

**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 RBS 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:**

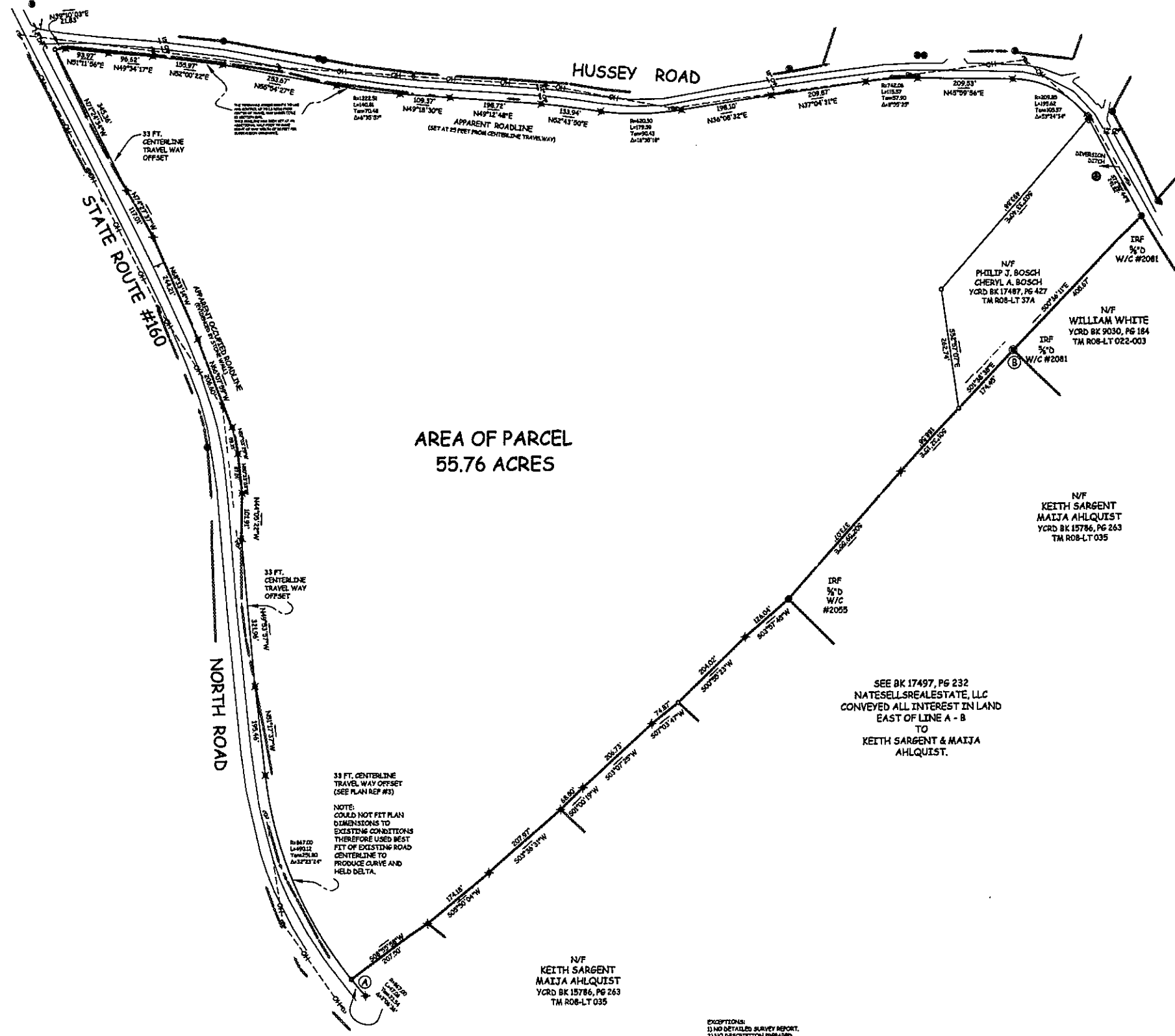
THE NORTH ROAD IS 4 RODS (66 FEET) WIDE ACCORDING TO YORK COUNTY COMMISSIONERS RECORDS VOLUME 14, PAGE 237 (1807). THE APPARENT ROADLINE ESTABLISHED FOLLOWS EXISTING STONE WALLS OR A DISTANCE OF 33 FEET OFF THE CENTERLINE OF THE TRAVELED WAY. THE APPARENT ROADLINE AS ESTABLISHED HEREON MEETS OR EXCEEDS 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 §5653)

**NOTE:**

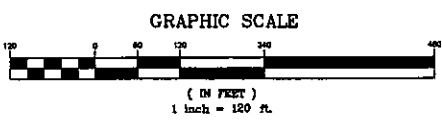
NO RECORD WIDTH OF THE HUSSEY ROAD WAS FOUND BUT THE APPARENT WIDTH IS 3 RODS OR 49.50 FEET WIDE. THIS IS THE AVERAGE DISTANCE BETWEEN IRON RODS FOUND ON THE NORTH SIDE OF THE ROAD AND EXISTING STONE WALLS ON EITHER SIDE OF THE ROAD.

**LEGEND:**

- IRON ROD FOUND
- 5/8" IRON ROD W/CAP #1177 TO BE SET
- ⊕ UTILITY POLE
- GUY WIRE
- SIGN (SIGNALE POST)
- STONE WALL
- NOW OR FORMERLY
- TAX MAP #, LOT #
- REGISTRY BOOK/PAGE
- YORK COUNTY REGISTRY OF DEEDS
- Y.C.R.D.
- PARCEL BOUNDARY
- EDGE PAVED TRAVELWAY
- BUILDING
- OVERHEAD UTILITY LINE
- ANGLE POINT (NO PIN SET)



**AREA OF PARCEL  
55.76 ACRES**



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 RECORDED EXISTING RECORD EVIDENCE AND ACTUAL FIELD SURVEY LOCATION OF FOUND PHYSICAL EVIDENCE AND REPORTED 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 LICENSING FOR PROFESSIONAL LAND SURVEYORS. EXCEPTIONS AS NOTED ABOVE.  
3) NOT VALID OR TRUE COPY OF ORIGINAL UNLESS SIGNED AND EMBOSSED BY SURVEYOR.

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

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



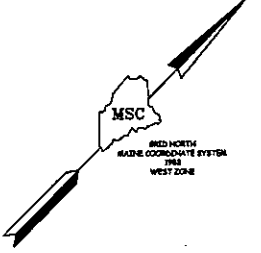
*Delores A. Mayfield*  
DATE: 4-26-18

**PLAN OF LAND  
FOR  
NateSellsRealEstate, LLC**

OWNER OF RECORD  
29 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/PRTJ 116040/DWG BASE116040 FB 160.002



**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     | 2.03         | 45,191             | 1,521             | 1.52         |
| 2     | 2.47         | 45,542             | 16,035            | 2.84         |
| 3     | 2.40         | 59,750             | ---               | 2.58         |
| 4     | 2.30         | 56,857             | ---               | 2.48         |
| 5     | 2.39         | 63,098             | ---               | 2.58         |
| 6     | 2.52         | 70,797             | ---               | 2.79         |
| 7     | 2.33         | 78,268             | ---               | 2.99         |
| 8     | 2.04         | 40,999             | ---               | 2.09         |

**LEGEND**

| EXISTING                        | PROPOSED                        |
|---------------------------------|---------------------------------|
| PROPERTY LINE                   | PROPERTY LINE                   |
| PROPERTY SETBACK                | PROPERTY SETBACK                |
| EASEMENT LINE                   | EASEMENT LINE                   |
| STONEWALL (BOUNDARY)            | STONEWALL (BOUNDARY)            |
| TEST PIT                        | TEST PIT                        |
| MONUMENT (IRON)                 | MONUMENT (IRON)                 |
| ANGLE POINT                     | ANGLE POINT                     |
| SOLID BOUNDARY                  | SOLID BOUNDARY                  |
| WETLANDS                        | WETLANDS                        |
| CL OR THREAD OF STREAM OR BROOK | CL OR THREAD OF STREAM OR BROOK |
| STREAM SETBACK                  | STREAM SETBACK                  |
| OVERHEAD ELECTRIC LINE          | OVERHEAD ELECTRIC LINE          |
| UTILITY POLE                    | UTILITY POLE                    |
| INTERMEDIATE CONTOUR            | INTERMEDIATE CONTOUR            |
| INDEX CONTOUR                   | INDEX CONTOUR                   |
| TREES GREATER THAN 24"Ø         | TREES GREATER THAN 24"Ø         |
| EDGE OF PAVEMENT                | EDGE OF PAVEMENT                |
| EDGE OF GRAVEL                  | EDGE OF GRAVEL                  |
| NO-CUT BUFFER                   | NO-CUT BUFFER                   |
| STORMWATER BUFFER               | STORMWATER BUFFER               |
| WELL EXCLUSION ZONE             | WELL EXCLUSION ZONE             |
| SEPTIC SYSTEM                   | SEPTIC SYSTEM                   |
| SEPTIC SYSTEM, ALT. LOCATION    | SEPTIC SYSTEM, ALT. LOCATION    |

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.

