

ZONE INFORMATION

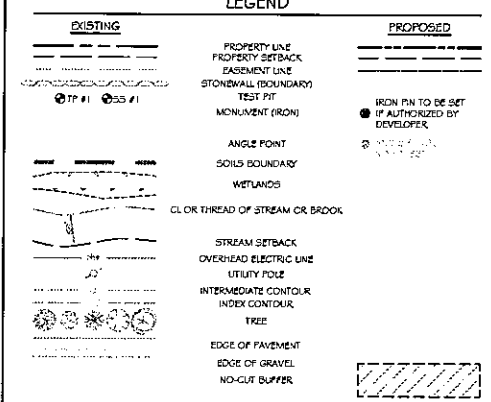
ZONE: RURAL RESIDENTIAL (R)
PERMITTED USE: SINGLE-FAMILY DWELLING

SPACE STANDARDS	REQUIRED
MINIMUM LOT AREA	2 ACRES*
MINIMUM STREET FRONTAGE	200 FEET
MINIMUM FRONT YARD **	75 FEET
MINIMUM SIDE YARD	25 FEET
MINIMUM REAR YARD	50 FEET
MINIMUM LOT DEPTH	200 FEET
MAXIMUM LOT COVERAGE ***	30%
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING SIZE	15,000 SQ.FT.
MINIMUM FLOOR AREA	600 SQ.FT.

* 1 ACRE WITH PUBLIC WATER.
** FROM CENTERLINES (PRINCIPAL & ACCESSORY STRUCTURES).
*** 75' SETBACK FROM FARM AND FOREST ZONE (SOUTH SIDE OF NORTH ROAD) BUILDINGS & IMPERVIOUS AREAS.

LOT INFORMATION

LOT #	AREA (acres)	BLDG ENVELOPE (SF)	WETLAND AREA (SF)	LENGTH: WIDTH
1	2.33	45,187	---	1.52 : 1.52
2	2.47	48,547	15,035	2.84 : 1.52
3	2.40	58,750	---	2.58 : 1.52
4	2.30	58,857	---	2.48 : 1.52
5	2.39	63,098	---	2.58 : 1.52
6	2.62	70,757	---	2.79 : 1.52
7	2.89	79,309	---	3.09 : 1.52
8	2.60	48,994	---	4.30 : 1.52



EACH LOT IN THE RURAL RESIDENTIAL ZONE MUST ENCOMPASS A RECTANGLE WITH A WIDTH OF 200 FEET AND A DEPTH OF 200 FEET. THE AREA OF THE LOT NEEDS TO BE A MINIMUM OF 2 ACRES IN AREAS WITHOUT PUBLIC WATER.

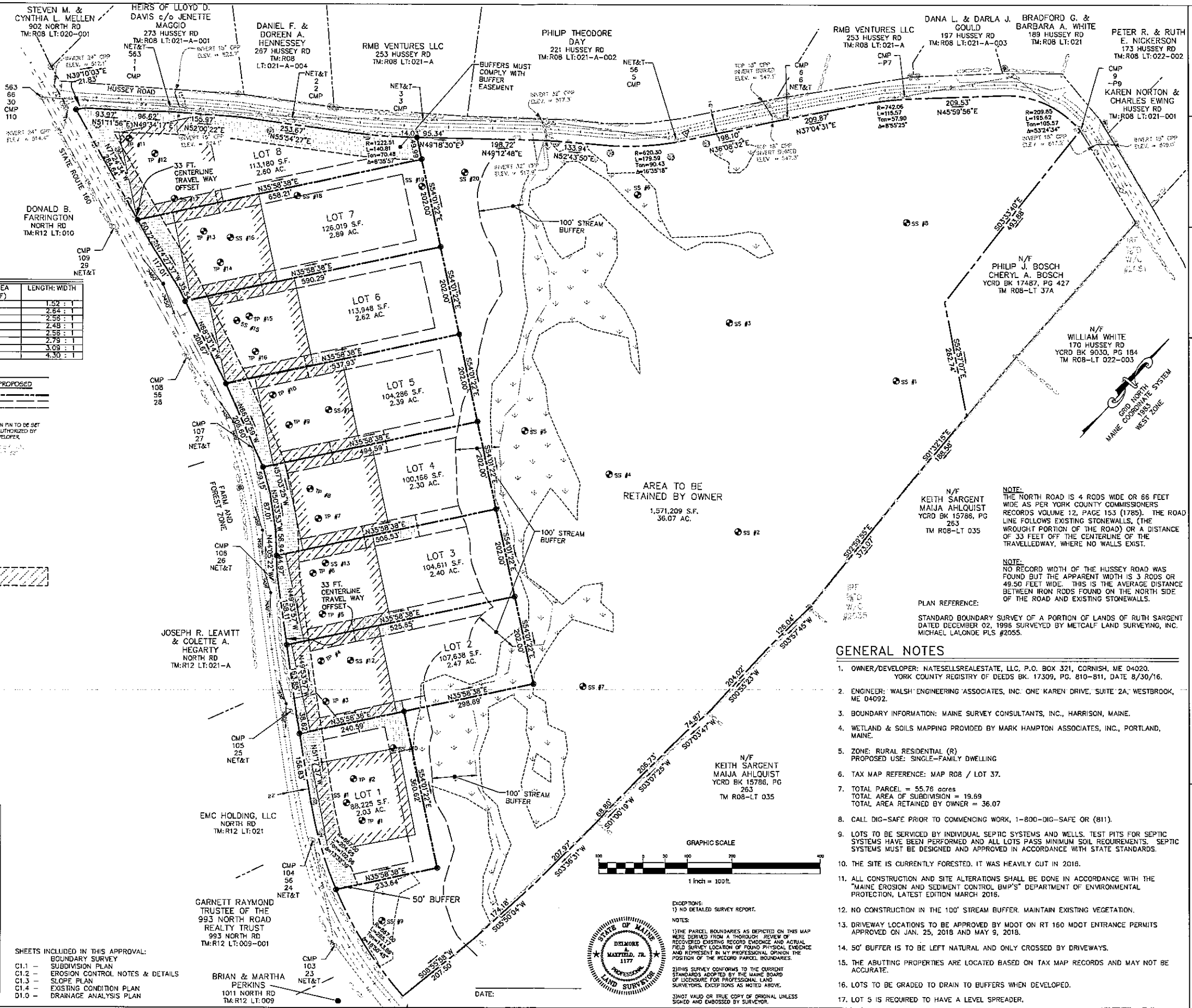
PLANNING BOARD RESTRICTIONS OR CONDITIONS:

- THERE SHALL BE NO FURTHER DIVISION OF LOTS WITHOUT REVIEW AND APPROVAL OF THE PLANNING BOARD BASED ON THE LAND USE AND DEVELOPMENT ORDINANCE AND SUBDIVISION REGULATIONS CURRENT AT THE TIME THE DIVISION IS REQUESTED.
- NO MOBILE HOMES, INCLUDING DOUBLE-WIDE MOBILE HOMES, SHALL BE PLACED ON LOTS IN THIS SUBDIVISION.
- STRUCTURES CONSTRUCTED ON THESE LOTS SHALL HONOR THE DIMENSIONAL REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE CURRENT AT THE TIME OF CONSTRUCTION.

