

TRANSMITTAL

Date: August 30, 2018

Project Number: 16149

Project Name: Watson Woods, Parsonsfield

To: Mr. David Bower, CEO
Town of Parsonsfield
634 North Rd
Parsonsfield, ME 04047

From: Rita Sawyer

Copy: (1) David Lourie-24x36, (1) Ralph Austin-24x36, (1) Nate Wadsworth-24x36,
(1) File

Enc: **Cover Letter & Revised Soils Letter**

Drawings: C1.1 – Rev 2 & High Intensity Soils Map

Message:

Attached are 10 Sets of Documents, 8 sets of 11x17 drawings and 2 sets of 24x36 drawings for your review and approval.

Mailed Fax Number:
 Delivered No. of Pages (including cover):

WALSH
ENGINEERING ASSOCIATES, INC.

File: 16149

August 30, 2018

Mr. David Bower, Code Enforcement Officer
Town of Parsonsfield
634 North Rd
Parsonsfield, ME 04047

RE: **REVISED SUBMITTAL FOR WATSON WOODS
ROUTE 160 (NORTH ROAD) / HUSSEY ROAD SUBDIVISION**

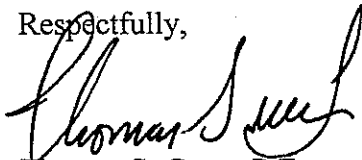
Dear David,

At the August 21st Planning Board meeting the Board determined the application for Watson Woods was incomplete. We are providing the following information:

1. Revised Subdivision Plan Sheet C1.1. The following changes were made:
 - a. Added “ greater than 24” ” to the tree legend.
 - b. Made the stormwater buffers clearer by shading them.
 - c. Added the High Intensity Soils Map to the Sheets Included list.
 - d. Added Note 19 on the Limit of Clearing concerns.
 - e. Revised the right-of-way line on North Road to show the 66’ width.
2. Attached is a map from Mark Hampton Associates noting the intensity classification for each area.
3. Attached is a revised soils letter from Mark, noting the standards used in the mapping.

I believe these items make the application complete.

Respectfully,



Thomas S. Greer, P.E.
Walsh Engineering Associates, Inc.

cc: David Lourie, Esq., Nathan Wadsworth, Ralph Austin Esq., File

enc.



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

4643

August 27, 2018

Mr. Tom Greer
Walsh Engineering Associates, Inc.
One Karen Drive Suite 2A
Westbrook, ME 04092

Re: Guidelines for Soil Surveys, Maine Association of Professional Soil Scientists

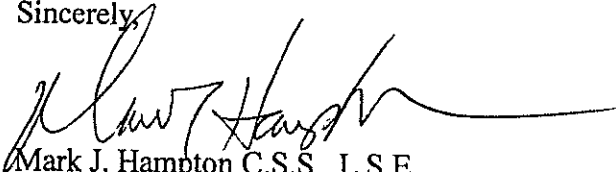
Dear Tom,

I am responding to an email from you asking for additional information on a couple of issues related to the guidelines for soil surveys. The Maine Association of Professional Soil Scientists is the body which establishes and updates the guidelines to which soil surveys created for development projects in the State of Maine are to adhere to. These guidelines are used to create soil maps or surveys which are created at a more detailed level than the soil surveys created by the federal government through the National Cooperative Soil Survey, such as the York County Soil Survey.

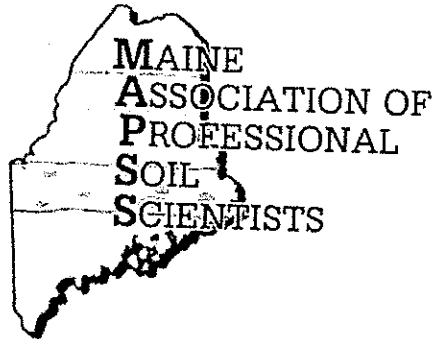
The National Cooperative Soil Survey is now called the Natural Resources Conservation Service. The guidelines for the high intensity soil surveys in Maine are based on those guidelines outlined in the National Soil Survey Handbook and the USDA Natural Resources Conservation Service soil survey manual. The guidelines for Maine Association of Professional Soil Scientists outline four classes of soil survey. Classes A, B, C, and D. Class D provides the same detail of information as does the York County Soil Survey. Classes A and B provide detailed information which is used to locate hydric soils and suitable soils for phosphorus and stormwater control. Class C is used on less intensive development, such as a ski slope or golf course. Many times a soil map is created with a combination of different classes of soil survey on the same map. Some parcels are only partially developed, so the developed portion of the parcel is mapped at a higher level of mapping, while the land to remain undeveloped is mapped at a much less detailed level.