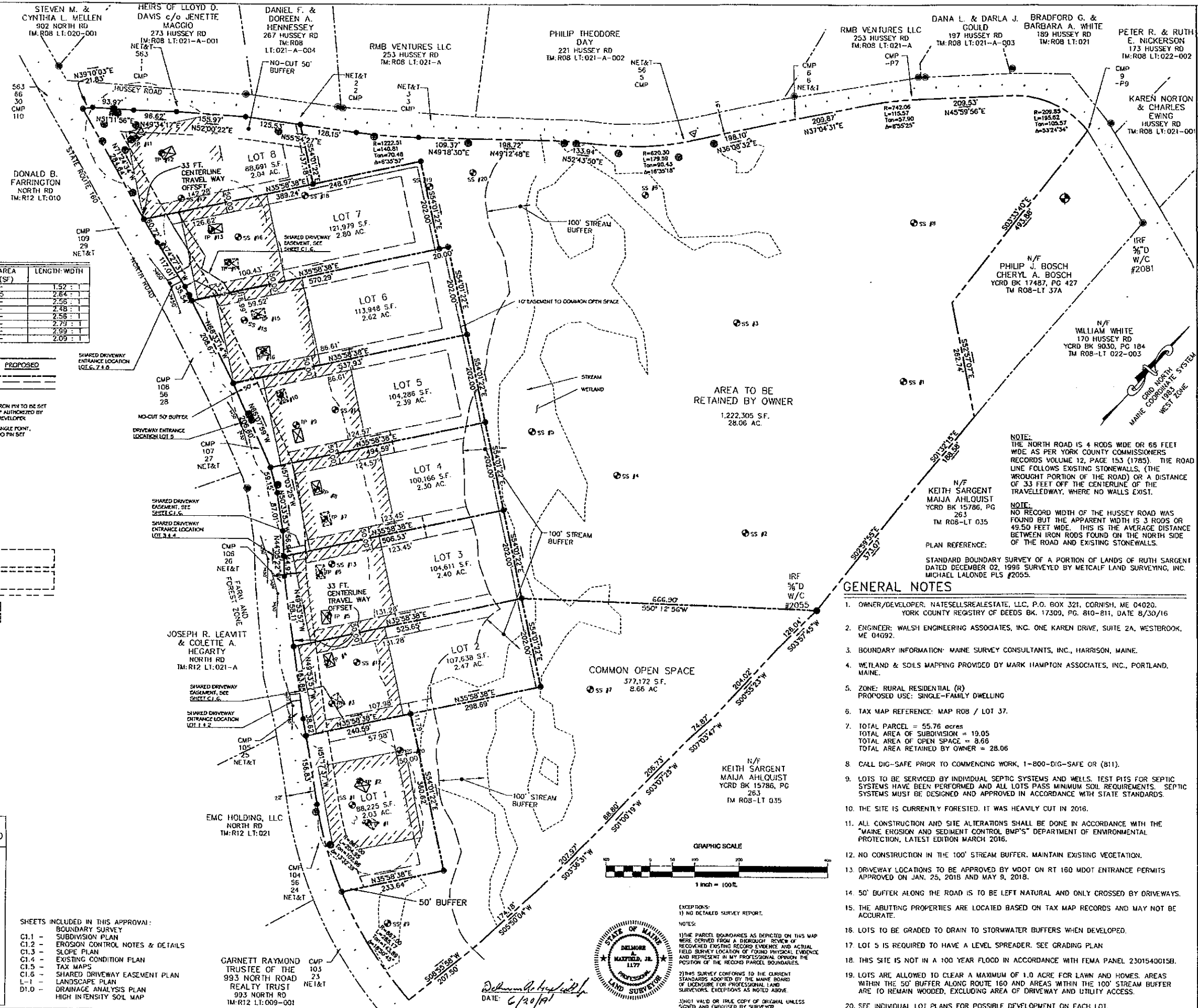
**PLANNING BOARD RESTRICTIONS OR CONDITIONS:**

- 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: \_\_\_\_\_

- SHEETS INCLUDED IN THIS APPROVAL:
- C1.1 - BOUNDARY SURVEY
  - C1.2 - SUBDIVISION PLAN
  - C1.3 - EROSION CONTROL NOTES & DETAILS
  - C1.4 - SLOPE PLAN
  - C1.5 - EXISTING CONDITION PLAN
  - C1.6 - TAX MAPS
  - L-1 - SHARED DRIVEWAY EASEMENT PLAN
  - L-2 - LANDSCAPE PLAN
  - D1.0 - DRAINAGE ANALYSIS PLAN
  - D1.1 - HIGH INTENSITY SOIL MAP



**GRAPHIC SCALE**  
 1 inch = 100 ft.

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 RECORDS, ENGINEER 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 ENDORSED BY SURVEYOR.

STATE OF MAINE  
 DELORE & MATTHEW, JR.  
 LAND SURVEYORS  
 1177

DATE: 6/20/19

**GENERAL NOTES**

- OWNER/DEVELOPER: NATESELLSREALSTATE, 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 = 55.78 acres  
 TOTAL AREA OF SUBDIVISION = 19.05  
 TOTAL AREA OF OPEN SPACE = 8.66  
 TOTAL AREA RETAINED BY OWNER = 28.06
- 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 2016.
- 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 ALONG THE ROAD 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 STORMWATER BUFFERS WHEN DEVELOPED.
- LOT 5 IS REQUIRED TO HAVE A LEVEL SPREADER. SEE GRADING PLAN
- THIS SITE IS NOT IN A 100 YEAR FLOOD IN ACCORDANCE WITH FEMA PANEL 2301540015B.
- LOTS ARE ALLOWED TO CLEAR A MAXIMUM OF 1.0 ACRE FOR LAWN AND HOMES. AREAS WITHIN THE 50' BUFFER ALONG ROUTE 160 AND AREAS WITHIN THE 100' STREAM BUFFER ARE TO REMAIN WOODED, EXCLUDING AREA OF DRIVEWAY AND UTILITY ACCESS.
- SEE INDIVIDUAL LOT PLANS FOR POSSIBLE DEVELOPMENT ON EACH LOT.

**WALSH**  
 ENGINEERING ASSOCIATES, INC.  
 One Karen Dr., Suite 2A (Westbrook, Maine 04092)  
 ph: 207.553.9696 | www.walsh-eng.com  
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STATE OF MAINE  
 6/20/19  
 THOMAS S  
 ORDER No. 4206  
 LICENSED PROFESSIONAL ENGINEER  
 CIVIL/MECHANICAL

**WATSON WOODS SUBDIVISION**  
 NORTH ROAD & HUSSEY ROAD  
 PARSONSFIELD, MAINE

**NATESELLSREALSTATE, LLC**  
 P.O. BOX 321  
 CORNISH, ME 04020

Rev. Date Description Drawn Check

|   |      |                    |     |     |
|---|------|--------------------|-----|-----|
| 1 | DATE | TOWN COMMENTS      | JWG | TSG |
| 2 | DATE | REV'D PER TOWN COM | JWG | TSG |
| 3 | DATE | FOR FINAL APPROVAL | JWG | TSG |

Sheet Title:  
**SUBDIVISION PLAN**

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

**C11**  
 MAPLOT: R24137

**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 ANY 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 IS 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:
  - THE BASE OF GRASSED WATERWAYS
  - 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 8%
- INSTALL EROSION CONTROL MESH IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. MESH TO BE EQUAL TO NORTH AMERICAN GREEN PRODUCT C1258N.
- 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 BERMING 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 MDOF STANDARD SPECIFICATION 717.09 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**
- MAXIMUM STONE SIZE (INCHES) . . . . . 3/4**

**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:**

MDOF 717.03(g) 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 LIMESTONE (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).

