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	45,197	----	1.52 : 1
2	2.47	45,542	16,035	2.64 : 1
3	2.40	59,750	----	2.56 : 1
4	2.30	56,857	----	2.48 : 1
5	2.39	63,098	----	2.56 : 1
6	2.62	70,757	----	2.79 : 1
7	2.47	57,339	----	1.13 : 1
8	3.02	73,224	----	1.38 : 1

LEGEND

EXISTING / PROPOSED

- PROPERTY LINE
- PROPERTY SETBACK
- EASEMENT LINE
- STONEWALL (BOUNDARY)
- TEST PIT (TP #1, SS #1)
- MONUMENT (IRON) — IRON PIN TO BE SET IF AUTHORIZED BY DEVELOPER
- ANGLE POINT — ANGLE POINT, NO PIN SET
- 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
- NO-CUT BUFFER
- STORMWATER BUFFER
- WELL EXCLUSION ZONE
- SEPTIC SYSTEM
- SEPTIC SYSTEM, ALT. LOCATION

MINIMUM RECTANGLE 200 X 200

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:

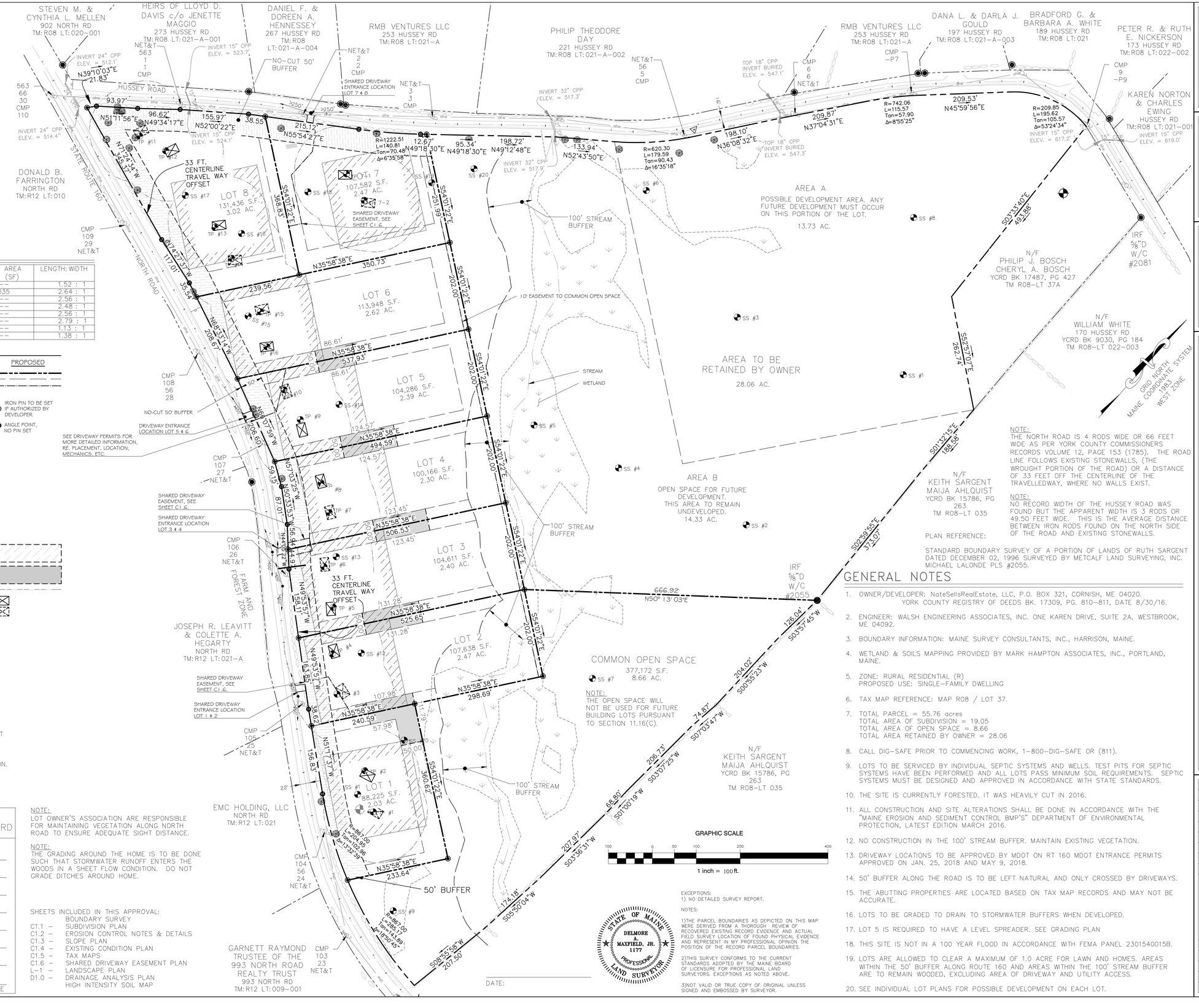
1) THERE SHALL BE NO FURTHER DIVISION OF LOTS WITHOUT REVIEW AND APPROVAL OF THE PLANNING BOARD BASED ON THE LAND USE AND DEVELOPMENT ORDINANCE AND SUBDIVISION REGULATIONS CURRENT AT THE TIME THE DIVISION IS REQUESTED.

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

DATE



NOTE:
LOT OWNER'S ASSOCIATION 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:

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

DATE:

STATE OF MAINE — DELMORE A. MAXFIELD, JR. 1177 — PROFESSIONAL LAND SURVEYOR

EXCEPTIONS:
1) NO DETAILED SURVEY REPORT.

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 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.

PLAN REFERENCE:

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.

GENERAL NOTES

1. OWNER/DEVELOPER: NateSellsRealEstate, 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 = 28.06
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.
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ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE — THOMAS S. GREER No. 4206 — LICENSED PROFESSIONAL ENGINEER — 9/23/19

WATSON WOODS SUBDIVISION

NORTH ROAD & HUSSEY ROAD
PARSONSFIELD, MAINE

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

Rev.	Date	Description	Drawn	Check
1	8/16/18	TOWN COMMENTS	JWG	TSG
2	8/30/18	REVD PER TOWN COM.	JWG	TSG
3	6/20/19	For Final Approval	JWG	TSG
4	8/27/19	For Final Approval	JWG	TSG
5	9/10/19	For Final Approval	JWG	TSG
6	9/23/19	For Final Approval	JWG	TSG

Sheet Title:
SUBDIVISION PLAN

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

Sheet No.: C1.1

MAP/LOT R08 / 37