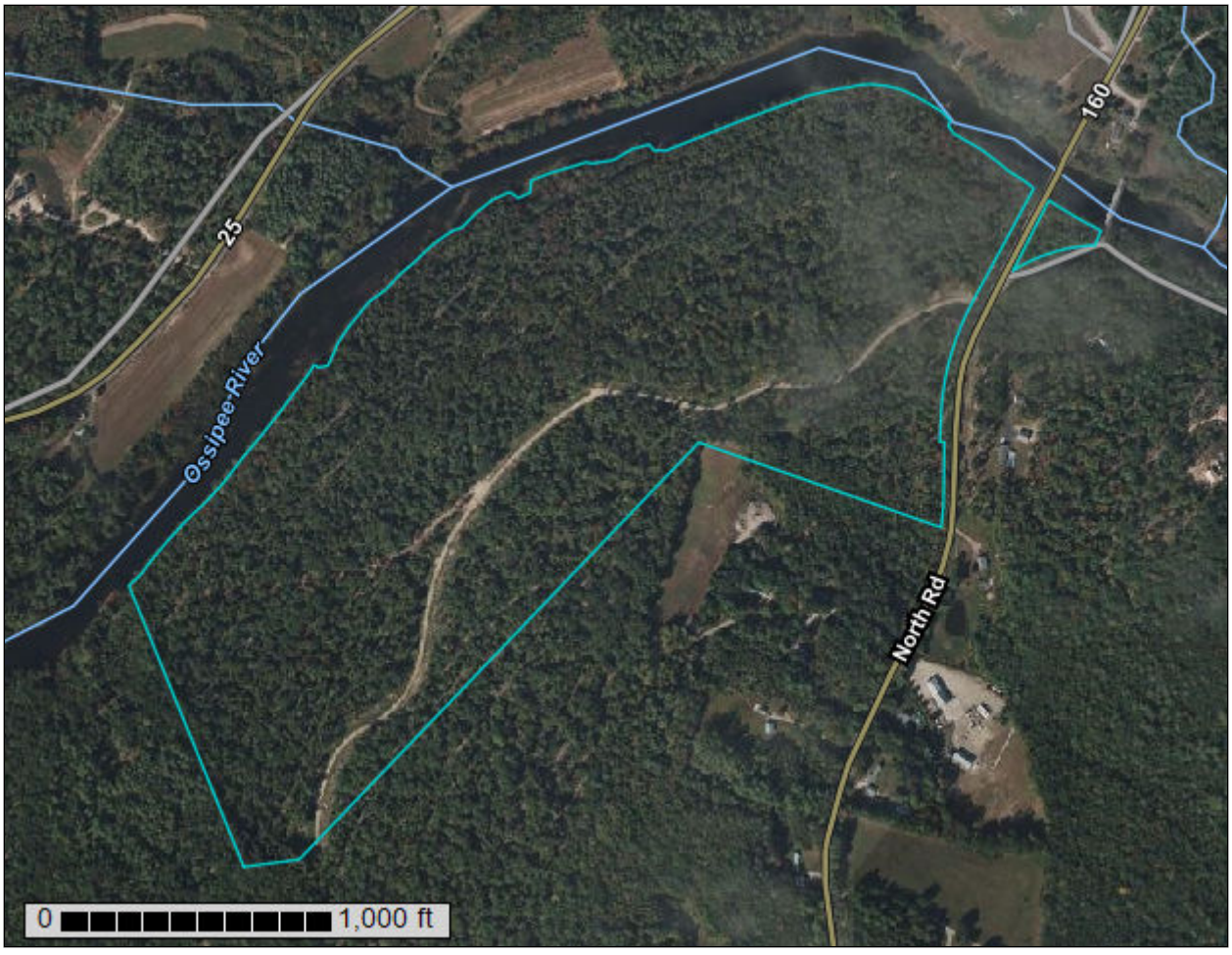
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

# Custom Soil Resource Report for York County, Maine




October 24, 2024

# Preface

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

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

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

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

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

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

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# How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