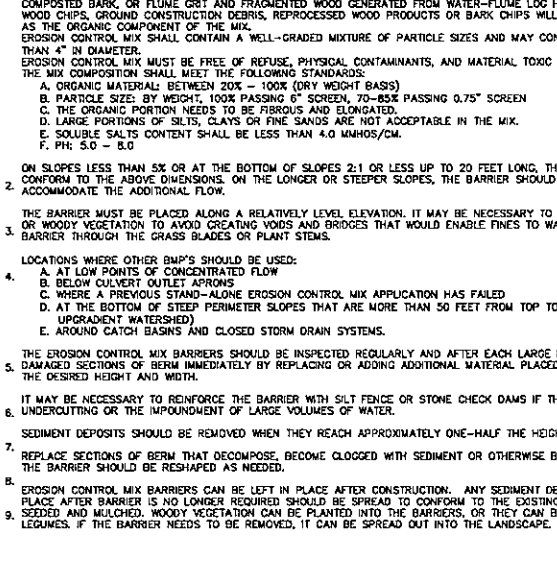
**MULCH:**

- 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 VELOCITY AREAS & STEEP SLOPES
- EXCELSIOR MAT . . . . . AS REQUIRED
- MULCH ANCHORING
- PEG AND TWINE . . . . . LIQUID ASPHALT
- MULCH NETTING . . . . . WOOD CELLULOSE FIBER
- ASPHALT EMULSION . . . . . CHEMICAL TACK

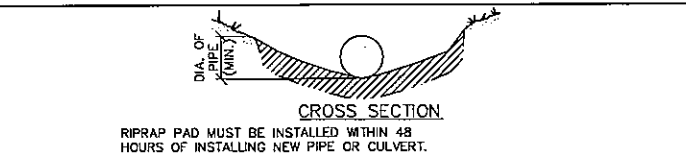
**NOTES:**

- 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 FLUME GRT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME 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, 70-80% 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 MMHOS/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 VENTS 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 CULVERTS OR 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 IMPONDMENT 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.

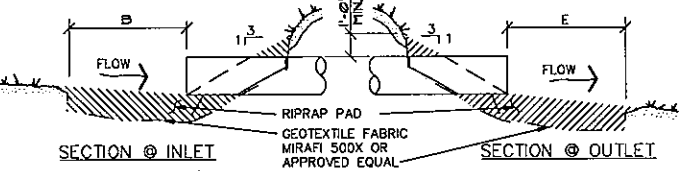
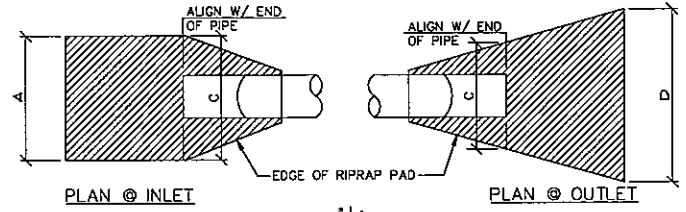
**EROSION CONTROL MIX SEDIMENT BARRIER**



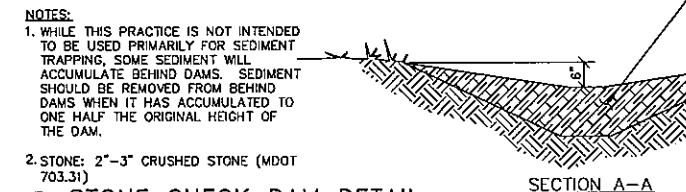
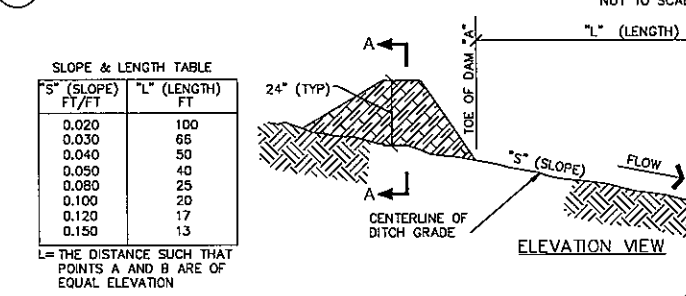
**4 SURFACE DRAINAGE SEDIMENT CONTROL** NOT TO SCALE



| PIPE | A        | B       | C        | D        | E      | PAD DEPTH | D <sub>50</sub> |
|------|----------|---------|----------|----------|--------|-----------|-----------------|
| 15\" | 3.75 FT. | 2.5 FT. | 3.75 FT. | 11.5 FT. | 10 FT. | 15\"      | 6\"             |



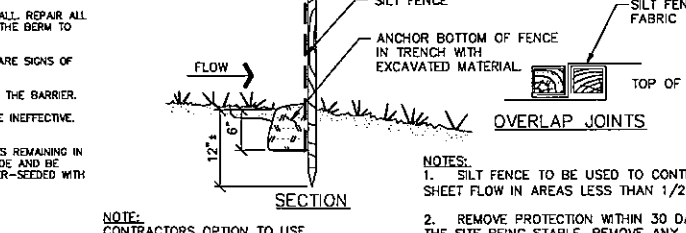
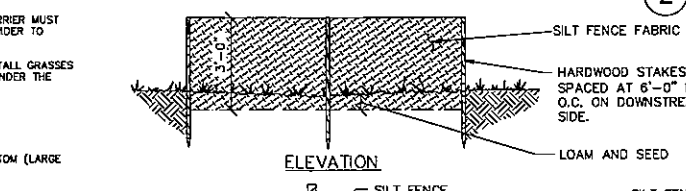
**6 PIPE INLET/OUTLET DETAILS** NOT TO SCALE



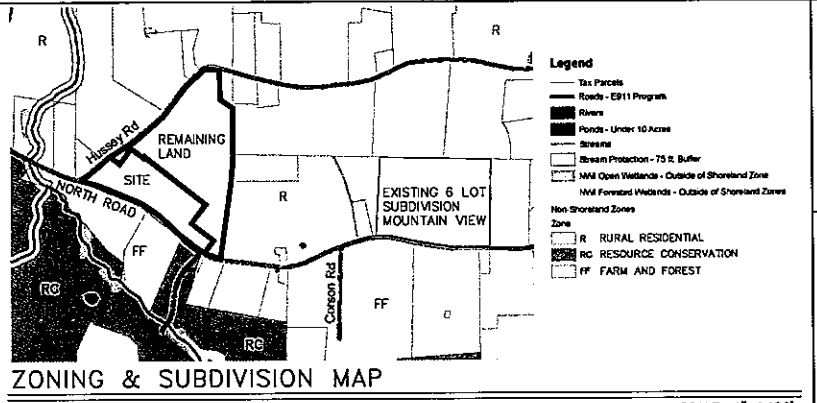
**5 STONE CHECK DAM DETAIL** NOT TO SCALE



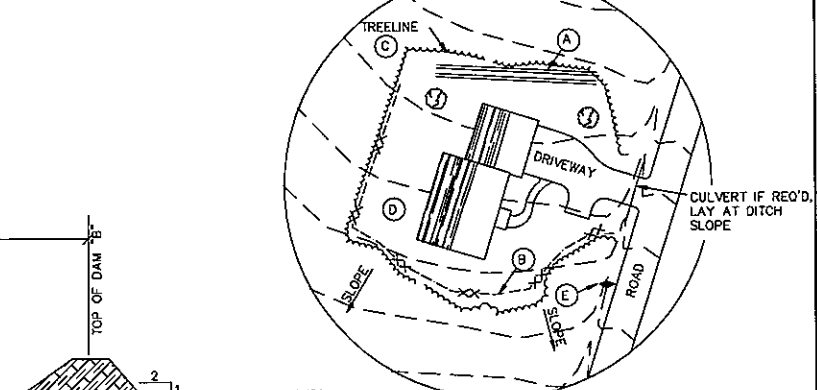
**2 LEVEL SPREADER SECTION** NOT TO SCALE



**SILT FENCE** NOT TO SCALE

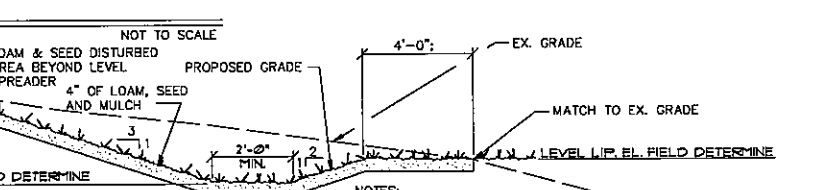


**ZONING & SUBDIVISION MAP** SCALE: 1"=1,100'



- NOTES:**
- THIS SKETCH INDICATES THE INTENT OF THE SOIL EROSION MEASURES. ACTUAL SITE CONDITIONS AND LAYOUTS WILL VARY FROM SITE TO SITE.
- BUILDING CONTRACTORS MUST COMPLY WITH THE EROSION CONTROL NOTES SHOWN ON THESE DRAWINGS AND WITH "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES".
- A - CONSTRUCT DIVERSION DITCH TO KEEP UPSLOPE DRAINAGE FROM ENTERING SITE.
  - B - INSTALL SILT FENCE BELOW ALL DISTURBED AREAS.
  - C - KEEP CLEARING TO A MINIMUM.
  - D - RESEED ALL DISTURBED AREAS, SEE SEEDING NOTES.
  - E - INSTALL STONE CHECK DAM(S) DOWNSTREAM OF CULVERT AS NECESSARY.