SUBDIVISION PLAN, APPROVED BY THE TOWN OF PARSONSFIELD PLANNING BOARD

DATE	DATE
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- SHEETS INCLUDED IN THIS APPROVAL:
- BOUNDARY SURVEY
 - C1.1 - SUBDIVISION PLAN
 - C1.2 - EROSION CONTROL NOTES & DETAILS
 - C1.3 - SLOPE PLAN
 - C1.4 - EXISTING CONDITION PLAN
 - D1.0 - DRAINAGE ANALYSIS PLAN



AREA TO BE RETAINED BY OWNER
1,571,209 S.F.
36.07 AC.

N/F KEITH SARGENT MAIJA AHLQUIST
YCRD BK 15786, PG 263
TM ROB-LT 035

N/F PHILIP J. BOSCH CHERYL A. BOSCH
YCRD BK 17487, PG 427
TM ROB-LT 37A

N/F WILLIAM WHITE
170 HUSSEY RD
YCRD BK 9030, PG 184
TM ROB-LT 022-003

GENERAL NOTES

- OWNER/DEVELOPER: NATELSREALESTATE, LLC, P.O. BOX 321, CORNISH, ME 04020. YORK COUNTY REGISTRY OF DEEDS BK. 17309, PG. 810-811, DATE 8/30/16.
- ENGINEER: WALSH ENGINEERING ASSOCIATES, INC. ONE KAREN DRIVE, SUITE 2A, WESTBROOK, ME 04092.
- BOUNDARY INFORMATION: MAINE SURVEY CONSULTANTS, INC., HARRISON, MAINE.
- WETLAND & SOILS MAPPING PROVIDED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.
- ZONE: RURAL RESIDENTIAL (R)
PROPOSED USE: SINGLE-FAMILY DWELLING
- TAX MAP REFERENCE: MAP ROB / LOT 37.
- TOTAL PARCEL = 55.76 acres
TOTAL AREA OF SUBDIVISION = 19.69
TOTAL AREA RETAINED BY OWNER = 36.07
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE OR (811).
- LOTS TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS. TEST PITS FOR SEPTIC SYSTEMS HAVE BEEN PERFORMED AND ALL LOTS PASS MINIMUM SOIL REQUIREMENTS. SEPTIC SYSTEMS MUST BE DESIGNED AND APPROVED IN ACCORDANCE WITH STATE STANDARDS.
- THE SITE IS CURRENTLY FORESTED. IT WAS HEAVILY CUT IN 2018.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S" DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION MARCH 2016.
- NO CONSTRUCTION IN THE 100' STREAM BUFFER. MAINTAIN EXISTING VEGETATION.
- DRIVEWAY LOCATIONS TO BE APPROVED BY MDOT ON RT 160 MDOT ENTRANCE PERMITS APPROVED ON JAN. 25, 2018 AND MAY 9, 2018.
- 50' BUFFER IS TO BE LEFT NATURAL AND ONLY CROSSED BY DRIVEWAYS.
- THE ADJUTING PROPERTIES ARE LOCATED BASED ON TAX MAP RECORDS AND MAY NOT BE ACCURATE.
- LOTS TO BE GRADED TO DRAIN TO BUFFERS WHEN DEVELOPED.
- LOT 5 IS REQUIRED TO HAVE A LEVEL SPREADER.

EXCEPTIONS:
1) NO DETAILED SURVEY REPORT.

NOTES:
1) THE PARCEL BOUNDARIES AS DEPICTED ON THIS MAP WERE DERIVED FROM A THOROUGH REVIEW OF RECORDED EXISTING RECORD EVIDENCE AND ACTUAL FIELD SURVEY LOCATION OF FOUND PHYSICAL EVIDENCE AND REPRESENT IN MY PROFESSIONAL OPINION THE POSITION OF THE RECORD PARCEL BOUNDARIES.
2) THIS SURVEY CONFORMS TO THE CURRENT STANDARDS ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. EXCEPTIONS AS NOTED ABOVE.
3) NOT VALID OR TRUE COPY OF ORIGINAL UNLESS SIGNED AND EMBOSSED BY SURVEYOR.

STATE OF MAINE
DEBORAH
MAKFIELD, JR.
1177
PROFESSIONAL
LAND SURVEYOR

WALSH ENGINEERING ASSOCIATES, INC.

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WATSON WOODS SUBDIVISION
NORTH ROAD & HUSSEY ROAD
PARSONSFIELD, MAINE

NATELSREALESTATE, LLC
P.O. BOX 321
CORNISH, ME 04020

Job No.: 16149 Sheet No.:
Date: 5/24/18
Scale: AS SHOWN
Drawn: JWG
Checked: MAP/LOT ROB/37

C1.1

MAP/LOT ROB/37

EROSION CONTROL NOTES

GENERAL:

- DURING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO HAVE A MAINTENANCE AND INSPECTION PLAN FOR STORMWATER CONTROL AND EROSION CONTROL DEVICES. INSPECT THE DISTURBED AREAS ONCE PER WEEK AND BEFORE AND AFTER RAIN STORMS. REPAIR OR CORRECT ANY AREAS THAT ARE DEFICIENT WITHIN 7 CALENDAR DAYS. KEEP A LOG OF THE INSPECTIONS AND NOTE ANY CORRECTIVE ACTION TAKEN. THE LOG MUST BE AVAILABLE FOR REVIEW BY THE TOWN AND DEP. KEEP RECORDS FOR 3 YEARS.
- THE DRAWINGS DEPICT THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:
 - SOIL EROSION IS KEPT TO A MINIMUM.
 - NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER.
 - ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2016.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATERBODIES, OR WETLAND AS A RESULT OF THIS PROJECT.

LOAM AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LONGER THAN 7 DAYS. LOAM AND SEED ANY DISTURBED AREA WITHIN 75' OF WETLANDS OR WATERBODIES WITHIN 48 HOURS OR PRIOR TO AND STORM EVENT. USE WINTER SEED RATES AND SPECIFICATIONS IF APPROPRIATE.
- INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAN 2 DAYS. CLEAN AND RESET SILT FENCES AND STONE CHECK DAMS WHICH ACCUMULATE SEDIMENT AND DEBRIS.
- PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEM.
- APPLY MULCH TO BARE SOILS WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, WITHIN 48 HOURS IF WITHIN 75' OF WETLAND OR WATERBODY, PRIOR TO ANY RAIN EVENT, OR PRIOR TO ANY WORK SHUTDOWN LASTING MORE THAN ONE DAY.

TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. IF AREA IS WITHIN 75' OF A WETLAND OR WATERBODY, SEED WITHIN 48 HOURS. PERMANENTLY SEED ANY AREA WHICH CAN BE LOAMED AS SOON AS POSSIBLE WITH THE PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 15.
- MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. DURING THE GROWING SEASON (APRIL 15 - SEPT. 30) USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
 - SLOPES STEEPER THAN 15%
 - WITHIN 100 FT. OF STREAMS AND WETLANDS

BETWEEN OCT. 1 AND APRIL 14 USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:

 - SIDE SLOPES OF GRASSED WATERWAYS
 - SLOPES STEEPER THAN 6%
- INSTALL EROSION CONTROL MESH IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. MESH TO BE EQUAL TO NORTH AMERICAN GREEN PRODUCT C125BN.

- FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH OR BETTING WITH SOIL OR CHIPPED GRUBBINGS. REFER TO SILT FENCE DETAILS.
- PLACE AND GRADE LOAM IN A REASONABLY UNIFORM MANNER. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES WITH A DISC.

- SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEED BED IS PREPARED. REMOVE FROM SURFACE ALL STONES LARGER THAN 2" AND ALL OTHER UNSUITABLE MATERIAL. LIME AND FERTILIZER SHOULD BE MIXED INTO SOIL PRIOR TO ROLLING EXCEPT IF INCLUDED IN HYDROSEED MIXTURE. PERMANENT STABILIZATION OF REVEGETATED AREAS IS CONSIDERED AS 95% CATCH.
- ALL CULVERT OR PIPE OUTFALL PROTECTION MUST BE INSTALLED WITHIN 48 HOURS OF INSTALLING NEW PIPE OR CULVERT.
- DITCHES AND CHANNELS DESIGNATED TO BE LINED WITH RIPRAP AND/OR EROSION CONTROL MESH MUST BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR CHANNEL.
- ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED BY INSTALLING AND MAINTAINING SILT SACKS DURING CONSTRUCTION.

- WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE OR EROSION CONTROL MIX LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.
- DISCHARGE OF STORMWATER FROM THE SITE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, UPLAND, OR COASTAL OR FRESHWATER WETLANDS.
- WORK CAN NOT BEGIN UNTIL THE TOWN HAS INSPECTED AND APPROVED THE BOUNDARIES OF THE BUFFER AREAS ON THIS SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE TOWN WHEN INSPECTIONS ARE REQUIRED.

TOPSOIL:

- SUITABLE TOPSOIL SALVAGED FROM SITE OR SCREENED, LOOSE AND FRIABLE SANDY LOAM OR LOAM AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM, FREE FROM ADMIXTURE OF SUBSOIL, REFUSE, LARGE STONES, CLODS, ROOTS, WEEDS, RHIZOMES OR OTHER UNDESIRABLE FOREIGN MATTER AS DETERMINED BY THE INSPECTING AUTHORITY. CONTRACTOR SHALL SUBMIT REPORTS OF LOAM TEST RESULTS PERFORMED BY AN INDEPENDENT TESTING LABORATORY FOR TOPSOIL FROM DIFFERENT SOURCES PRIOR TO PLACING. THE COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF TOPSOIL. TOPSOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

MATERIAL

SAND - 0.08 IN. TO 0.002 IN. DIAMETER (% BY VOLUME) 45 - 75
 SILT - 0.002 IN. TO 0.0008 IN. DIAMETER (% BY VOLUME) 20 - 40
 CLAY - LESS THAN 0.0008 IN. DIAMETER (% BY VOLUME) 5 - 15

ORGANICS (SHALL MEET THE REQUIREMENTS OF MDOOT STANDARD SPECIFICATION 712.09 PEAT HUMUS) (% BY VOLUME) . 10 - 20

NUTRIENTS:
 CALCIUM (CA) (% SATURATION) 60 - 80
 MAGNESIUM (MG) (% SATURATION) 10 - 25
 POTASSIUM (K) (% SATURATION) 2.1 - 3.0
 PHOSPHORUS (P) (POUNDS/ACRE) 10 - 40
 PH 6.0 - 6.5

PERMEABILITY (INCHES PER HOUR) 3 - 10

SEEDING:

USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 9/30. USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.

PERMANENT SEED:
 MDOOT 717.03(a) METHOD NUMBER 3

TEMPORARY SEED:

OATS 80.00 LBS/ACRE 4/01 - 5/14
 ANNUAL RYEGRASS 40.00 LBS/ACRE
 SUDANGRASS 40.00 LBS/ACRE 5/15 - 8/14
 ANNUAL RYEGRASS 80.00 LBS/ACRE 5/15 - 9/14
 WINTER RYE 112.00 LBS/ACRE 9/15 - 9/30
 WINTER RYE (W/ MULCH COVER) 112.00 LBS/ACRE 10/01 - 3/31

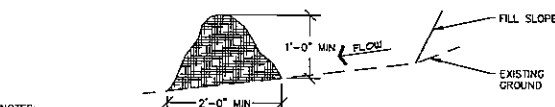
LIME AND FERTILIZER:
 APPLY GROUND LIME (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 POUNDS PER 1000 SQUARE FEET). APPLY FERTILIZER (10-20-20) AT A RATE OF 800 POUNDS PER ACRE (18.4 POUNDS PER 1000 SQUARE FEET).

MULCH:

STRAW OR HAY (ANCHORED) 70 - 90 LBS PROTECTED AREAS
 STRAW OR HAY (ANCHORED) 185 - 275 LBS WINDY AREAS
 SHREDDED OR CHOPPED 185 - 275 LBS
 JUTE MESH AS REQUIRED MODERATE TO HIGH