# Soil Map

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

# Custom Soil Resource Report
## Soil Map

## 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 1:20,000.

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: York County, Maine
Survey Area Data: Version 23, Aug 26, 2024

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

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

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 |
|---|---|---|---|
| AdB | Adams loamy sand, 0 to 8 percent slopes | 1.5 | 1.5% |
| BeD | Becket fine sandy loam, 15 to 25 percent slopes, very stony | 1.1 | 1.1% |
| Ch | Chocorua peat | 7.9 | 7.8% |
| CoC | Colton gravelly sandy loam, 8 to 15 percent slopes | 3.8 | 3.8% |
| CrB | Croghan loamy fine sand, 0 to 8 percent slopes, wooded | 9.0 | 8.8% |
| Na | Naumburg sand | 27.4 | 26.9% |
| Po | Podunk and Winooski soils | 3.3 | 3.2% |
| Ru | Rumney fine sandy loam, 0 to 3 percent slopes, frequently flooded | 11.3 | 11.1% |
| Sa | Saco mucky silt loam | 2.9 | 2.9% |
| SrC | Skerry fine sandy loam, 8 to 15 percent slopes, very stony | 33.2 | 32.5% |
| W | Water bodies | 0.4 | 0.4% |
| **Totals for Area of Interest** | | **101.9** | **100.0%** |

# Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different

management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

# York County, Maine

## AdB—Adams loamy sand, 0 to 8 percent slopes

### Map Unit Setting

*National map unit symbol:* 2wqn9
*Elevation:* 10 to 2,000 feet
*Mean annual precipitation:* 31 to 95 inches
*Mean annual air temperature:* 27 to 52 degrees F
*Frost-free period:* 90 to 160 days
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Adams and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Adams

#### Setting

*Landform:* Outwash terraces
*Landform position (two-dimensional):* Summit, backslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Sandy glaciofluvial deposits

#### Typical profile

*Ap - 0 to 7 inches:* loamy sand
*Bs - 7 to 21 inches:* sand
*BC - 21 to 27 inches:* sand
*C - 27 to 65 inches:* sand

#### Properties and qualities

*Slope:* 0 to 8 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Somewhat excessively drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (1.42 to 14.17 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)
*Available water supply, 0 to 60 inches:* Low (about 3.6 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 3s
*Hydrologic Soil Group:* A
*Ecological site:* F144BY601ME - Dry Sand
*Hydric soil rating:* No

### Minor Components

#### Croghan

*Percent of map unit:* 5 percent

*Landform:* Outwash terraces
*Landform position (two-dimensional):* Footslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Concave
*Hydric soil rating:* No

**Colton**

*Percent of map unit:* 5 percent
*Landform:* Outwash terraces
*Landform position (two-dimensional):* Summit, backslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* No

**Allagash**

*Percent of map unit:* 3 percent
*Landform:* Outwash terraces
*Landform position (two-dimensional):* Backslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

**Nicholville**

*Percent of map unit:* 2 percent
*Landform:* Outwash terraces
*Landform position (two-dimensional):* Footslope, toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Concave
*Hydric soil rating:* No

## BeD—Becket fine sandy loam, 15 to 25 percent slopes, very stony

**Map Unit Setting**

*National map unit symbol:* 2w9pq
*Elevation:* 330 to 1,710 feet
*Mean annual precipitation:* 31 to 65 inches
*Mean annual air temperature:* 36 to 52 degrees F
*Frost-free period:* 90 to 160 days
*Farmland classification:* Farmland of local importance

**Map Unit Composition**

*Becket, very stony, and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Becket, Very Stony

#### Setting

*Landform:* Hills, mountains
*Landform position (two-dimensional):* Summit, shoulder, backslope
*Landform position (three-dimensional):* Mountainflank, nose slope, side slope
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Parent material:* Loamy lodgment till derived from granite and gneiss and/or schist over sandy lodgment till derived from granite and gneiss and/or schist