**1 BUILDING SITE EROSION CONTROL** NOT TO SCALE



**3 TYPICAL DRIVEWAY CULVERT SECTION** NOT TO SCALE

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STATE OF MAINE  
5/19/19  
THOMAS S. GREER  
No. 4208  
LICENSED PROFESSIONAL ENGINEER

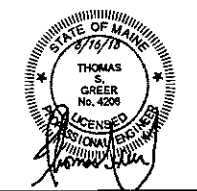
WATSON WOODS SUBDIVISION  
NORTH ROAD & HUSSEY ROAD  
PARSONSFIELD, MAINE  
NATESELLSREALSTATE, LLC  
P.O. BOX 321  
CORNHISB, ME 04020

| Rev. | Date  | Description         | Drawn | Check |
|------|-------|---------------------|-------|-------|
| 1    | 11/18 | TOWN COMMENTS       | JWG   | TSJ   |
| 2    | 11/18 | REV'D PER TOWN COAL | JWG   | TSJ   |
| 3    | 11/18 | For Final Approval  | JWG   | TSJ   |

Sheet Title:  
**EROSION CONTROL NOTES & DETAILS**

Job No.: 16149 Sheet No.:  
Date: 5/24/18  
Scale: AS SHOWN  
Drawn: JWG  
Checked: MAPLOY R58/137

**C12**



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NORTH ROAD & HUSSEY ROAD  
PARSONSFIELD, MAINE

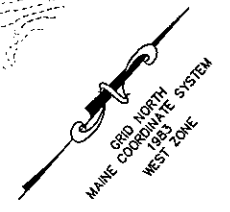
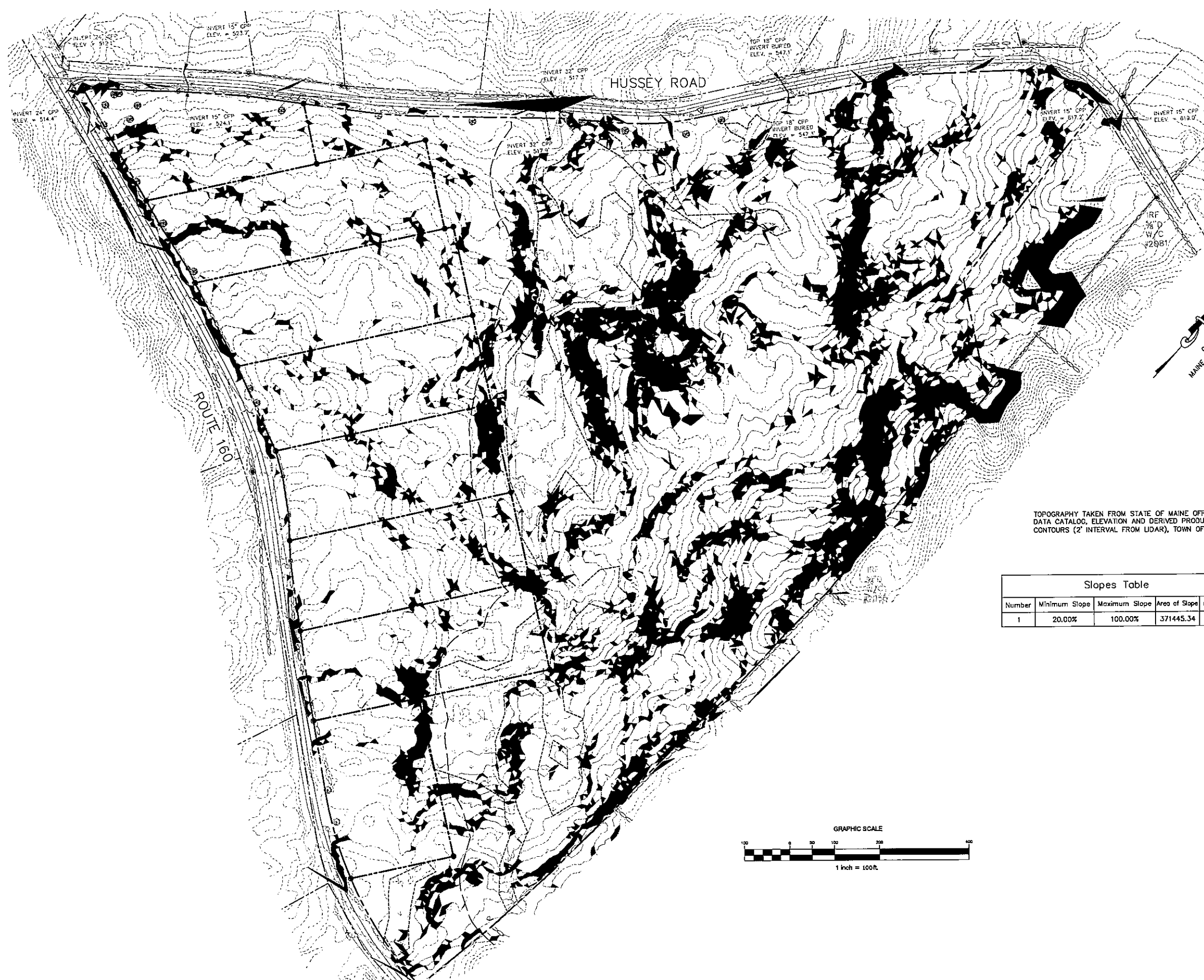
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CORNISH, ME 04020

| Rev. | Date    | Description   | Drawn | Check |
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| 1    | 5/14/18 | TOWN COMMENTS | JWG   | TSG   |
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|      |         |               |       |       |

Sheet Title:  
**SLOPE PLAN**

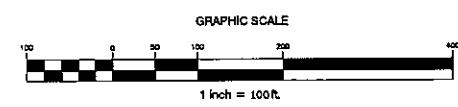
Job No.: 16149 Sheet No.:  
Date: 5/24/18  
Scale: AS SHOWN  
Drawn: JWG  
Checked: MAPLOT R06/17

**C13**



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

| Number | Minimum Slope | Maximum Slope | Area of Slope | Color |
|--------|---------------|---------------|---------------|-------|
| 1      | 20.00%        | 100.00%       | 371445.34     | ■     |