EXCELISIOR MAT AS REQUIRED VELOCITY AREAS & STEEP SLOPES

MULCH ANCHORING
 PEG AND TWINE LIQUID ASPHALT
 MULCH NETTING WOOD CELLULOSE FIBER
 ASPHALT EMULSION CHEMICAL TACK

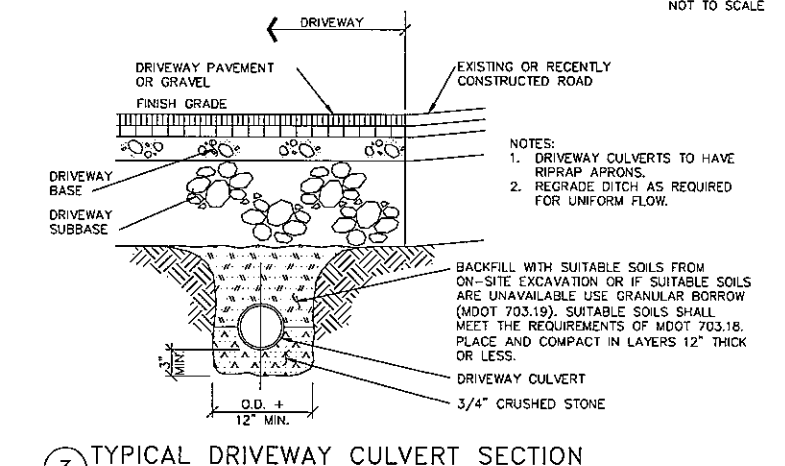
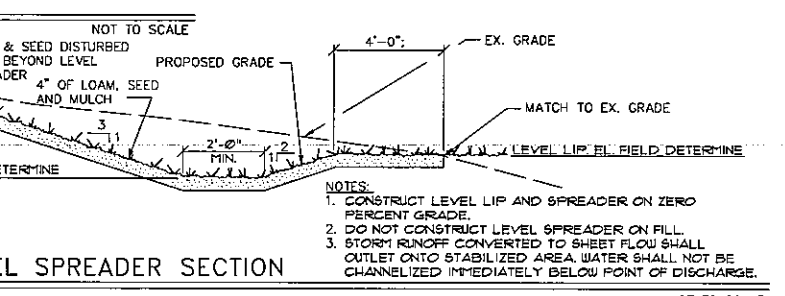
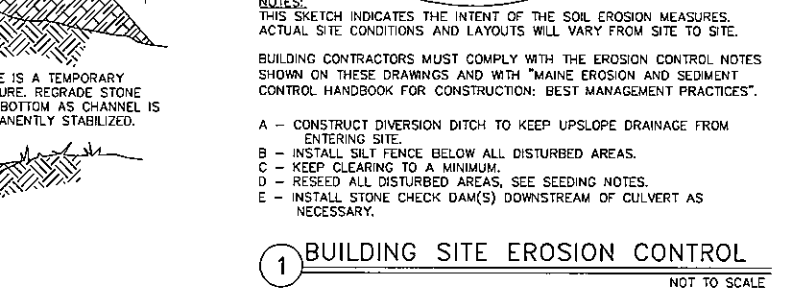
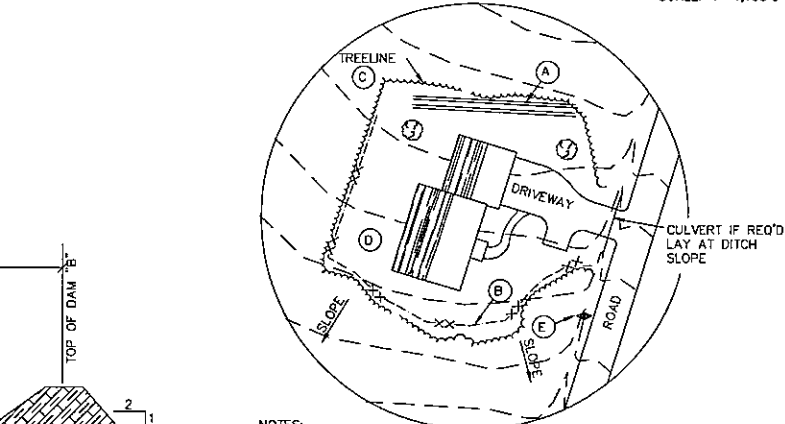
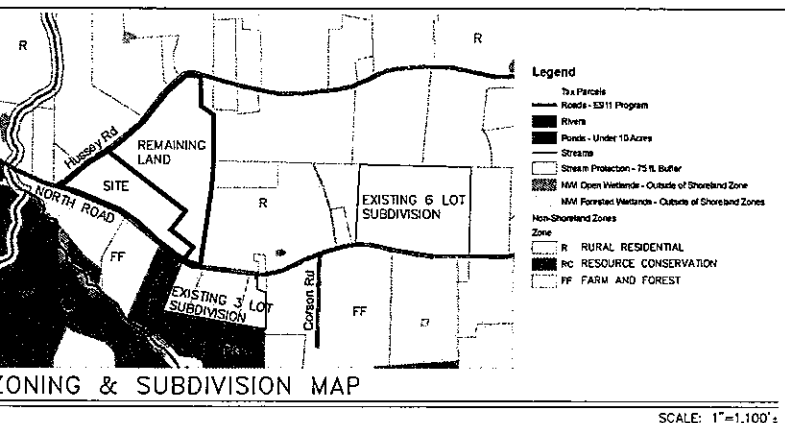
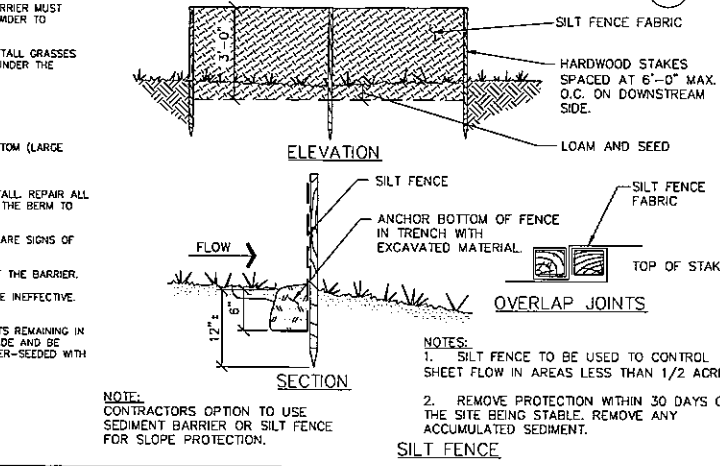
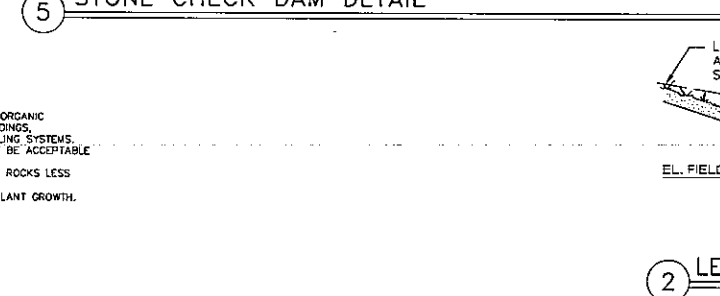
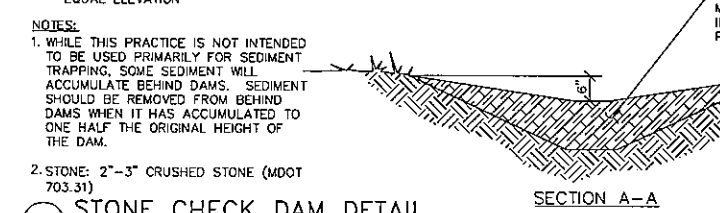
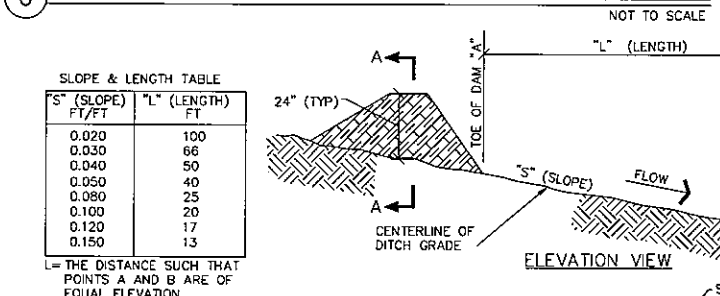
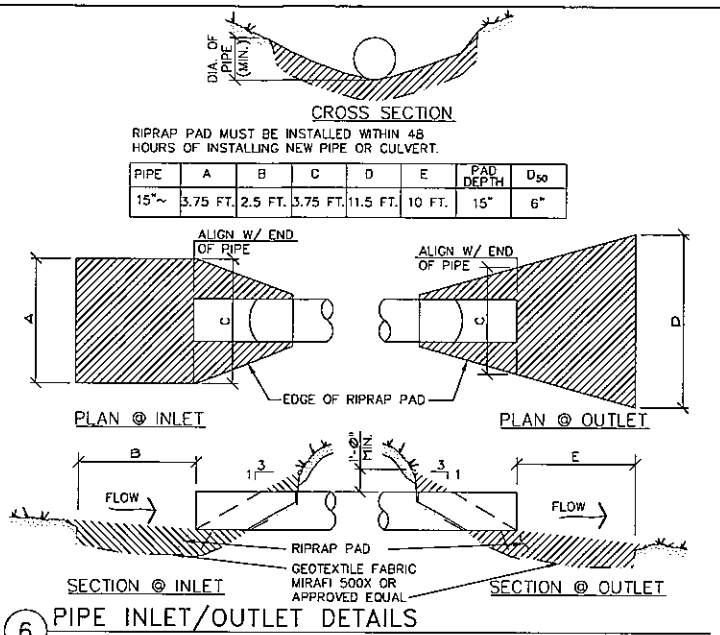


- NOTES:
- EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FINE CUT AND FRAGMENTED WOOD GENERATED FROM WATER-FLOW LOG HANDLING SYSTEMS. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.
 - EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER.
 - EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
 - ORGANIC MATERIAL: BETWEEN 20% - 100% (DRY WEIGHT BASIS)
 - PARTICLE SIZE: BY WEIGHT, 100% PASSING 6" SCREEN, 70-85% PASSING 0.75" SCREEN
 - THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 - LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
 - SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 MMDS/CM.
 - PH: 5.0 - 8.0

- ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES 2:1 OR LESS UP TO 20 FEET LONG, THE BARRIER MUST CONFORM TO THE ABOVE DIMENSIONS. ON THE LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL FLOW.
- THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL ELEVATION. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING Voids AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.

