

Building Site Development

General

Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns, landscaping, and golf fairways.

Shallow Excavations

Shallow excavations are trenches or holes dug in the soil to a maximum depth of 5 or 6 feet. They are used for pipelines, sewerlines, telephone and power transmission lines, basements, open ditches, and cemeteries. The excavations are most commonly made by trenching machines or backhoes. The ratings are based on the soil properties that influence ease of digging and resistance to sloughing.

Dwellings With or Without Basements

These are single-family houses of three stories or less. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper, for houses without basements, or at a depth of 7 feet if a basement is constructed. The ratings are based on properties affecting soil strength and settlement under a load, and those that affect excavation and construction costs.

Small Commercial Buildings

Limitation ratings are given for undisturbed soil on which small commercial buildings of less than three stories without basements are built. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper.

Local Roads and Streets

Limitation ratings are given for the use of soils for construction of improved local roads and streets that have all-weather surfacing, commonly of asphalt, gravel with binder in it, or concrete, and that are expected to carry automobile traffic all year. These roads and streets are graded to shed water, and conventional drainage measures are provided. With the probable exception of the hard surface, roads and streets are built mainly from the soil at hand.

Lawns, Landscaping, and Golf Fairways

The soils are rated for their use in establishing and maintaining turf for lawns and golf fairways and ornamental trees and shrubs for residential type landscaping. The ratings are based on the use of soil material at the location with some land smoothing. Irrigation may or may not be needed and is not a criterion in rating. Traps, tees, roughs, and greens are not considered as part of the golf fairway. The properties considered are those that affect plant growth and trafficability after vegetation is established.

See the National Soil Survey Handbook, Part 620, for criteria used in rating specific uses.

BUILDING SITE DEVELOPMENT

Waldo county

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Soil name and map symbol	Shallow Excavations	Dwellings without Basememts	Dwellings with Basements	Small Commercial Buildings	Local Roads	Lawns and Landscaping
AdB ADAMS	Severe: cutbanks cave	Slight:	Slight:	Moderate: slope	Slight:	Severe: droughty
AdC ADAMS	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Severe: droughty
AdD ADAMS	Severe: cutbanks cave, slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: droughty, slope
BaB BANGOR	Slight:	Slight:	Slight:	Moderate: slope	Moderate: frost action	Slight:
BaC BANGOR	Moderate: slope	Moderate: slope	Moderate: slope	Severe: slope	Moderate: frost action, slope	Moderate: slope
BaD BANGOR	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
BbB BANGOR	Slight:	Slight:	Slight:	Moderate: slope	Moderate: frost action	Moderate: large stones, small stones

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BbC BANGOR	Moderate: slope	Moderate: slope	Moderate: slope	Severe: slope	Moderate: frost action, slope	Moderate: large stones, slope, small stones
BbD BANGOR	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
Be BEACHES	Severe: cutbanks cave, wetness	Severe: flooding, wetness	Severe: flooding, wetness	Severe: flooding, wetness	Severe: flooding, wetness	Severe: droughty, excess salt, wetness
Bf BIDDEFORD	Severe: ponding	Severe: ponding	Severe: ponding	Severe: ponding	Severe: frost action, low strength, ponding	Severe: excess humus, ponding
BoB BOOTHBAY	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action	Moderate: wetness
BoC BOOTHBAY	Severe: wetness	Severe: wetness	Severe: wetness	Severe: slope, wetness	Severe: frost action	Moderate: slope, wetness
BoD BOOTHBAY	Severe: slope, wetness	Severe: slope, wetness	Severe: slope, wetness	Severe: slope, wetness	Severe: frost action, slope	Severe: slope

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BoE3 BOOTHBAY	Severe: slope, wetness	Severe: slope, wetness	Severe: slope, wetness	Severe: slope, wetness	Severe: frost action, slope	Severe: slope
BpB BOOTHBAY	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action	Moderate: large stones, wetness
Bs BOROSAPRISTS	Severe: excess humus, ponding	Severe: low strength, ponding	Severe: low strength, ponding	Severe: low strength, ponding	Severe: frost action, ponding	Severe: excess humus, ponding
BtB BRAYTON	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action, wetness	Severe: wetness
BvB BRAYTON	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action, wetness	Severe: wetness
BxB BRAYTON	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action, wetness	Severe: wetness
Ch CHARLES	Severe: cutbanks cave, wetness	Severe: flooding, wetness	Severe: flooding, wetness	Severe: flooding, wetness	Severe: flooding, frost action, wetness	Severe: flooding, wetness

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DxB DIXMONT	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action	Moderate: wetness
DxC DIXMONT	Severe: wetness	Severe: wetness	Severe: wetness	Severe: slope, wetness	Severe: frost action	Moderate: slope, wetness
DyB DIXMONT	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action	Moderate: large stones, wetness
DyC DIXMONT	Severe: wetness	Severe: wetness	Severe: wetness	Severe: slope, wetness	Severe: frost action	Moderate: large stones, slope, wetness
ElB ELDRIDGE	Severe: wetness	Severe: wetness	Severe: wetness	Severe: slope, wetness	Moderate: frost action, wetness	Moderate: droughty, wetness
ElC ELDRIDGE	Severe: wetness	Severe: wetness	Severe: wetness	Severe: slope, wetness	Moderate: frost action, slope, wetness	Moderate: droughty, slope, wetness
HeB HERMON	Severe: cutbanks cave	Moderate: large stones	Moderate: large stones	Moderate: large stones, slope	Moderate: large stones	Severe: droughty