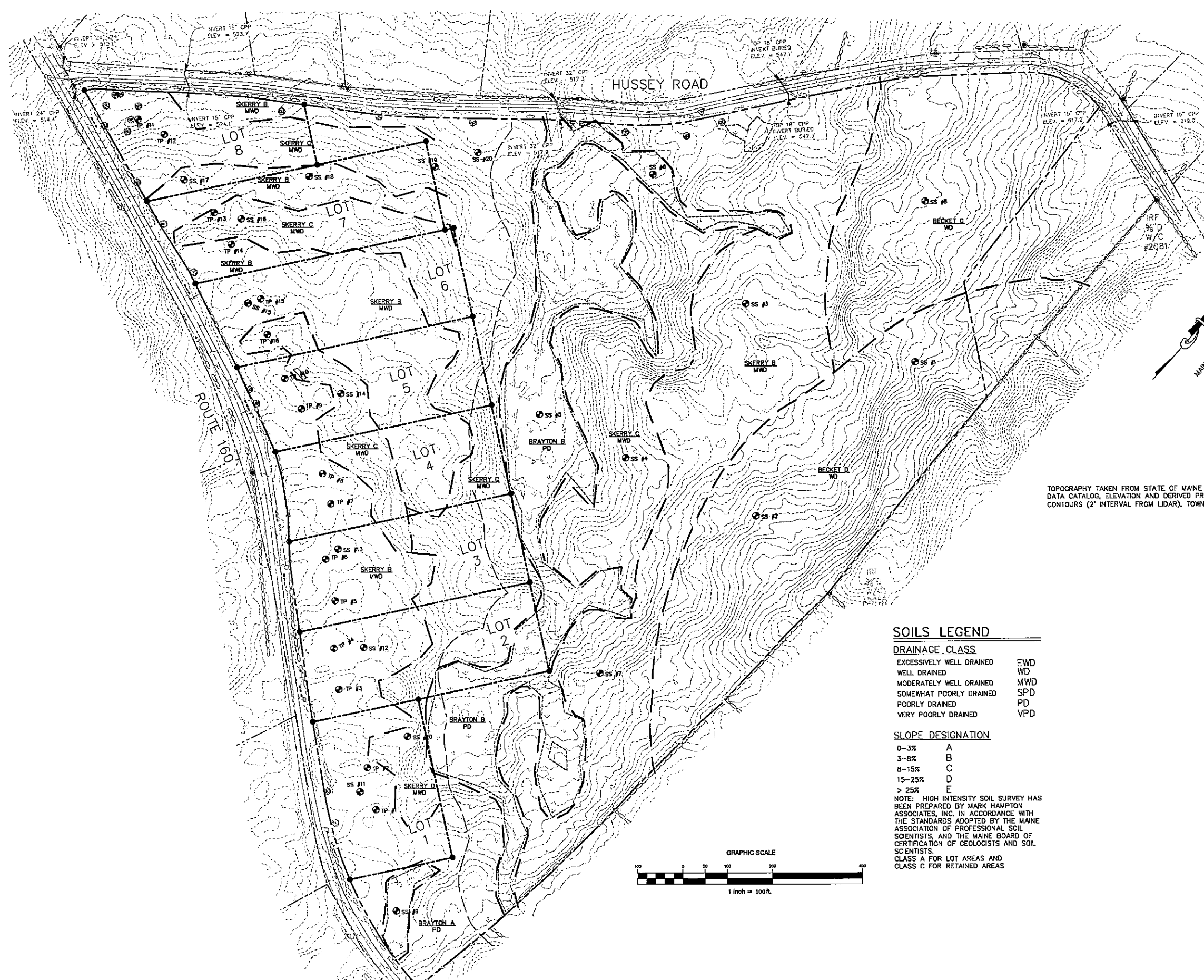
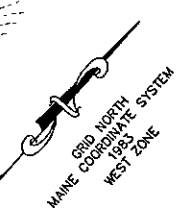
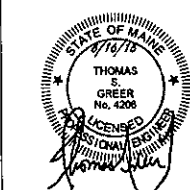
NOT TO SCALE - UNLESS OTHERWISE SPECIFIED. INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 8/10/2018 BY 60322/UCBA/BAW

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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

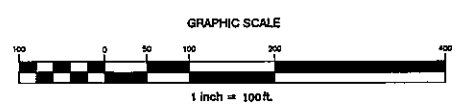
#### DRAINAGE CLASS

|                          |     |
|--------------------------|-----|
| 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



WATSON WOODS SUBDIVISION  
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 PARSONSFIELD, MAINE

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|------|------|---------------|-------|-------|
| 1    | ***  | TOWN COMMENTS | JWG   | TSG   |
|      |      |               |       |       |
|      |      |               |       |       |
|      |      |               |       |       |
|      |      |               |       |       |

Sheet Title:  
**EXISTING  
 CONDITION PLAN**

|                 |             |
|-----------------|-------------|
| Job No.: 18149  | Sheet No.:  |
| Date: 5/24/18   | <b>C1.4</b> |
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| Checked:        |             |

MAPLOT R06137

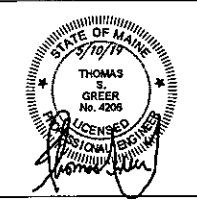
18149 WATSON WOODS SUBDIVISION PARSONSFIELD, MAINE 04020 DATE: 5/24/18 DRAWN BY: JWG CHECKED BY: TSG

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WATSON WOODS SUBDIVISION  
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 PARSONSFIELD, MAINE

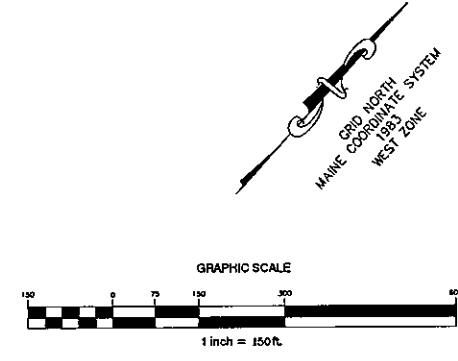
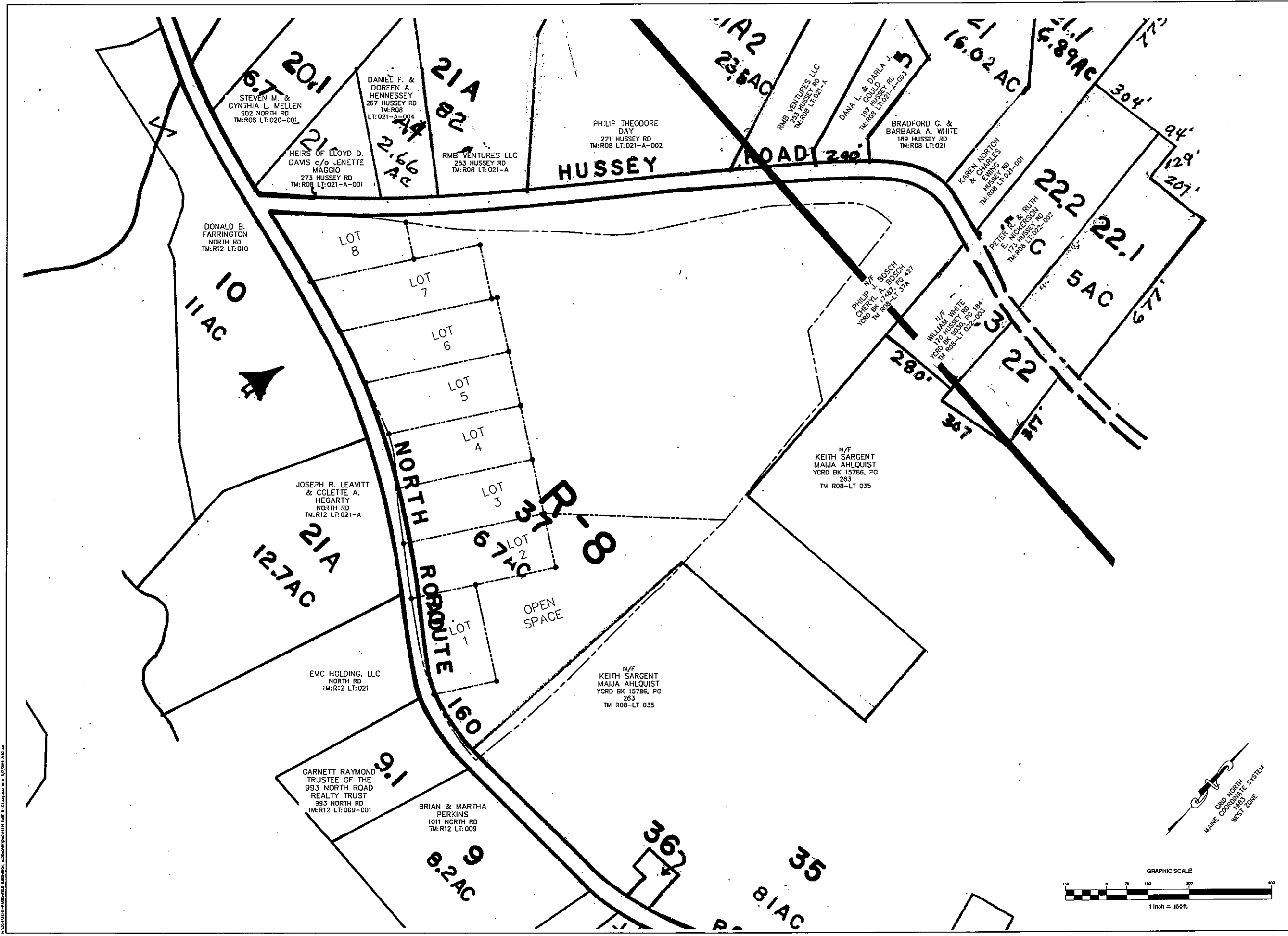
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| 1    | 7/12/18 | REVD PER TOWN COM. | JWG   | TSQ   |
| 2    |         | For Final Approval | JWG   | TSQ   |

