

ZONE INFORMATION

Table with 2 columns: REQUIREMENTS and REQUIRED. Lists standards for rural residential zone including lot area, street frontage, setbacks, and building height.

- \* 1 ACRE WITH PUBLIC WATER.
\*\* FROM CENTERLINES (PRINCIPAL & ACCESSORY STRUCTURES).
\*\*\* BUILDINGS & IMPERVIOUS AREAS.

LOT INFORMATION

Table with 5 columns: LOT #, AREA (acres), BLDG ENVELOPE (SF), WETLAND AREA (SF), LENGTH: WIDTH. Lists details for lots 1 through 8.

LEGEND

Legend defining symbols for existing and proposed features: property lines, easements, setbacks, streams, wetlands, and utility lines.

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:

- 1) THERE SHALL BE NO FURTHER DIVISION OF LOTS WITHOUT REVIEW AND APPROVAL OF THE PLANNING BOARD...
2) NO MOBILE HOMES, INCLUDING DOUBLE-WIDE MOBILE HOMES, SHALL BE PLACED ON LOTS IN THIS SUBDIVISION.
3) 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

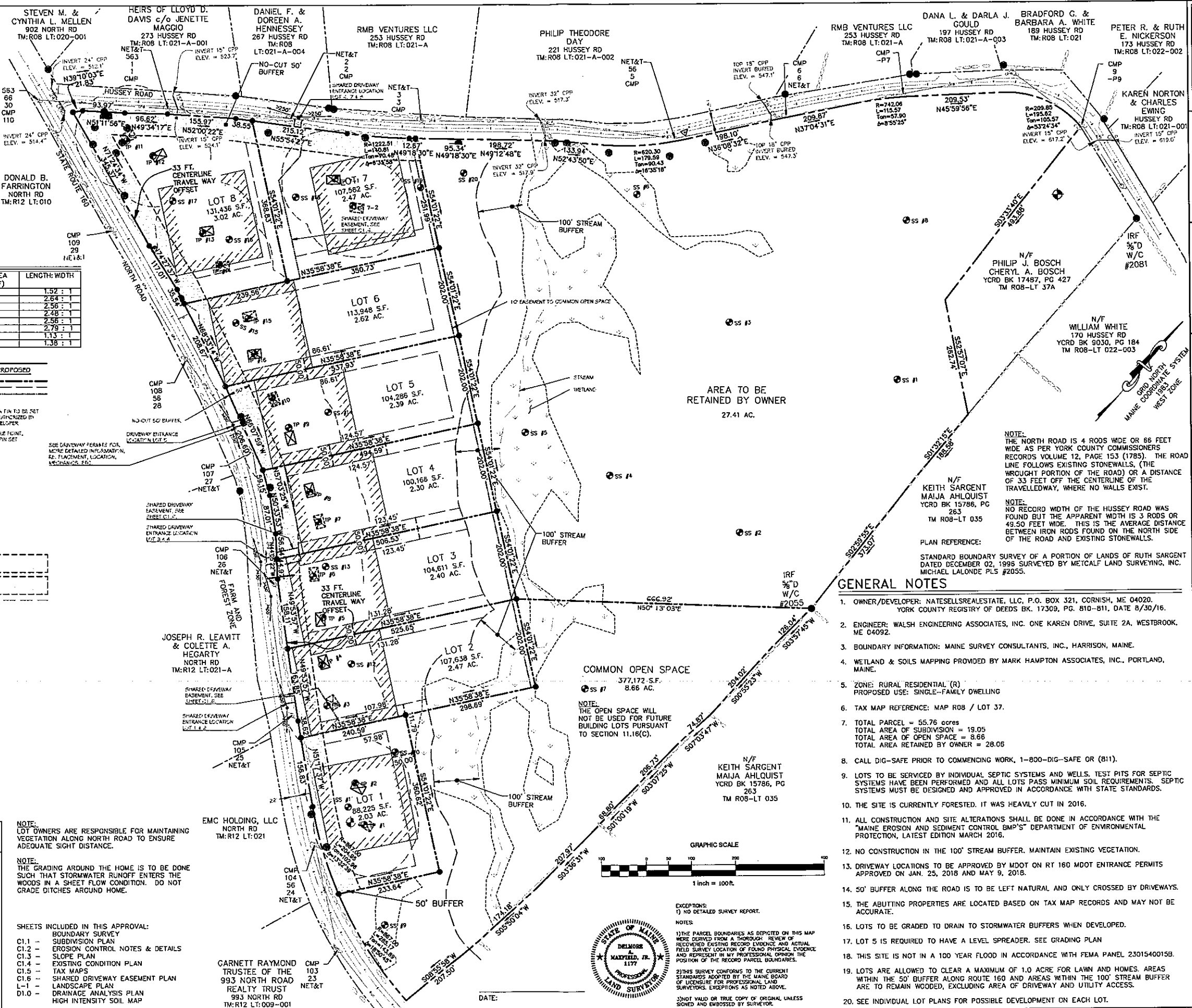
Approval signature lines for the Planning Board, including a date field.