#### Typical profile

*Oi - 0 to 2 inches:* slightly decomposed plant material
*E - 2 to 4 inches:* fine sandy loam
*Bhs - 4 to 5 inches:* fine sandy loam
*Bs1 - 5 to 7 inches:* fine sandy loam
*Bs2 - 7 to 14 inches:* fine sandy loam
*Bs3 - 14 to 24 inches:* gravelly sandy loam
*BC - 24 to 33 inches:* gravelly sandy loam
*Cd - 33 to 65 inches:* gravelly loamy sand

#### Properties and qualities

*Slope:* 15 to 25 percent
*Surface area covered with cobbles, stones or boulders:* 1.1 percent
*Depth to restrictive feature:* 21 to 43 inches to densic material
*Drainage class:* Well drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.01 to 1.42 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)
*Available water supply, 0 to 60 inches:* Low (about 5.0 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 6s
*Hydrologic Soil Group:* C
*Ecological site:* F144BY501ME - Loamy Slope (Northern Hardwoods)
*Hydric soil rating:* No

### Minor Components

#### Lyman, very stony

*Percent of map unit:* 5 percent
*Landform:* Mountains, hills
*Landform position (two-dimensional):* Summit, shoulder, backslope
*Landform position (three-dimensional):* Mountainflank, nose slope, side slope
*Microfeatures of landform position:* Rises, rises
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* No

#### Skerry, very stony

*Percent of map unit:* 4 percent
*Landform:* Hills, mountains

*Landform position (two-dimensional):* Backslope, footslope
*Landform position (three-dimensional):* Mountainflank, nose slope, side slope
*Microfeatures of landform position:* Open depressions, open depressions
*Down-slope shape:* Convex, concave
*Across-slope shape:* Convex, concave
*Hydric soil rating:* No

**Pillsbury, very stony**

*Percent of map unit:* 3 percent
*Landform:* Hills, mountains
*Landform position (two-dimensional):* Footslope, toeslope
*Landform position (three-dimensional):* Mountainflank, nose slope, side slope
*Microfeatures of landform position:* Open depressions, open depressions
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Hydric soil rating:* Yes

**Monadnock, very stony**

*Percent of map unit:* 3 percent
*Landform:* Hills, mountains
*Landform position (two-dimensional):* Summit, shoulder, backslope
*Landform position (three-dimensional):* Mountainflank, nose slope, side slope
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* No

## Ch—Chocorua peat

### Map Unit Setting

*National map unit symbol:* 9k57
*Elevation:* 0 to 2,100 feet
*Mean annual precipitation:* 34 to 51 inches
*Mean annual air temperature:* 37 to 46 degrees F
*Frost-free period:* 80 to 160 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Chocorua and similar soils:* 87 percent
*Minor components:* 13 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Chocorua

#### Setting

*Landform:* Bogs
*Parent material:* Organic material

#### Typical profile

*Oe - 0 to 32 inches:* mucky peat
*H2 - 32 to 65 inches:* stratified gravelly sand to loamy fine sand

**Properties and qualities**

*Slope:* 0 to 2 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Very poorly drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (1.42 to 14.17 in/hr)
*Depth to water table:* About 0 inches
*Frequency of flooding:* None
*Frequency of ponding:* Frequent
*Available water supply, 0 to 60 inches:* High (about 11.2 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 8w
*Hydrologic Soil Group:* A/D
*Ecological site:* F144BY302ME - Mucky Swamp, F144BY303ME - Acidic Swamp
*Hydric soil rating:* Yes

**Minor Components**

**Sebago**

*Percent of map unit:* 8 percent
*Landform:* Bogs
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* Yes

**Urban land**

*Percent of map unit:* 5 percent
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* No

## CoC—Colton gravelly sandy loam, 8 to 15 percent slopes

**Map Unit Setting**

*National map unit symbol:* 2yjg3
*Elevation:* 10 to 2,000 feet
*Mean annual precipitation:* 31 to 65 inches
*Mean annual air temperature:* 36 to 52 degrees F
*Frost-free period:* 90 to 160 days
*Farmland classification:* Farmland of local importance