- LOCATIONS WHERE OTHER BMP'S SHOULD BE USED:
 - AT LOW POINTS OF CONCENTRATED FLOW
 - BELOW CULVERT OUTLET APRONS
 - WHERE A PREVIOUS STAND-ALONE EROSION CONTROL MIX APPLICATION HAS FAILED
 - AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (LARGE UPGRADED WATERSHED)
 - AROUND CATCH BASINS AND CLOSED STORM DRAIN SYSTEMS.
- THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.
- IT MAY BE NECESSARY TO REINFORCE THE BARRIER WITH SILT FENCE OR STONE CHECK DAMS IF THERE ARE SIGNS OF UNDERCUTTING OR THE IMPOUNDMENT OF LARGE VOLUMES OF WATER.
- SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.
- EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.

EROSION CONTROL MIX SEDIMENT BARRIER SURFACE DRAINAGE SEDIMENT CONTROL



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STATE OF MAINE
 THOMAS S. GREER
 No. 4206
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WATSON WOODS SUBDIVISION
 NORTH ROAD & HUSSEY ROAD
 PARSONSFIELD, MAINE

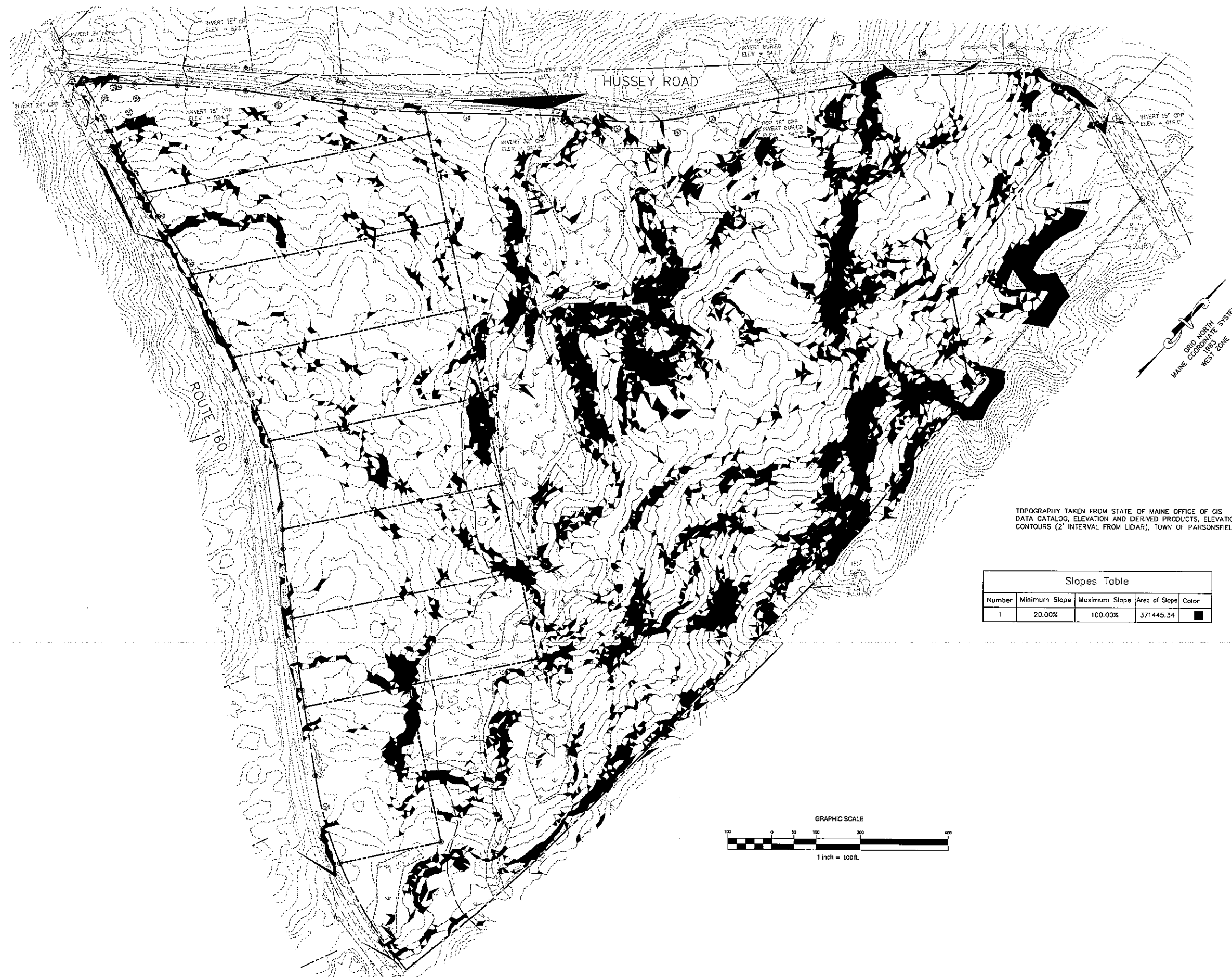
NATESELLESTATE, LLC
 P.O. BOX 321
 CORNHILL, ME 04090

Rev.	Date	Description	Drawn	Check

Sheet Title:
EROSION CONTROL NOTES & DETAILS

Job No.: 16149 Sheet No.:
 Date: 5/24/18
 Scale: AS SHOWN
 Drawn: JWG
 Checked: MAPLOT R08/17

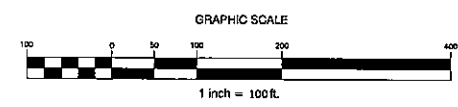
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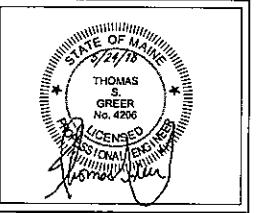
GRID NORTH
MAINE COORDINATE SYSTEM
WEST ZONE

TOPOGRAPHY TAKEN FROM STATE OF MAINE OFFICE OF GIS
DATA CATALOG, ELEVATION AND DERIVED PRODUCTS, ELEVATION
CONTOURS (2' INTERVAL FROM LIDAR), TOWN OF PARSONSFIELD.