NOTE: LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING VEGETATION ALONG NORTH ROAD TO ENSURE ADEQUATE SIGHT DISTANCE.

NOTE: THE GRADING AROUND THE HOME IS TO BE DONE SUCH THAT STORMWATER RUNOFF ENTERS THE WOODS IN A SHEET FLOW CONDITION. DO NOT GRADE DITCHES AROUND HOME.

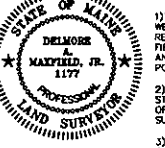
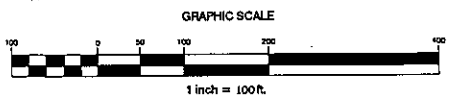
- SHEETS INCLUDED IN THIS APPROVAL:
C1.1 - BOUNDARY SURVEY
C1.2 - SUBDIVISION PLAN
C1.3 - EROSION CONTROL NOTES & DETAILS
C1.4 - SLOPE PLAN
C1.5 - EXISTING CONDITION PLAN
C1.6 - TAX MAPS
C1.7 - SHARED DRIVEWAY EASEMENT PLAN
L-1 - LANDSCAPE PLAN
D1.0 - DRAINAGE ANALYSIS PLAN
HIGH INTENSITY SOIL MAP

CARNETT RAYMOND TRUSTEE OF THE 993 NORTH ROAD REALTY TRUST 993 NORTH RD TM:R12 LT:009-001



COMMON OPEN SPACE 377,172 S.F. 8.66 AC. NOTE: THE OPEN SPACE WILL NOT BE USED FOR FUTURE BUILDING LOTS PURSUANT TO SECTION 11.16(C).

AREA TO BE RETAINED BY OWNER 27.41 AC.



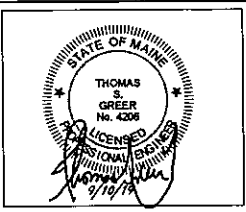
EXCEPTIONS: 1) NO DETAILED SURVEY REPORT. NOTES: 1) THE PARCEL BOUNDARIES AS DEPICTED ON THIS MAP WERE DERIVED FROM A THOROUGH REVIEW OF RECORDED EXISTING RECORD EVIDENCE AND ACTUAL FIELD SURVEY LOCATION OF FOUND PHYSICAL EVIDENCE AND REPRESENT IN MY PROFESSIONAL OPINION THE POSITION OF THE RECORD PARCEL 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.

NOTE: THE NORTH ROAD IS 4 RODS WIDE OR 66 FEET WIDE AS PER YORK COUNTY COMMISSIONERS RECORDS VOLUME 12, PAGE 153 (1785). THE ROAD LINE FOLLOWS EXISTING STONEWALLS. (THE WROUGHT PORTION OF THE ROAD) OR A DISTANCE OF 33 FEET OFF THE CENTERLINE OF THE TRAVELLEDWAY, WHERE NO WALLS EXIST. 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 STONEWALLS.