**Map Unit Composition**

*Colton and similar soils:* 85 percent
*Minor components:* 15 percent

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

**Description of Colton**

**Setting**

*Landform:* Kames, eskers
*Landform position (two-dimensional):* Summit, backslope
*Landform position (three-dimensional):* Side slope, crest
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Parent material:* Sandy-skeletal glaciofluvial deposits

**Typical profile**

*Oe - 0 to 4 inches:* moderately decomposed plant material
*E - 4 to 6 inches:* gravelly sandy loam
*Bs - 6 to 14 inches:* gravelly loamy sand
*BC - 14 to 24 inches:* very gravelly coarse sand
*C - 24 to 65 inches:* extremely gravelly coarse sand

**Properties and qualities**

*Slope:* 8 to 15 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Excessively drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (1.42 to 14.17 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)
*Available water supply, 0 to 60 inches:* Very low (about 2.9 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 3s
*Hydrologic Soil Group:* A
*Ecological site:* F144BY601ME - Dry Sand
*Hydric soil rating:* No

**Minor Components**

**Adams**

*Percent of map unit:* 10 percent
*Landform:* Outwash deltas
*Landform position (two-dimensional):* Summit, backslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Convex
*Hydric soil rating:* No

**Sheepscot**

*Percent of map unit:* 3 percent
*Landform:* Outwash deltas
*Landform position (two-dimensional):* Footslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Concave
*Across-slope shape:* Linear
*Hydric soil rating:* No

**Croghan**

*Percent of map unit:* 2 percent
*Landform:* Outwash deltas
*Landform position (two-dimensional):* Footslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Concave
*Hydric soil rating:* No

## CrB—Croghan loamy fine sand, 0 to 8 percent slopes, wooded

**Map Unit Setting**

*National map unit symbol:* 2wqp0
*Elevation:* 150 to 2,300 feet
*Mean annual precipitation:* 40 to 55 inches
*Mean annual air temperature:* 37 to 46 degrees F
*Frost-free period:* 90 to 135 days
*Farmland classification:* Farmland of statewide importance

**Map Unit Composition**

*Croghan and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Croghan**

**Setting**

*Landform:* Marine terraces, outwash deltas
*Landform position (two-dimensional):* Backslope
*Landform position (three-dimensional):* Side slope, base slope
*Down-slope shape:* Linear
*Across-slope shape:* Convex
*Parent material:* Sandy glaciofluvial deposits

**Typical profile**

*Oa - 0 to 4 inches:* highly decomposed plant material
*E - 4 to 6 inches:* loamy fine sand
*Bs - 6 to 17 inches:* loamy fine sand
*BC - 17 to 30 inches:* fine sand
*C - 30 to 65 inches:* sand

**Properties and qualities**

*Slope:* 0 to 8 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Moderately well drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (1.42 to 14.17 in/hr)
*Depth to water table:* About 18 to 30 inches
*Frequency of flooding:* None
*Frequency of ponding:* None

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Available water supply, 0 to 60 inches:* Low (about 4.1 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 2w
*Hydrologic Soil Group:* A
*Ecological site:* F144BY602ME - Sandy Toeslope
*Hydric soil rating:* No

## Minor Components

### Colton

*Percent of map unit:* 5 percent
*Landform:* Marine terraces, outwash deltas
*Landform position (two-dimensional):* Summit, shoulder
*Landform position (three-dimensional):* Crest
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* No

### Adams

*Percent of map unit:* 5 percent
*Landform:* Marine terraces, outwash deltas
*Landform position (two-dimensional):* Summit, shoulder
*Landform position (three-dimensional):* Crest
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* No

### Naumburg

*Percent of map unit:* 3 percent
*Landform:* Marine terraces, outwash deltas
*Landform position (two-dimensional):* Footslope, toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