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HeC HERMON	Severe: cutbanks cave	Moderate: large stones, slope	Moderate: large stones, slope	Severe: slope	Moderate: large stones, slope	Severe: droughty
HfC HERMON	Severe: cutbanks cave	Moderate: large stones, slope	Moderate: large stones, slope	Severe: slope	Moderate: large stones, slope	Severe: droughty
HfD HERMON	Severe: cutbanks cave, slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: droughty, slope
HgC HERMON	Severe: cutbanks cave	Moderate: large stones, slope	Moderate: large stones, slope	Severe: slope	Moderate: large stones, slope	Severe: droughty, large stones
HgD HERMON	Severe: cutbanks cave, slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: droughty, large stones, slope
Le LOVEWELL	Severe: cutbanks cave, wetness	Severe: flooding	Severe: flooding, wetness	Severe: flooding	Severe: flooding, frost action	Moderate: flooding, wetness
Lk LIMERICK	Severe: cutbanks cave, wetness	Severe: flooding, wetness	Severe: flooding, wetness	Severe: flooding, wetness	Severe: flooding, frost action, wetness	Severe: flooding, wetness

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Lk RUMNEY	Severe: cutbanks cave, wetness	Severe: flooding, wetness	Severe: flooding, wetness	Severe: flooding, wetness	Severe: flooding, frost action, wetness	Severe: flooding, wetness
LrB LYMAN	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock
ROCK OUTCROP	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock
LrC LYMAN	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock, slope	Severe: depth to rock	Severe: depth to rock
ROCK OUTCROP	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock, slope	Severe: depth to rock	Severe: depth to rock
LrE LYMAN	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope
ROCK OUTCROP	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock

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MaB MADAWASKA	Severe: cutbanks cave, wetness	Severe: wetness	Severe: wetness	Severe: wetness	Moderate: frost action, wetness	Moderate: droughty, wetness
MbB MARLOW	Moderate: dense layer	Slight:	Moderate: wetness	Moderate: slope	Moderate: frost action	Slight:
MbC MARLOW	Moderate: dense layer, slope	Moderate: slope	Moderate: slope, wetness	Severe: slope	Moderate: frost action	Moderate: slope
MbD MARLOW	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
MeB MARLOW	Moderate: dense layer, wetness	Slight:	Moderate: wetness	Moderate: slope	Moderate: frost action	Moderate: large stones
MeC MARLOW	Moderate: dense layer, slope, wetness	Moderate: slope	Moderate: slope, wetness	Severe: slope	Moderate: frost action, slope	Moderate: large stones, slope
MeD MARLOW	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope

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Soil name and map symbol	Shallow Excavations	Dwellings without Basememts	Dwellings with Basements	Small Commercial Buildings	Local Roads	Lawns and Landscaping
MeE MARLOW	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
MfC MARLOW	Moderate: dense layer, slope, wetness	Moderate: slope	Moderate: slope, wetness	Severe: slope	Moderate: frost action, slope	Moderate: large stones, slope
MfE MARLOW	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
MkB MASARDIS	Severe: cutbanks cave	Slight:	Slight:	Moderate: slope	Slight:	Severe: droughty
MkC MASARDIS	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Severe: droughty
MkE MASARDIS	Severe: cutbanks cave, slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: droughty, slope
MrB MASARDIS VARIANT	Severe: cutbanks cave, depth to rock	Moderate: depth to rock	Severe: depth to rock	Moderate: depth to rock, slope	Moderate: depth to rock	Severe: droughty

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MrC MASARDIS VARIANT	Severe: cutbanks cave, depth to rock	Moderate: depth to rock, slope	Severe: depth to rock	Severe: slope	Moderate: depth to rock, slope	Severe: droughty
MsB MASARDIS VARIANT	Severe: cutbanks cave, depth to rock	Moderate: depth to rock	Severe: depth to rock	Moderate: depth to rock, slope	Moderate: depth to rock	Severe: droughty
ROCK OUTCROP	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock
MsC MASARDIS VARIANT	Severe: cutbanks cave, depth to rock	Moderate: depth to rock, slope	Severe: depth to rock	Severe: slope	Moderate: depth to rock, slope	Severe: droughty
ROCK OUTCROP	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock, slope	Severe: depth to rock	Severe: depth to rock
MwB MONARDA	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action, wetness	Severe: wetness
My MEDOMAK	Severe: cutbanks cave, ponding	Severe: flooding, ponding	Severe: flooding, ponding	Severe: flooding, ponding	Severe: flooding, frost action, ponding	Severe: flooding, ponding