GENERAL NOTES

- 1. OWNER/DEVELOPER: NATESELLSREALTESTATE, LLC, P.O. BOX 321, CORNISH, ME 04020. YORK COUNTY REGISTRY OF DEEDS BK. 17309, PG. 810-811, DATE 8/30/16.
2. ENGINEER: WALSH ENGINEERING ASSOCIATES, INC. ONE KAREN DRIVE, SUITE 2A, WESTBROOK, ME 04092.
3. BOUNDARY INFORMATION: MAINE SURVEY CONSULTANTS, INC., HARRISON, MAINE.
4. WETLAND & SOILS MAPPING PROVIDED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.
5. ZONE: RURAL RESIDENTIAL (R) PROPOSED USE: SINGLE-FAMILY DWELLING
6. TAX MAP REFERENCE: MAP R08 / LOT 37.
7. TOTAL PARCEL = 55.76 acres
TOTAL AREA OF SUBDIVISION = 19.05
TOTAL AREA OF OPEN SPACE = 8.66
TOTAL AREA RETAINED BY OWNER = 28.05
8. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE OR (811).
9. 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.
10. THE SITE IS CURRENTLY FORESTED. IT WAS HEAVILY CUT IN 2016.
11. 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.
12. NO CONSTRUCTION IN THE 100' STREAM BUFFER. MAINTAIN EXISTING VEGETATION.
13. DRIVEWAY LOCATIONS TO BE APPROVED BY MDOT ON RT 160 MDOT ENTRANCE PERMITS APPROVED ON JAN. 25, 2018 AND MAY 9, 2018.
14. 50' BUFFER ALONG THE ROAD IS TO BE LEFT NATURAL AND ONLY CROSSED BY DRIVEWAYS.
15. THE ABUTTING PROPERTIES ARE LOCATED BASED ON TAX MAP RECORDS AND MAY NOT BE ACCURATE.
16. LOTS TO BE GRADED TO DRAIN TO STORMWATER BUFFERS WHEN DEVELOPED.
17. LOT 5 IS REQUIRED TO HAVE A LEVEL SPREADER. SEE GRADING PLAN
18. THIS SITE IS NOT IN A 100 YEAR FLOOD IN ACCORDANCE WITH FEMA PANEL 2301540015B.
19. 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.
20. SEE INDIVIDUAL LOT PLANS FOR POSSIBLE DEVELOPMENT ON EACH LOT.

WALSH ENGINEERING ASSOCIATES, INC. One Karen Dr., Suite 2A | Westbrook, Maine 04092