### Nicholville

*Percent of map unit:* 2 percent
*Landform:* Marine terraces, outwash deltas
*Landform position (two-dimensional):* Backslope, footslope
*Landform position (three-dimensional):* Side slope, base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

## Na—Naumburg sand

### Map Unit Setting

*National map unit symbol:* 9k67
*Elevation:* 10 to 2,800 feet
*Mean annual precipitation:* 29 to 50 inches
*Mean annual air temperature:* 37 to 46 degrees F
*Frost-free period:* 80 to 160 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Naumburg and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Naumburg

#### Setting

*Landform:* Outwash plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Sandy glaciofluvial deposits derived from granite and gneiss

#### Typical profile

*Oa - 0 to 2 inches:* highly decomposed plant material
*H1 - 2 to 9 inches:* sand
*H2 - 9 to 32 inches:* sand
*H3 - 32 to 65 inches:* sand

#### Properties and qualities

*Slope:* 0 to 3 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Poorly drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (1.42 to 6.00 in/hr)
*Depth to water table:* About 6 to 18 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Low (about 4.2 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 4w
*Hydrologic Soil Group:* A/D
*Hydric soil rating:* Yes

**Minor Components**

**Croghan**

*Percent of map unit:* 6 percent
*Landform:* Outwash plains, outwash deltas
*Landform position (two-dimensional):* Summit
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* No

**Au gres**

*Percent of map unit:* 4 percent
*Landform:* Outwash plains, outwash deltas
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Hydric soil rating:* Yes

**Searsport**

*Percent of map unit:* 3 percent
*Landform:* Outwash plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Hydric soil rating:* Yes

**Chocorua**

*Percent of map unit:* 1 percent
*Landform:* Bogs
*Hydric soil rating:* Yes

**Finch**

*Percent of map unit:* 1 percent
*Landform:* Outwash plains, outwash deltas
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

## Po—Podunk and Winooski soils

**Map Unit Setting**

*National map unit symbol:* 9k6c
*Elevation:* 10 to 2,000 feet
*Mean annual precipitation:* 34 to 48 inches
*Mean annual air temperature:* 37 to 46 degrees F

*Frost-free period:* 80 to 160 days
*Farmland classification:* Farmland of statewide importance

**Map Unit Composition**

*Podunk and similar soils:* 60 percent
*Winooski and similar soils:* 30 percent
*Minor components:* 10 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Podunk**

**Setting**

*Landform:* Flood plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Coarse-loamy alluvium derived from granite and gneiss

**Typical profile**

*H1 - 0 to 8 inches:* fine sandy loam
*H2 - 8 to 25 inches:* loam
*H3 - 25 to 65 inches:* loamy fine sand

**Properties and qualities**

*Slope:* 0 to 3 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Moderately well drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 6.00 in/hr)
*Depth to water table:* About 18 to 36 inches
*Frequency of flooding:* Occasional
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Moderate (about 7.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 2w
*Hydrologic Soil Group:* B
*Hydric soil rating:* No

**Description of Winooski**

**Setting**

*Landform:* Flood plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Fine-silty alluvium derived from mica schist

**Typical profile**

*H1 - 0 to 11 inches:* very fine sandy loam
*H2 - 11 to 18 inches:* very fine sandy loam
*H3 - 18 to 65 inches:* very fine sandy loam

**Properties and qualities**

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches
*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 36 inches
*Frequency of flooding:* Occasional
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Very high (about 17.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 2w
*Hydrologic Soil Group:* C
*Hydric soil rating:* No

**Minor Components**

**Rumney**

*Percent of map unit:* 7 percent
*Landform:* Flood plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Dip
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Hydric soil rating:* Yes

**Ondawa**

*Percent of map unit:* 3 percent
*Landform:* Flood plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

## Ru—Rumney fine sandy loam, 0 to 3 percent slopes, frequently flooded

**Map Unit Setting**

*National map unit symbol:* 2qgvs
*Elevation:* 0 to 2,440 feet
*Mean annual precipitation:* 31 to 95 inches
*Mean annual air temperature:* 27 to 54 degrees F
*Frost-free period:* 80 to 160 days
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Rumney and similar soils:* 84 percent
*Minor components:* 16 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Rumney