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area of Slope	Color
1	20.00%	100.00%	371445.34	■



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WATSON WOODS SUBDIVISION
NORTH ROAD & HUSSEY ROAD
PARSONSFIELD, MAINE

NATESELLSREALSTATE, LLC
P.O. BOX 321
CORNHISHP, ME 04020

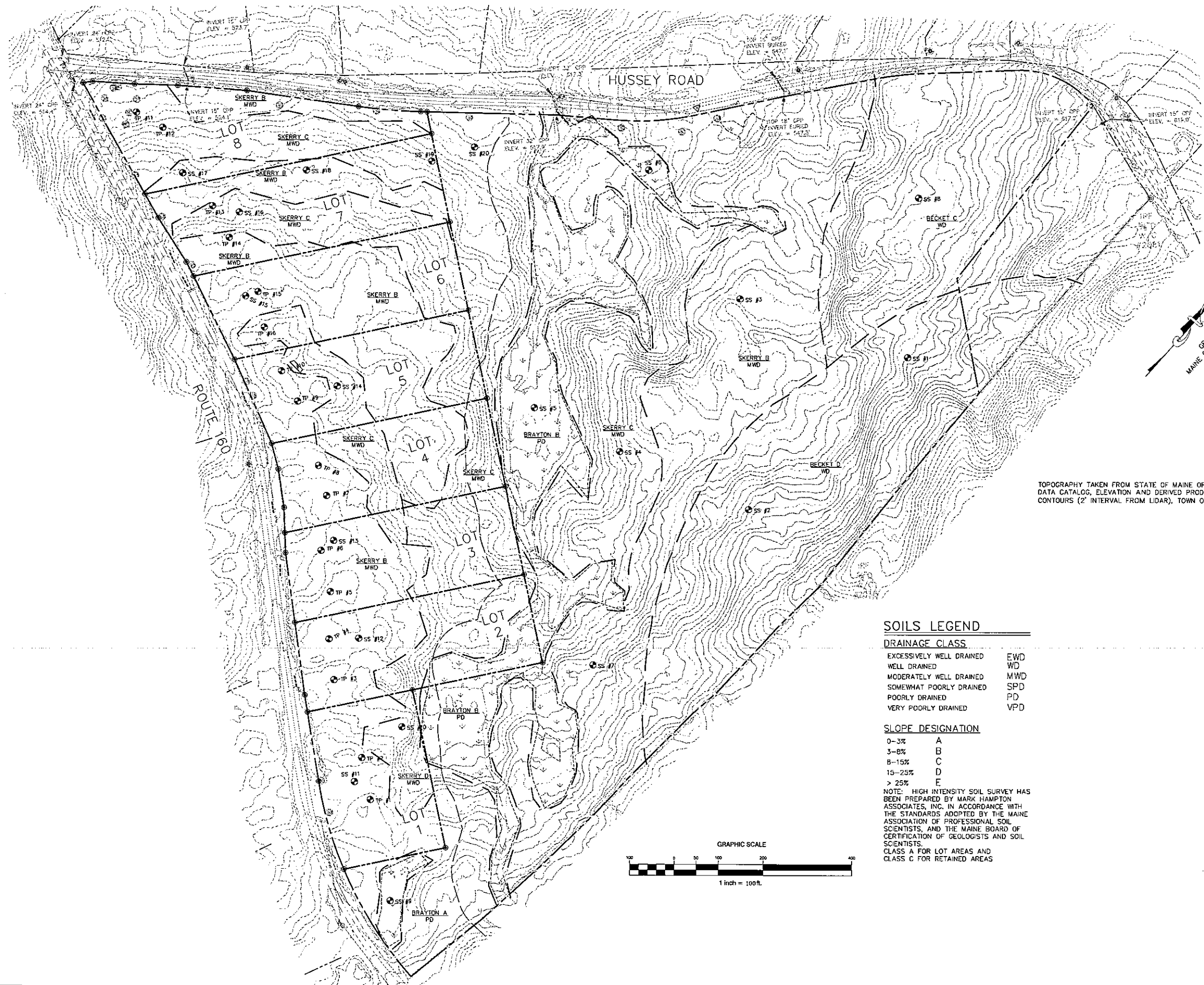
Rev.	Date	Description	Drawn	Check

Sheet Title:
SLOPE PLAN

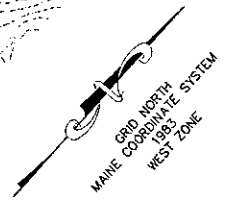
Job No.: 16149 Sheet No.:
Date: 5/24/18
Scale: AS SHOWN
Drawn: JWG
Checked: MAPLOT R28/27

C1.3

DATE PLOTTED: 5/24/18 11:17 AM
 PLOT FILE: \\P:\PROJECTS\16149\16149_SLOPE_PLAN.dwg
 PLOT SCALE: 1"=100'
 PLOT SHEET: 1 OF 1



TOPOGRAPHY TAKEN FROM STATE OF MAINE OFFICE OF GIS DATA CATALOG, ELEVATION AND DERIVED PRODUCTS, ELEVATION CONTOURS (2' INTERVAL FROM LIDAR), TOWN OF PARSONSFIELD.



SOILS LEGEND

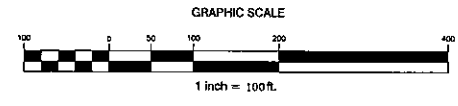
DRAINAGE CLASS

EXCESSIVELY WELL DRAINED	EWD
WELL DRAINED	WD
MODERATELY WELL DRAINED	MWD
SOMEWHAT POORLY DRAINED	SPD
POORLY DRAINED	PD
VERY POORLY DRAINED	VPD

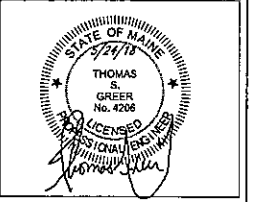
SLOPE DESIGNATION

0-3%	A
3-8%	B
8-15%	C
15-25%	D
> 25%	E

NOTE: HIGH INTENSITY SOIL SURVEY HAS BEEN PREPARED BY MARK HAMPTON ASSOCIATES, INC. IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS, AND THE MAINE BOARD OF CERTIFICATION OF GEOLOGISTS AND SOIL SCIENTISTS.
CLASS A FOR LOT AREAS AND CLASS C FOR RETAINED AREAS



WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
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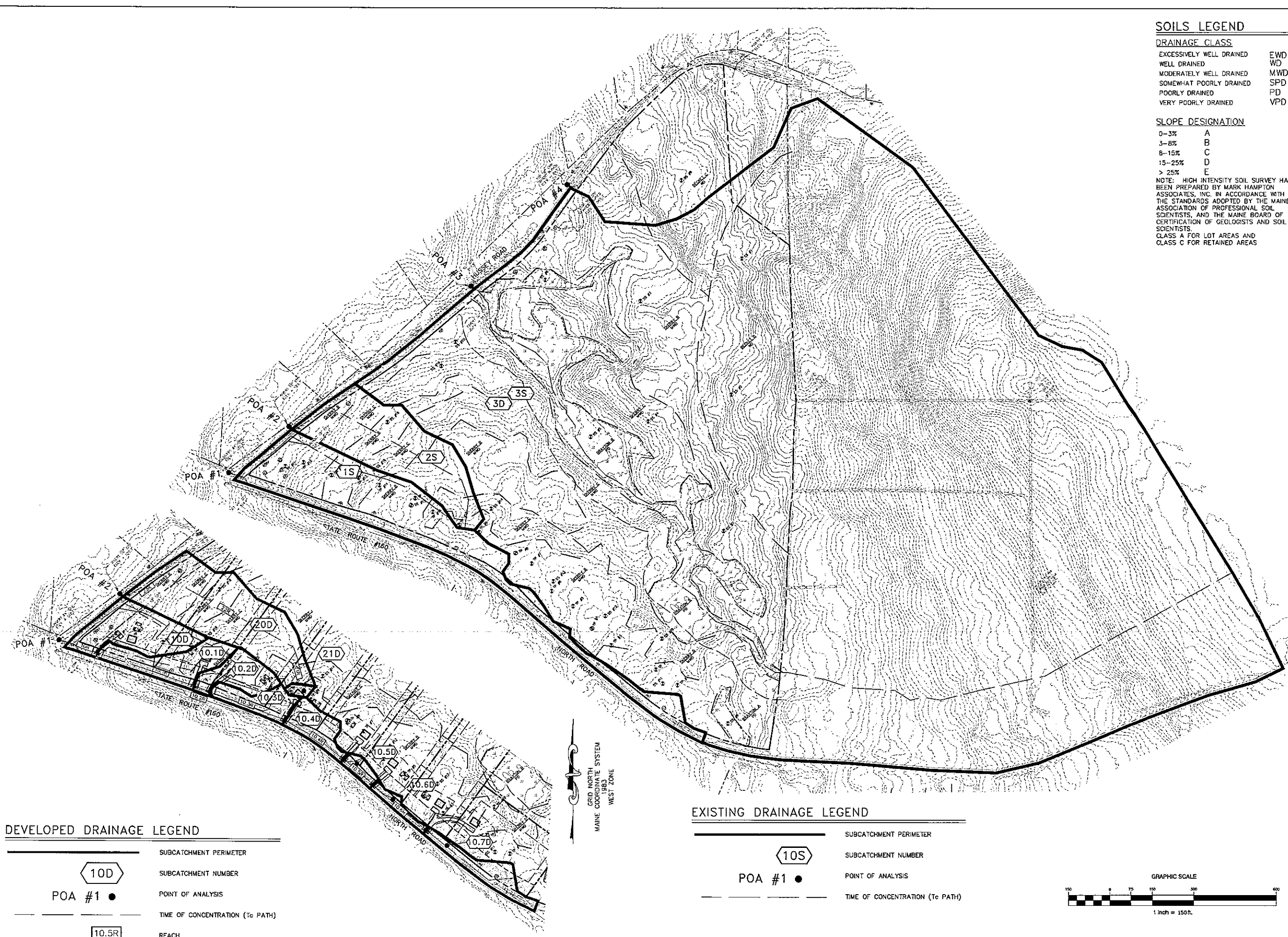
WATSON WOODS SUBDIVISION
NORTH ROAD & HUSSEY ROAD
PARSONSFIELD, MAINE

NATESELLSREAL ESTATE, LLC
P.O. BOX 321
CORNISH, ME 04020

Rev.	Date	Description	Drawn	Check

Sheet Title:
**EXISTING
CONDITION PLAN**

Job No.: 16149	Sheet No.:
Date: 5/24/18	C1.4
Scale: AS SHOWN	
Drawn: JWG	
Checked:	MAPLOT R08.F37



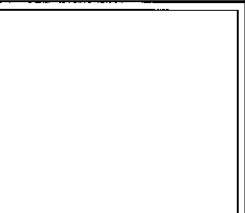
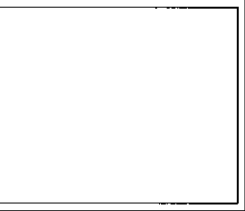
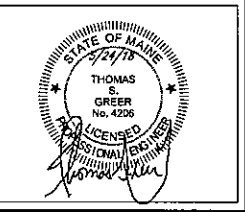
SOILS LEGEND

DRAINAGE CLASS	
EXCESSIVELY WELL DRAINED	EWD
WELL DRAINED	WD
MODERATELY WELL DRAINED	MWD
SOMEWHAT POORLY DRAINED	SPD
POORLY DRAINED	PD
VERY POORLY DRAINED	VPD

SLOPE DESIGNATION	
0-3%	A
3-8%	B
8-15%	C
15-25%	D
> 25%	E

NOTE: HIGH INTENSITY SOIL SURVEY HAS BEEN PREPARED BY MARK HAMPTON ASSOCIATES, INC. IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS, AND THE MAINE BOARD OF CERTIFICATION OF GEOLOGISTS AND SOIL SCIENTISTS.
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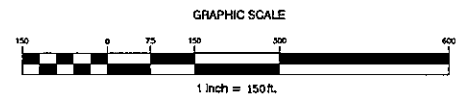
DEVELOPED DRAINAGE LEGEND

	SUBCATCHMENT PERIMETER
	SUBCATCHMENT NUMBER
	POINT OF ANALYSIS
	TIME OF CONCENTRATION (Tc PATH)
	REACH

EXISTING DRAINAGE LEGEND

	SUBCATCHMENT PERIMETER
	SUBCATCHMENT NUMBER
	POINT OF ANALYSIS
	TIME OF CONCENTRATION (Tc PATH)

GRID NORTH
MAINE COORDINATE SYSTEM
1983
WEST ZONE

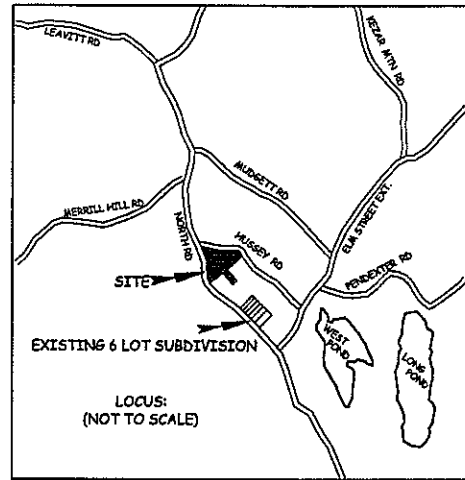


Rev.	Date	Description	Drawn	Check

Sheet Title:
DRAINAGE ANALYSIS PLAN

Job No.: 16149 Sheet No.:
Date: 5/24/18
Scale: AS SHOWN
Drawn: JWG
Checked: MAP/LOT R08/137

D1.0



PLAN REFERENCES:

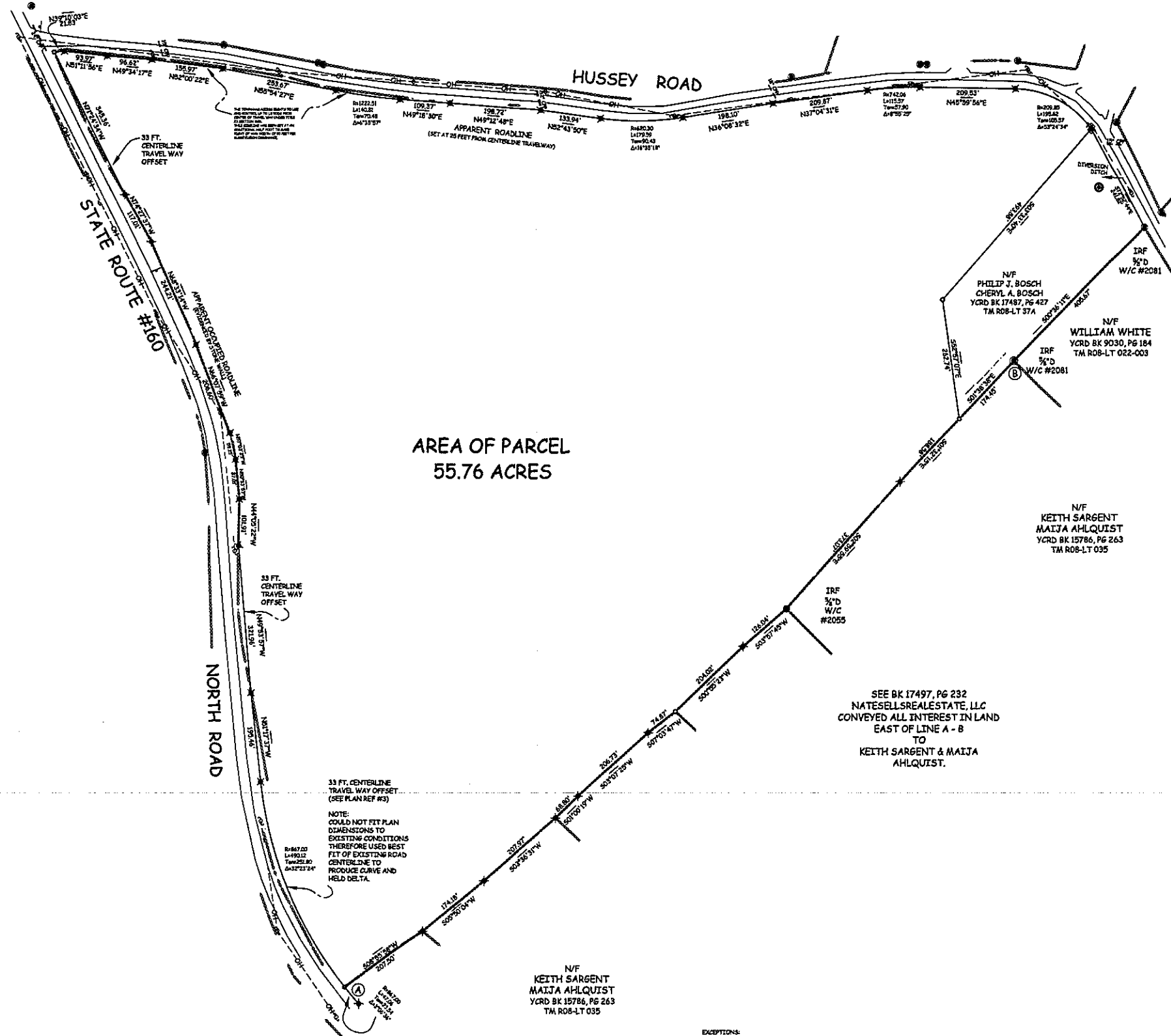
- 1) STANDARD BOUNDARY SURVEY OF A PORTION OF LANDS OF RUTH SARGENT DATED DECEMBER 02, 1996 SURVEYED BY METCALF LAND SURVEYING, INC. MICHAEL LALONDE PLS #2055.
- 2) PLAN SHOWING A BOUNDARY SURVEY FOR RMB VENTURES, LLC LOCATED AT HUSSEY ROAD IN PARSONSFIELD, MAINE PREPARED BY CORNER POST LAND SURVEYING, INC. DATED 12-14-2015 JOB NO: 2015056.
- 3) MAINE STATE HIGHWAY COMMISSION PLAN OF PROPOSED RELOCATION STATE AID HIGHWAY NO.1 PARSONSFIELD YORK CO. ACROSS LAND OF FRANK WENTWORTH DATED MARCH 1933 FILE NUMBER S-16-140.

NOTE:

THE NORTH ROAD IS 4 RODS (66 FEET) WIDE ACCORDING TO YORK COUNTY COMMISSIONERS RECORDS VOLUME 14, PAGE 257 (1807). THE APPARENT ROADLINE ESTABLISHED FOLLOWS EXISTING STONE WALLS OR A DISTANCE OF 33 FEET OFF THE CENTERLINE OF THE TRAVELED WAY. THE APPARENT ROADLINE AS ESTABLISHED HEREON MEETS OR EXCEEDS 33 FEET FROM CENTERLINE OF TRAVELED WAY. THE RECORD LAYOUT DID NOT FIT WITHIN REASON THEREFORE I HAVE MADE THE BEST FIT OF EXISTING TRAVELED WAY, MONUMENTATION FOUND, AND STONE WALL EVIDENCE TO DETERMINE THE APPARENT ROADLINE AT ALL TIMES KEEPING A MINIMUM DISTANCE OF 33 FEET FROM THE CENTERLINE OF THE TRAVEL WAY. (SEE TITLE 23 CHAPTER 11 §5693)

NOTE:

NO RECORD WIDTH OF THE HUSSEY ROAD WAS FOUND BUT THE APPARENT WIDTH IS 3 RODS OR 49.50 FEET WIDE. THIS IS THE AVERAGE DISTANCE BETWEEN IRON RODS FOUND ON THE NORTH SIDE OF THE ROAD AND EXISTING STONE WALLS ON EITHER SIDE OF THE ROAD.

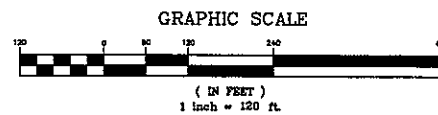


**AREA OF PARCEL
55.76 ACRES**

SEE BK 17497, PG 232
NATESELLSREALESTATE, LLC
CONVEYED ALL INTEREST IN LAND
EAST OF LINE A - B
TO
KEITH SARGENT & MAIJA
AHLQUIST.

LEGEND:

- ⊙ IRON ROD FOUND
- 3/8" IRON ROD W/ CAP #1177 TO BE SET
- UTILITY POLE
- GUY WIRE
- STAK (SINGLE POST)
- STONEWALL
- N/F NOW OR FORMERLY
- TM #65, LT #38 TAX MAP #, LOT #
- BK 3200, PG 618 REGISTRY BOOK/PAGE
- Y.C.R.D. YORK COUNTY REGISTRY OF DEEDS
- PARCEL BOUNDARY
- EDGE PAVED TRAVELWAY
- BUILDING
- OVERHEAD UTILITY LINE
- ANGLE POINT (NO PIN SET)

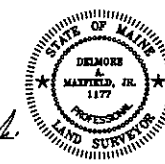


EXCEPTIONS:
1) NO DETAILED SURVEY REPORT.
2) NO DESCRIPTION PREPARED.

NOTES:

- 1) THE PARCEL BOUNDARIES AS DEPICTED ON THIS MAP WERE DERIVED FROM A THOROUGH REVIEW OF RECOVERED EXISTING RECORD EVIDENCE AND ACTUAL FIELD SURVEY LOCATION OF FOUND PHYSICAL EVIDENCE AND REPRESENTED BY MY PROFESSIONAL OPINION ON THE POSITION OF THE RECORD PARCEL BOUNDARIES.
- 2) THIS SURVEY CONFORMS TO THE CURRENT STANDARDS ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. EXCEPTIONS AS NOTED ABOVE.
- 3) NOT VALID OR TRUE COPY OF ORIGINAL UNLESS SIGNED AND EMBOSSED BY SURVEYOR.

Delwood M. Haffield, Jr.
DATE: 4-26-18



**PLAN OF LAND
FOR
NateSellsRealEstate, LLC**

OWNER OF RECORD
23 ROCK CROP WAY HIRAM, MAINE 04041
YCRD BOOK 17309, PAGE 810
TAX MAP ROB, LOT 037
LOCATED AT:
**NORTH ROAD & HUSSEY ROAD
PARSONSFIELD, MAINE**
PREPARED BY:
MAINE SURVEY CONSULTANTS, INC.
P.O. BOX 485 HARRISON, MAINE 04040
SCALE: 1"=120' DATE: APRIL 2018
JN/PJ 116040/DWG BASE116040 FB 160.002