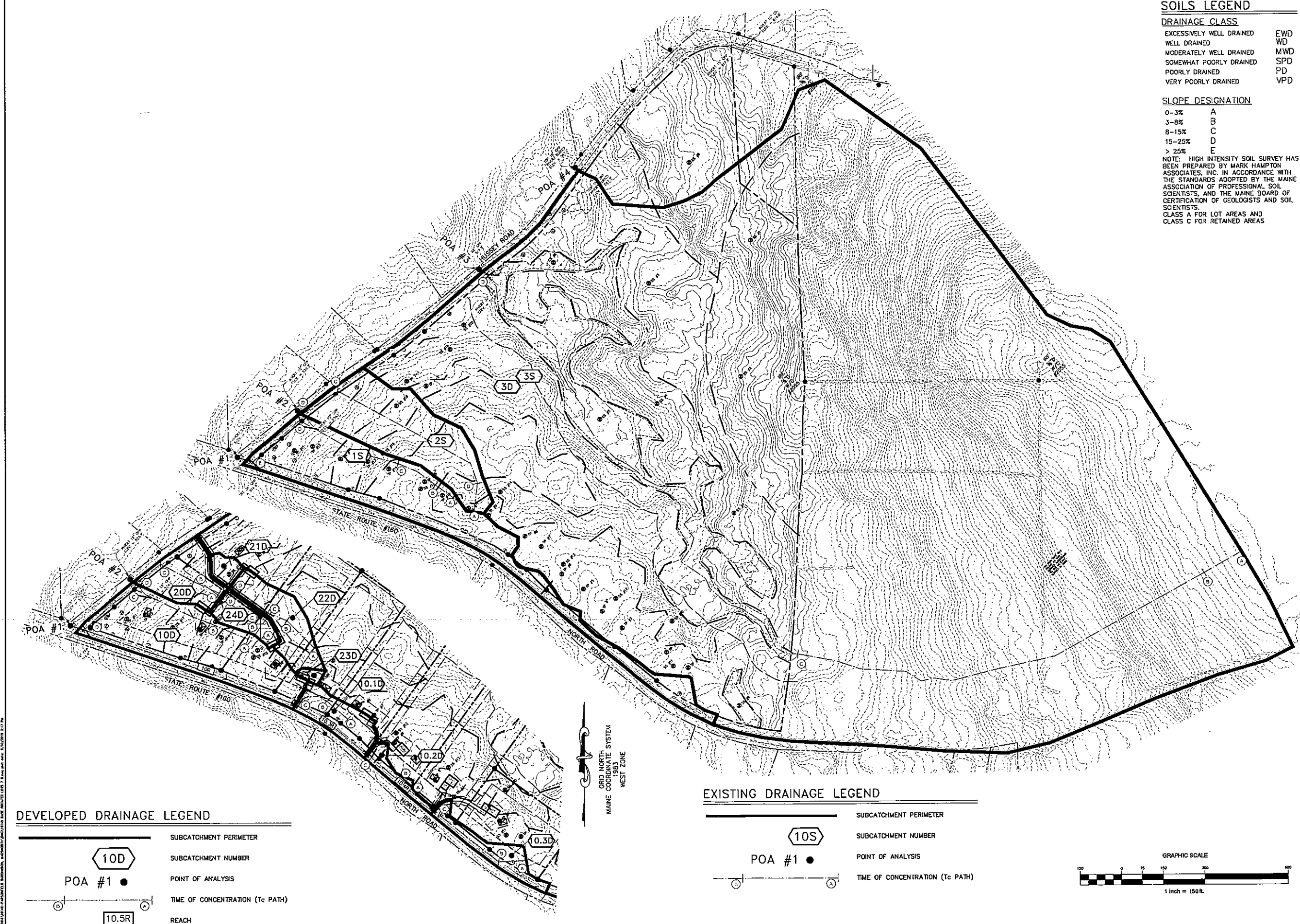


WATSON WOODS SUBDIVISION NORTH ROAD & HUSSEY ROAD PARSONSFIELD, MAINE NATESELLSREALTESTATE, LLC P.O. BOX 321 CORNISH, ME 04020

Revision table with columns: Rev., Date, Description, Drawn, Check. Shows revisions for TOWN COMMENTS, REVISED PER TOWN COM, and For Final Approval.

SUBDIVISION PLAN

Job No.: 16149 Sheet No.: 5/24/18 Date: AS SHOWN Drawn: JWG Checked: MAPLOT R08 / 37



**SOILS LEGEND**

**DRAINAGE CLASS**

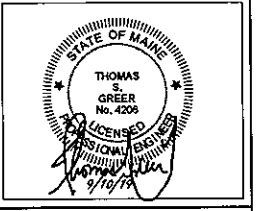
EXCESSIVELY WELL DRAINED	EWD
WELL DRAINED	WD
MODERATELY WELL DRAINED	MWD
SOMEWHAT POORLY DRAINED	SPD
POORLY DRAINED	PD
VERY POORLY DRAINED	VPD

**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.  
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WATSON WOODS SUBDIVISION  
NORTH ROAD & MUSSEY ROAD  
PARSONSFIELD, MAINE

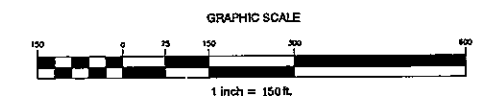
NATESELLSREALSTATE, LLC  
P.O. BOX 321  
CORNISH, ME 04020

**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)



Rev.	Date	Description	Drawn	Check
1	5/24/18	TOWN COMMENTS	JWG	TSQ
2	5/24/18	REV'D PER TOWN COM.	JWG	TSQ
3	5/24/18	For Final Approval	JWG	TSQ
4	5/24/18	For Final Approval	JWG	TSQ
5	5/24/18	For Final Approval	JWG	TSQ

Sheet Title:  
**DRAINAGE ANALYSIS PLAN**

Job No.: 16149	Sheet No.:
Date: 5/24/18	<b>D1.0</b>
Scale: AS SHOWN	
Drawn: JWG	
Checked:	MAPLOT_R08/37

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