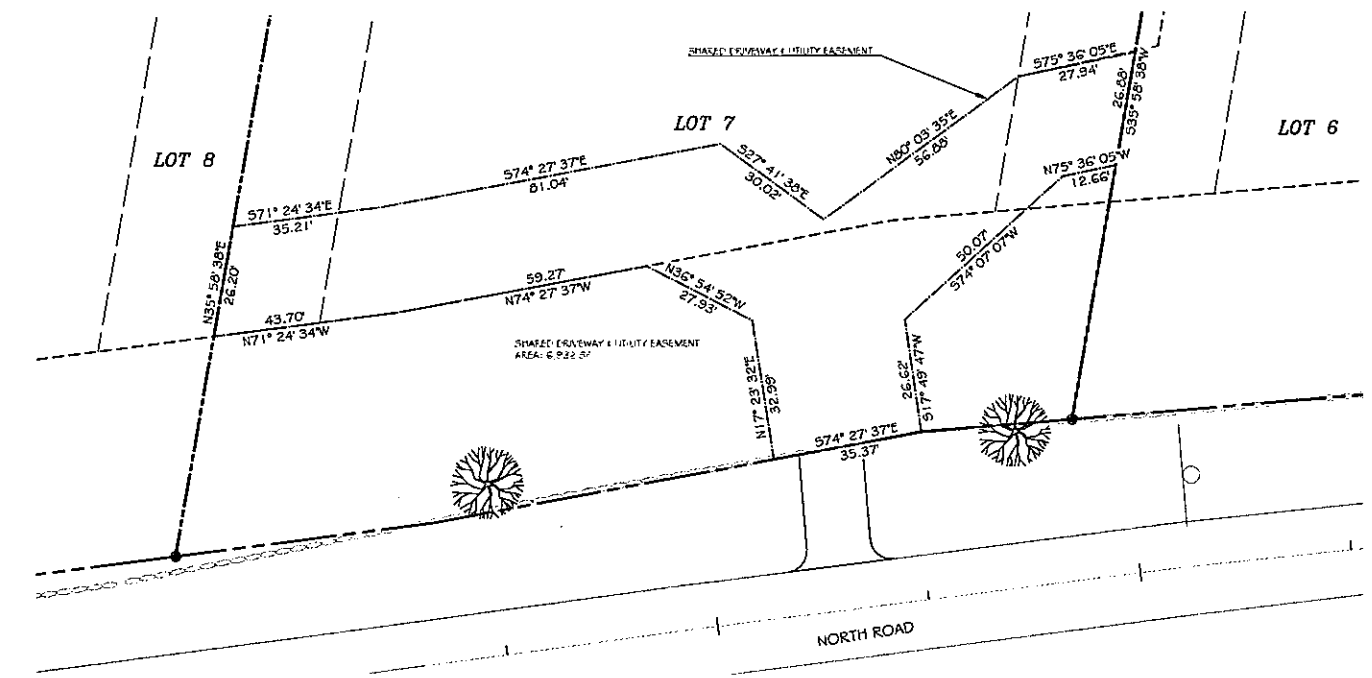
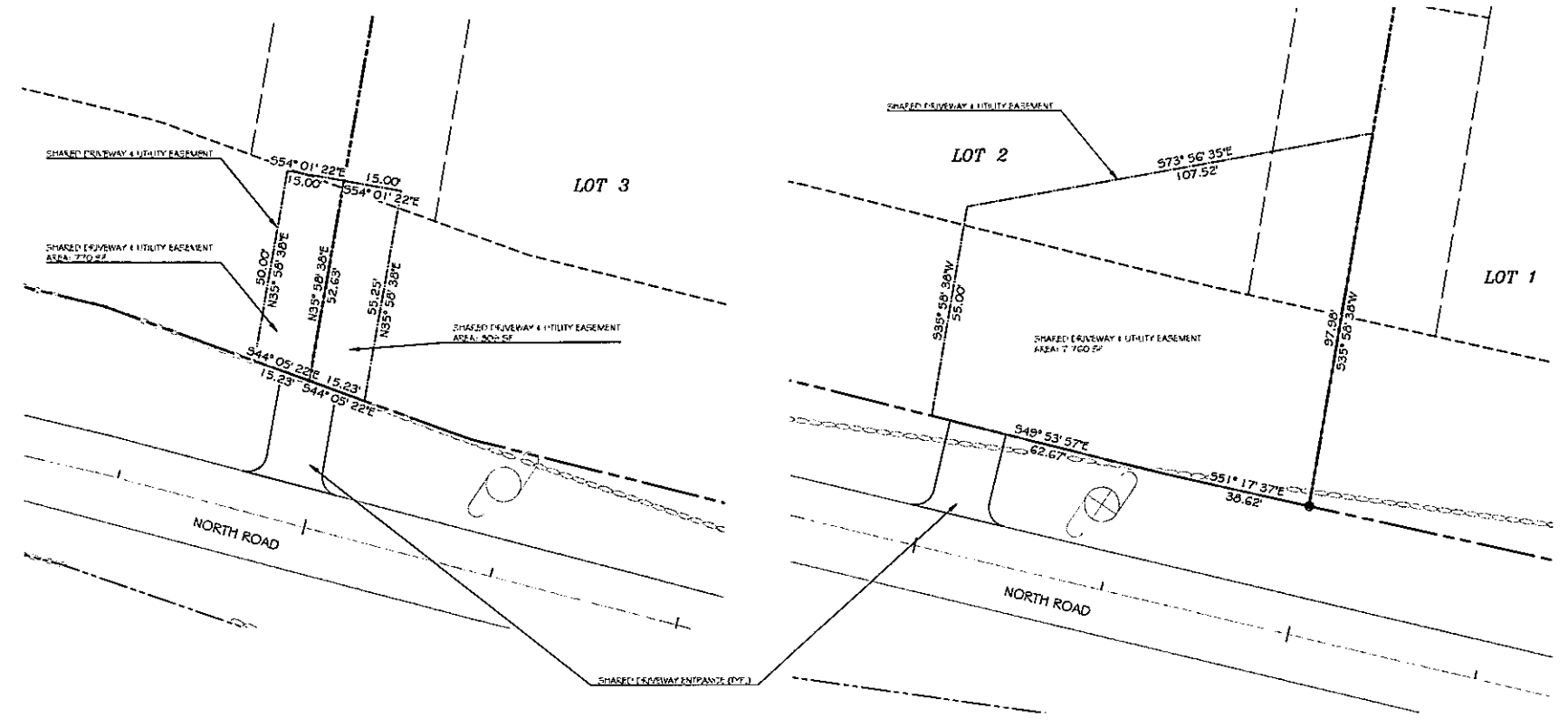
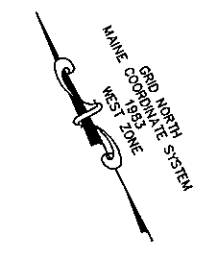
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**TAX MAPS**

Job No.: 16149  
 Date: 7/12/18  
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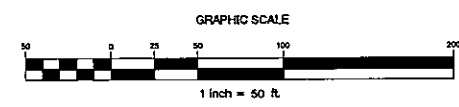
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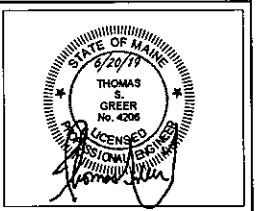
ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.



EASEMENT NOTES:  
1. SHARED DRIVEWAY EASEMENTS ARE FOR ACCESS AND UTILITIES.