#### Setting

*Landform:* Flood plains
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Coarse-loamy alluvium derived from schist and/or coarse-loamy alluvium derived from quartzite and/or coarse-loamy alluvium derived from granite and gneiss

#### Typical profile

*Ap - 0 to 9 inches:* fine sandy loam
*Bg1 - 9 to 20 inches:* fine sandy loam
*Bg2 - 20 to 30 inches:* sandy loam
*Cg - 30 to 65 inches:* loamy sand

#### Properties and qualities

*Slope:* 0 to 3 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Poorly drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.14 to 14.17 in/hr)
*Depth to water table:* About 0 to 12 inches
*Frequency of flooding:* Frequent
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Moderate (about 6.9 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 4w
*Hydrologic Soil Group:* B/D
*Ecological site:* F144BY120ME - Small Floodplain Riparian Complex (reserved), F144BY110ME - Broad Floodplain Riparian Complex
*Hydric soil rating:* Yes

### Minor Components

#### Medomak

*Percent of map unit:* 6 percent
*Landform:* Flood plains
*Microfeatures of landform position:* Closed depressions
*Down-slope shape:* Linear
*Across-slope shape:* Concave
*Hydric soil rating:* Yes

#### Podunk

*Percent of map unit:* 5 percent
*Landform:* Flood plains
*Landform position (three-dimensional):* Tread
*Microfeatures of landform position:* Rises
*Down-slope shape:* Linear, convex
*Across-slope shape:* Linear, convex
*Hydric soil rating:* No

#### Charles

*Percent of map unit:* 3 percent

*Landform:* Flood plains
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* Yes

**Ondawa**

*Percent of map unit:* 2 percent
*Landform:* Flood plains
*Landform position (three-dimensional):* Tread
*Microfeatures of landform position:* Rises
*Down-slope shape:* Linear, convex
*Across-slope shape:* Linear, convex
*Hydric soil rating:* No

## Sa—Saco mucky silt loam

### Map Unit Setting

*National map unit symbol:* 9k6j
*Elevation:* 10 to 2,000 feet
*Mean annual precipitation:* 34 to 48 inches
*Mean annual air temperature:* 37 to 46 degrees F
*Frost-free period:* 80 to 160 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Saco and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Saco

#### Setting

*Landform:* Flood plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Coarse-silty alluvium

#### Typical profile

*H1 - 0 to 13 inches:* mucky silt loam
*H2 - 13 to 24 inches:* silt loam
*H3 - 24 to 65 inches:* very fine sandy loam

#### Properties and qualities

*Slope:* 0 to 2 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Very poorly 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 0 to 6 inches
*Frequency of flooding:* Frequent
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Very high (about 16.3 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 6w
*Hydrologic Soil Group:* B/D
*Hydric soil rating:* Yes

**Minor Components**

**Rumney**

*Percent of map unit:* 8 percent
*Landform:* Flood plains
*Landform position (two-dimensional):* Summit
*Landform position (three-dimensional):* Rise
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* Yes

**Chocorua**

*Percent of map unit:* 7 percent
*Landform:* Bogs
*Hydric soil rating:* Yes

## SrC—Skerry fine sandy loam, 8 to 15 percent slopes, very stony

**Map Unit Setting**

*National map unit symbol:* 2w9pd
*Elevation:* 160 to 1,540 feet
*Mean annual precipitation:* 31 to 65 inches
*Mean annual air temperature:* 36 to 52 degrees F
*Frost-free period:* 90 to 160 days
*Farmland classification:* Farmland of local importance

**Map Unit Composition**

*Skerry, very stony, and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Skerry, Very Stony**

**Setting**

*Landform:* Hills, mountains
*Landform position (two-dimensional):* Backslope, footslope
*Landform position (three-dimensional):* Mountainflank, mountainbase, interfluve, nose slope, side slope
*Down-slope shape:* Convex
*Across-slope shape:* Linear