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MyB MONARDA	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action, wetness	Severe: wetness
Na NAUMBURG	Severe: cutbanks cave, wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness
PaB PERU	Severe: wetness	Moderate: wetness	Severe: wetness	Moderate: slope, wetness	Severe: frost action	Moderate: wetness
PaC PERU	Severe: wetness	Moderate: slope, wetness	Severe: wetness	Severe: slope	Severe: frost action	Moderate: slope, wetness
PbB PERU	Severe: wetness	Moderate: wetness	Severe: wetness	Moderate: slope, wetness	Severe: frost action	Moderate: large stones, wetness
PbC PERU	Severe: wetness	Moderate: slope, wetness	Severe: wetness	Severe: slope	Severe: frost action	Severe: large stones, slope, wetness
PcB PERU	Severe: wetness	Moderate: wetness	Severe: wetness	Moderate: slope, wetness	Severe: frost action	Moderate: large stones, wetness

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PcC PERU	Severe: wetness	Moderate: slope, wetness	Severe: wetness	Severe: slope	Severe: frost action	Severe: large stones, slope, wetness
PcD PERU	Severe: slope, wetness	Severe: slope	Severe: slope, wetness	Severe: slope	Severe: frost action, slope	Severe: slope
Pg PITS	Severe: cutbanks cave	Slight:	Slight:	Slight:	Slight:	Severe: droughty, small stones, too sandy
Py PODUNK	Severe: cutbanks cave, wetness	Severe: flooding	Severe: flooding, wetness	Severe: flooding	Severe: flooding, frost action	Severe: flooding
Qu QUARRIES	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock
Rc ROCK OUTCROP	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock
RmC ROCK OUTCROP	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock, slope	Severe: depth to rock	Severe: depth to rock

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RmC LYMAN	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock, slope	Severe: depth to rock	Severe: depth to rock
RmE ROCK OUTCROP	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock
LYMAN	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope
Sa SACO	Severe: cutbanks cave, ponding	Severe: flooding, ponding	Severe: flooding, ponding	Severe: flooding, ponding	Severe: flooding, frost action, ponding	Severe: flooding, ponding
Se SEARSPORT	Severe: cutbanks cave, ponding	Severe: flooding, ponding	Severe: flooding, ponding	Severe: flooding, ponding	Severe: ponding	Severe: droughty, excess humus, ponding
Su SULFAQUENTS	Severe: excess humus, ponding	Severe: flooding, low strength, ponding	Severe: flooding, low strength, ponding	Severe: flooding, low strength, ponding	Severe: flooding, low strength, ponding	Severe: excess salt, excess sulfur, ponding
SULFIHEMISTS	Severe: excess humus, ponding	Severe: flooding, low strength, ponding	Severe: flooding, low strength, ponding	Severe: flooding, low strength, ponding	Severe: flooding, low strength, ponding	Severe: excess salt, excess sulfur, ponding

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Sw SWANVILLE	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action, wetness	Severe: wetness
ThB THORNDIKE	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock, small stones
Winnecook	Severe: depth to rock	Moderate: depth to rock	Severe: depth to rock	Moderate: depth to rock, slope	Moderate: depth to rock, frost action	Moderate: droughty
ThC THORNDIKE	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock, slope	Severe: depth to rock	Severe: depth to rock, small stones
Winnecook	Severe: depth to rock	Moderate: depth to rock, slope	Severe: depth to rock	Severe: slope	Moderate: depth to rock, frost action, slope	Moderate: droughty, slope
ThD THORNDIKE	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope, small stones
Winnecook	Severe: depth to rock, slope	Severe: slope	Severe: depth to rock, slope	Severe: slope	Severe: slope	Severe: slope

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TkB THORNDIKE	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock, small stones
ROCK OUTCROP	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock
TkC THORNDIKE	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock, slope	Severe: depth to rock	Severe: depth to rock, small stones
ROCK OUTCROP	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock, slope	Severe: depth to rock	Severe: depth to rock
TkE THORNDIKE	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope, small stones
ROCK OUTCROP	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock
TrB TUNBRIDGE	Severe: depth to rock	Moderate: depth to rock	Severe: depth to rock	Moderate: depth to rock, slope	Moderate: depth to rock, frost action	Moderate: droughty

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TrB LYMAN	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock
TrC TUNBRIDGE	Severe: depth to rock	Moderate: depth to rock, slope	Severe: depth to rock	Severe: slope	Moderate: depth to rock, frost action, slope	Moderate: droughty, slope
LYMAN	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock	Severe: depth to rock, slope	Severe: depth to rock	Severe: depth to rock
TrD TUNBRIDGE	Severe: depth to rock, slope	Severe: slope	Severe: depth to rock, slope	Severe: slope	Severe: slope	Severe: slope
LYMAN	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope	Severe: depth to rock, slope
Ud UDORTHENTS	Limitation: variable	Limitation: variable	Limitation: variable	Limitation: variable	Limitation: variable	Limitation: variable
URBANLAND	Limitation: variable	Limitation: variable	Limitation: variable	Limitation: variable	Limitation: variable	Limitation: variable