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STATE OF MAINE  
THOMAS S. GREER  
No. 4206  
LICENSED PROFESSIONAL ENGINEER

WATSON WOODS SUBDIVISION  
NORTH ROAD & HUSSEY ROAD  
PARSONSFIELD, MAINE

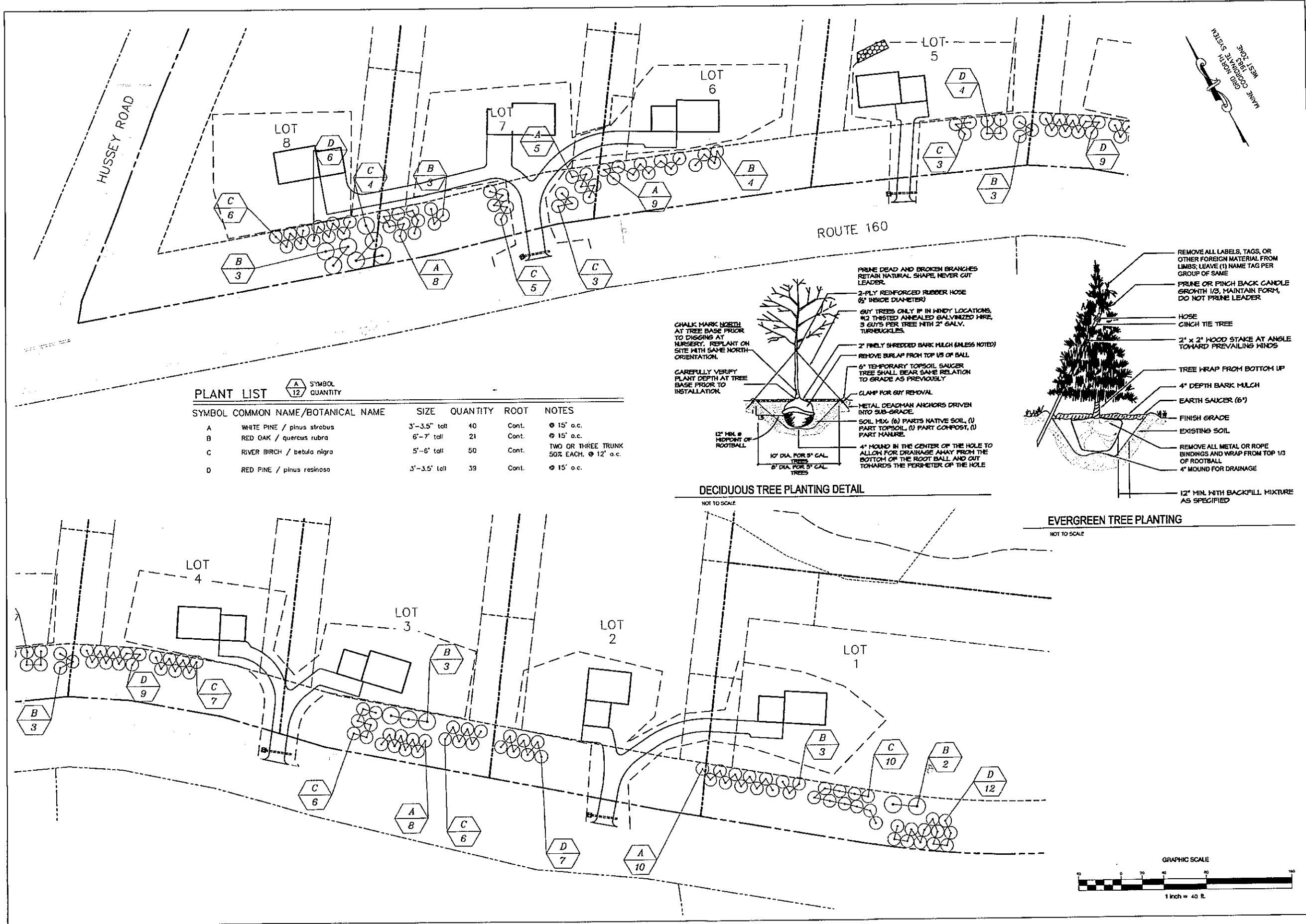
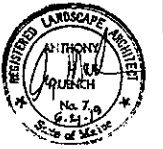
NATESELLSREALSTATE, LLC  
P.O. BOX 321  
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| Rev. | Date | Description        | Drawn | Check |
|------|------|--------------------|-------|-------|
| 1    |      | For Final Approval | JWG   | TSG   |
|      |      |                    |       |       |
|      |      |                    |       |       |
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|      |      |                    |       |       |

Sheet Title:  
**SHARED DRIVEWAY EASEMENT PLAN**

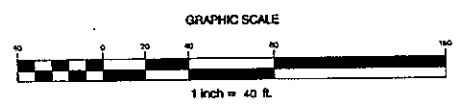
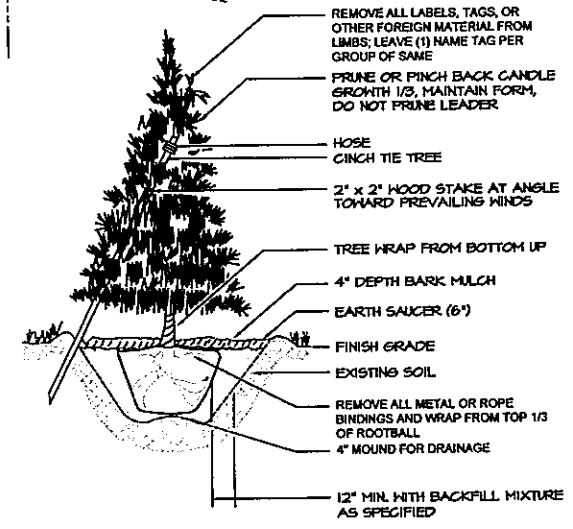
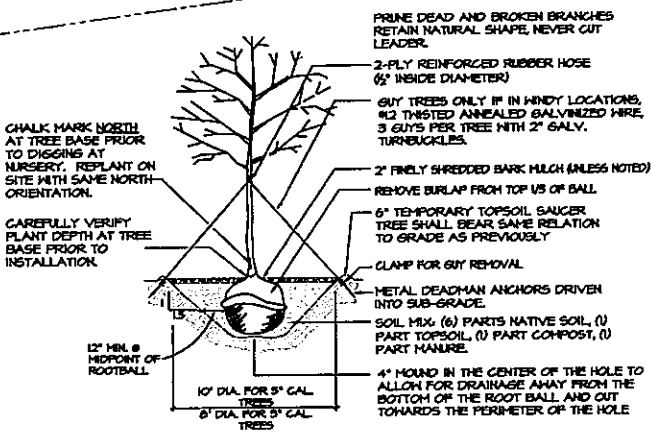
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MAP/LOT 206/137

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**PLANT LIST**

| SYMBOL | COMMON NAME/BOTANICAL NAME        | SIZE         | QUANTITY | ROOT  | NOTES                                      |
|--------|-----------------------------------|--------------|----------|-------|--|
| A      | WHITE PINE / <i>pinus strobus</i> | 3'-3.5" tall | 40       | Cont. | ⊙ 15' o.c.                                 |
| B      | RED OAK / <i>quercus rubra</i>    | 6'-7" tall   | 21       | Cont. | ⊙ 15' o.c.                                 |
| C      | RIVER BIRCH / <i>betula nigra</i> | 5'-6" tall   | 50       | Cont. | TWO OR THREE TRUNK<br>50% EACH. ⊙ 12' o.c. |
| D      | RED PINE / <i>pinus resinosa</i>  | 3'-3.5" tall | 39       | Cont. | ⊙ 15' o.c.                                 |



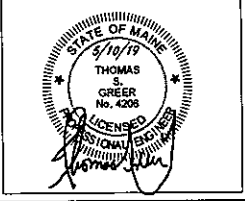
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PARSONSFIELD, MAINE