*Parent material:* Loamy lodgment till derived from granite and gneiss and/or schist over sandy lodgment till derived from granite and gneiss and/or schist

**Typical profile**

*Oa - 0 to 2 inches:* highly decomposed plant material
*E - 2 to 4 inches:* fine sandy loam
*Bhs - 4 to 6 inches:* fine sandy loam
*Bs1 - 6 to 20 inches:* gravelly fine sandy loam
*Bs2 - 20 to 25 inches:* gravelly fine sandy loam
*Cd1 - 25 to 34 inches:* gravelly loamy sand
*Cd2 - 34 to 65 inches:* gravelly loamy sand

**Properties and qualities**

*Slope:* 8 to 15 percent
*Surface area covered with cobbles, stones or boulders:* 1.1 percent
*Depth to restrictive feature:* 21 to 43 inches to densic material
*Drainage class:* Moderately well drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.01 to 1.42 in/hr)
*Depth to water table:* About 19 to 34 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)
*Available water supply, 0 to 60 inches:* Low (about 4.2 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 6s
*Hydrologic Soil Group:* C/D
*Ecological site:* F144BY501ME - Loamy Slope (Northern Hardwoods)
*Hydric soil rating:* No

**Minor Components**

**Becket, very stony**

*Percent of map unit:* 6 percent
*Landform:* Hills, mountains
*Landform position (two-dimensional):* Summit, shoulder, backslope
*Landform position (three-dimensional):* Mountainflank, mountainbase, interfluve, nose slope, side slope
*Microfeatures of landform position:* Rises, rises
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* No

**Monadnock, very stony**

*Percent of map unit:* 3 percent
*Landform:* Mountains, hills
*Landform position (two-dimensional):* Summit, shoulder, backslope
*Landform position (three-dimensional):* Mountainflank, mountainbase, interfluve, nose slope, side slope
*Microfeatures of landform position:* Rises, rises
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Hydric soil rating:* No

**Colonel, very stony**

*Percent of map unit:* 3 percent
*Landform:* Mountains, hills
*Landform position (two-dimensional):* Footslope
*Landform position (three-dimensional):* Mountainflank, mountainbase, interfluve, nose slope, side slope
*Microfeatures of landform position:* Open depressions, closed depressions, closed depressions, open depressions
*Down-slope shape:* Linear, concave
*Across-slope shape:* Concave
*Hydric soil rating:* No

**Pillsbury, very stony**

*Percent of map unit:* 3 percent
*Landform:* Hills, mountains
*Landform position (two-dimensional):* Footslope, toeslope
*Landform position (three-dimensional):* Mountainflank, mountainbase, interfluve, nose slope, side slope
*Microfeatures of landform position:* Open depressions, closed depressions, closed depressions, open depressions
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Hydric soil rating:* Yes

## W—Water bodies

**Map Unit Composition**

*Water:* 100 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Water**

**Setting**

*Landform:* Hills

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# Section 6

## Disclosure of Required Permits

## Section 6 – Disclosure of Required Permits

This proposed project is subject to several permits and approvals from various agencies.

**Saco River Corridor Commission (SRCC):**
SRCC will review a portion of the proposed subdivision's entrance from North Road. This proposed access point falls under SRCC's jurisdiction, as it is located the setback from the Ossipee River.

**Maine Department of Environmental Protection (MDEP):**
MDEP will review this proposed project under a Stormwater Management Law application. The associated road within this Subdivision has been appropriately sized and designed to stay within the Stormwater Management Law criteria. Additionally, MDEP will require a Natural Resources Protection Act (NRPA) Individual Permit for the proposed wetland impacts, as the impacted wetlands are classified as Wetlands of Special Significance (WOSS).

**Army Corps of Engineers (ACOE):**
ACOE will also require permitting for the wetland impacts associated with the proposed residential subdivision. Complete totals of wetland impacts and their respective permits needed from ACOE will be included within the Preliminary and Final Subdivision applications.