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CORNISH, ME 04020

L-1

MAPLOT R08137





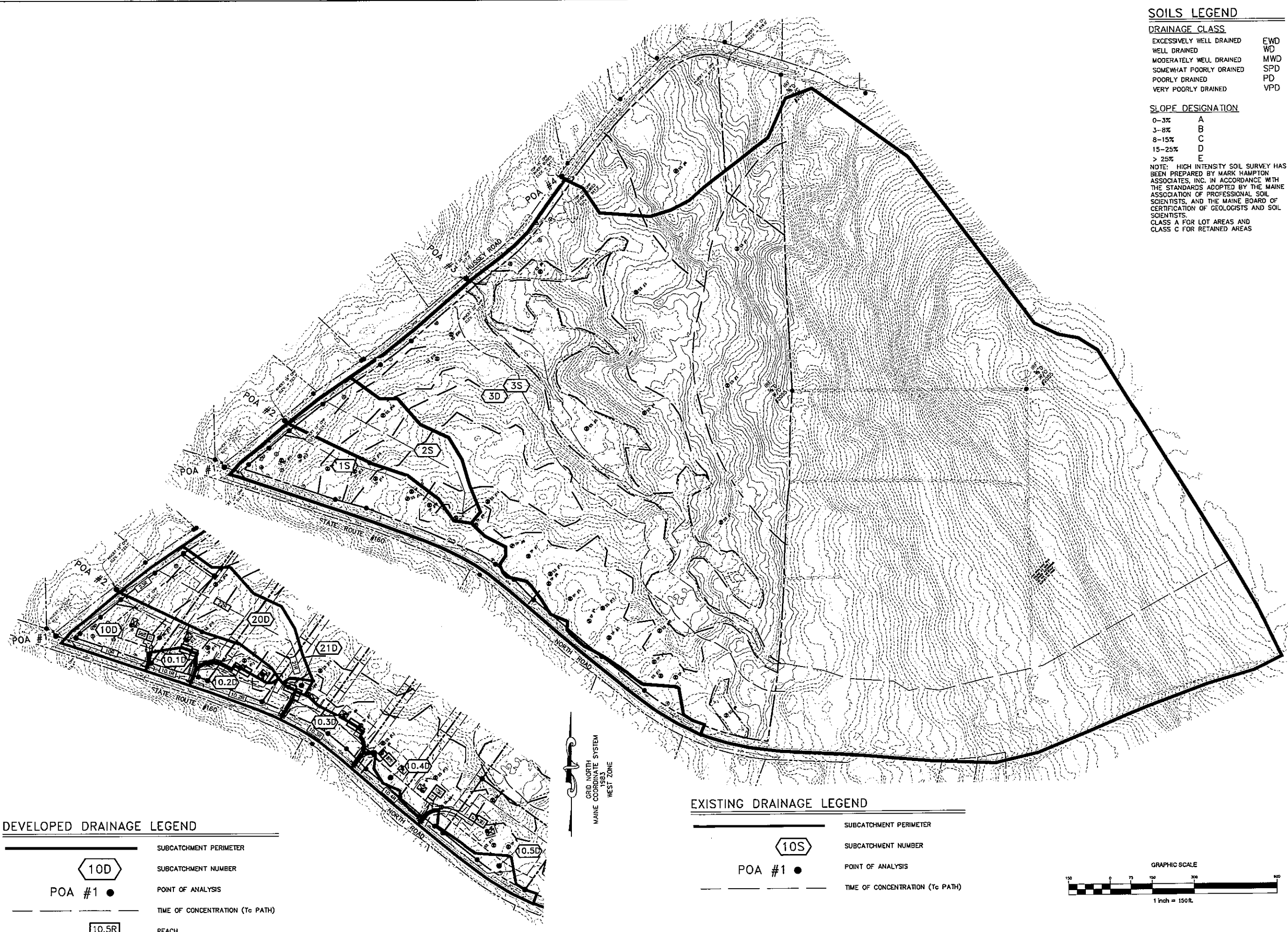
**SOILS LEGEND**

| 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

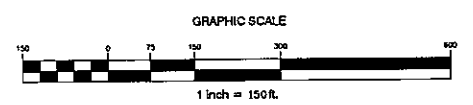


**DEVELOPED DRAINAGE LEGEND**

|  |                                 |
|--|---------------------------------|
|  | 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) |



WATSON WOODS SUBDIVISION  
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PARISHFIELD, MAINE

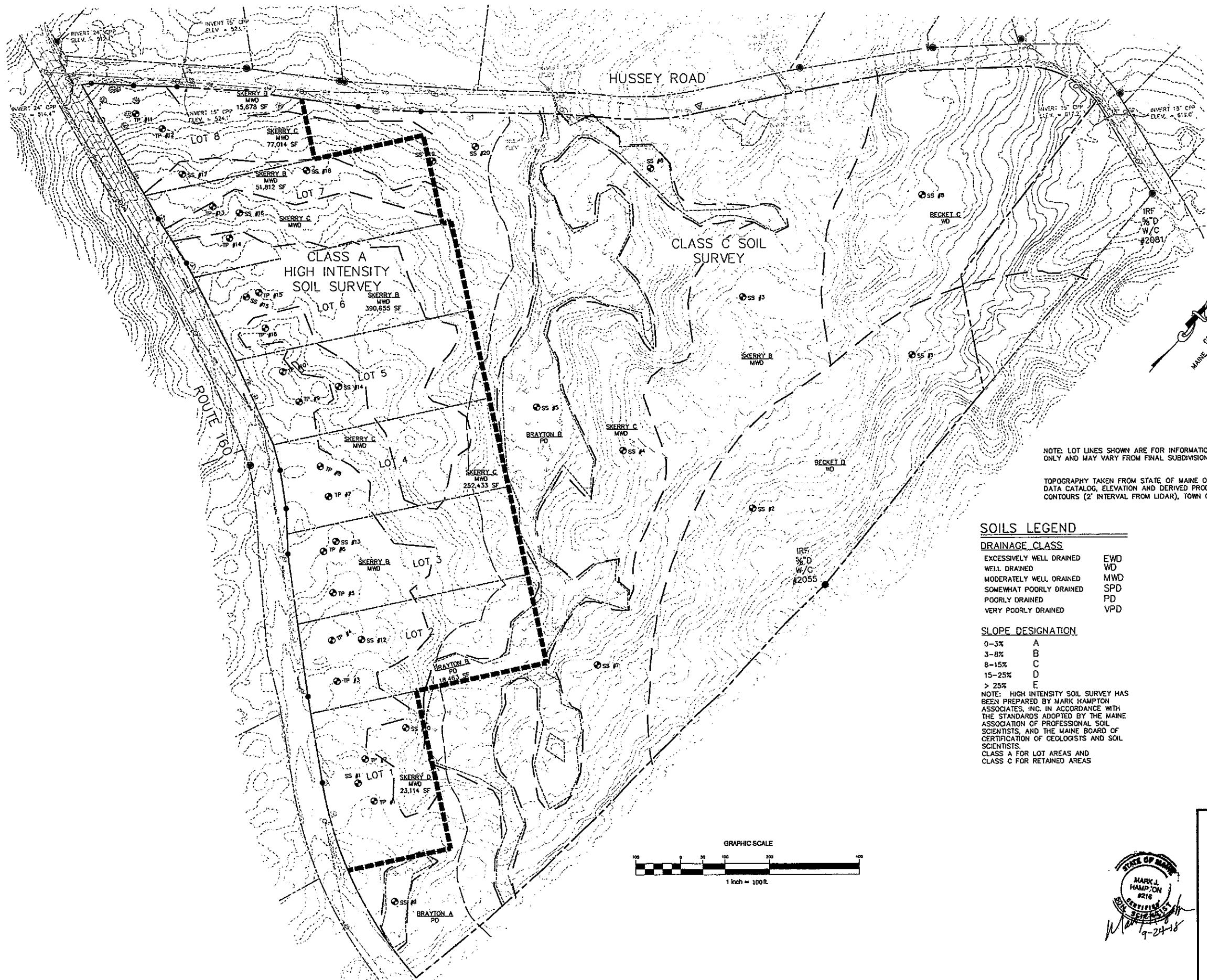
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|------|------|---------------------|-------|-------|
| 1    | www  | TOWN COMMENTS       | JWG   | TSJ   |
| 2    | www  | REV'D PER TOWN COM. | JWG   | TSJ   |
| 3    | www  | For Final Approval  | JWG   | TSJ   |

Sheet Title:  
**DRAINAGE ANALYSIS PLAN**

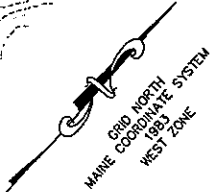
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| Date:    | 5/24/18 | Scale:     | AS SHOWN       |
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**D1.0**



NOTE: LOT LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY VARY FROM FINAL SUBDIVISION PLAN.

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**

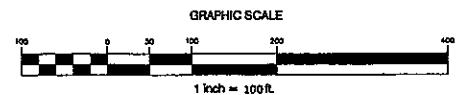
|        |   |
|--------|---|
| 0-3%   | A |
| 3-8%   | B |
| 8-15%  | C |
| 15-25% | D |
| > 25%  | E |

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

**LEGEND**

| EXISTING |                                 |
|----------|---------------------------------|
|          | PROPERTY LINE                   |
|          | PROPERTY SETBACK                |
|          | EASEMENT LINE                   |
|          | STONEWALL (BOUNDARY)            |
|          | TEST PIT                        |
|          | SOILS BOUNDARY                  |
|          | WETLANDS                        |
|          | CL OR THREAD OF STREAM OR BROOK |
|          | STREAM SETBACK                  |
|          | OVERHEAD ELECTRIC LINE          |
|          | UTILITY POLE                    |
|          | INTERMEDIATE CONTOUR            |
|          | INDEX CONTOUR                   |
|          | TREES GREATER THAN 24"Ø         |
|          | EDGE OF PAVEMENT                |
|          | EDGE OF GRAVEL                  |



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

**WATSON WOODS SUBDIVISION**  
NORTH ROAD & HUSSEY ROAD, PARSONSFIELD, ME  
**HIGH INTENSITY SOILS MAP**

MARK HAMPTON ASSOCIATES, INC.  
P.O. BOX 1931  
PORTLAND, MAINE 04104



SCALE: 1"=100'  
DATE: SEPTEMBER 24, 2018