A class A high intensity soil survey, is to map differentiating soil types down to 1/8 of an acre, or about 5000 square feet. So, soil map units in a Class A soil survey are not to contain dissimilar limiting individual inclusions, of another soil type, larger than one-eighth of an acre, unless smaller pockets of the other soil type are found and do not exceed 25 percent of the map unit in area. So, similar soils can be lumped into a larger soil map unit and still meet the guidelines of a Class A soil map. It is the dissimilar soils, or ones with limiting factors which are different from the mapped soil unit which need to be mapped, if there is a sufficient area to be greater than one-eighth acre in size or greater than 25 percent of the mapped soil unit.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark J. Hampton", with a long horizontal flourish extending to the right.

Mark J. Hampton C.S.S., L.S.E.
Certified Soil Scientist #216
Licensed Site Evaluator #263



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**GUIDELINES FOR
MAINE CERTIFIED SOIL SCIENTISTS
FOR SOIL IDENTIFICATION AND MAPPING**

FEBRUARY 2004

Revised March 2009

These standards were adopted by the Maine Association of Professional Soil Scientists April 4, 1989, and revised March 1992, March 1993, February 1995, September 2000, February 2004, March 2009

MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS

Standards for Soil Surveys

INTRODUCTION

The Maine Association of Professional Soil Scientists (MAPSS) was originally formed as the Maine Association of Consulting Soil Scientists in 1975. The founding members were consulting soil scientists who recognized the need for an association that could provide for the exchange of technical, political, and regulatory information that influence and guide their profession. The association was renamed the Maine Association of Professional Soil Scientists approximately 2 years later to encourage the participation of other professionals in soil science or related fields, such as the USDA Natural Resources Conservation Service (formerly the Soil Conservation Service) and the Maine Department of Environmental Protection (DEP). Today, MAPSS has more than 60 members with various professional backgrounds, including NRCS, DEP, soil consultants, wetlands scientists, site evaluators, students, and others with interest in the natural sciences. The organization's original goals and objectives for ensuring the success and promoting the advancement of the soil science profession remain unchanged. MAPSS will strive to continue providing guidance, education, and training to its members and the public on soil science issues of interest and concern.

Soil surveys are one of the primary services that professional soil scientists provide for their clients in Maine. Soil Surveys continue to grow as a means to define and analyze soil resources for development. Soil surveys are recognized by planners as an efficient way to delineate depth to bedrock or wetness that need to be overcome for a proposed development to be economically feasible and environmentally safe. High intensity soil surveys in Maine utilize the soil series and soil phase concept, and are based on many of the technical standards of the National Cooperative Soil Survey.

*MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS
STANDARDS FOR SOIL SURVEY*

This publication brings the various technical standards for soil surveys adopted by the Maine Association of Professional Soil Scientists together in one document. This is not a static document. As needed, other technical material will be added and updates will be issued. The guidelines should be interpreted and applied only in conjunction with the USDA, Natural Resources Conservation Service soil survey manual, and the National Soils Survey Handbook. Although this publication is being prepared for MAPSS members, it is anticipated that town, regional and state planners will also be interested in the publication. Planners are encouraged to contact a MAPSS member if they have any questions about the technical aspects of this publication and to be certain that the most current technical criteria is being referenced.

Traditionally, soils information in Maine has been available in the form of county soil surveys, produced by the USDA, Natural Resources Conservation Service in cooperation with other government agencies. These surveys are available for approximately 80 percent of the state. These medium intensity surveys utilize aerial photography as base maps, commonly at scales of 1:15840, 1:24000, or 1:20000. While the information provided in these surveys is valuable for broad land use planning, resource inventories, forestry and agricultural planning, they do not provide enough detail for site specific plan review, etc.

As the demand for more detailed soils information continues to grow, be it for stormwater management, erosion and sediment control plans, hydric soil delineation, or to determine development densities, it is apparent that high intensity soil surveys, at scales of 1 inch equals 50, 100 or 200 feet are necessary to meet the needs of resource planners and engineers to address these site-specific issues.

The Maine Association of Professional Soil Scientists, on April 4, 1989, formally adopted minimum standards for two classes of high intensity soil surveys in Maine, as well as a class for medium-high intensity, and a class for medium intensity soil surveys. The remainder of this section defines these minimum soil survey standards.

*MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS
STANDARDS FOR SOIL SURVEY*

The standards are designed to match the kind of survey with the amount of soil information needed by planners and others to make reasonable land use decisions. Only local needs and concerns can determine the class of survey for a particular project. However, one can generalize that intensive uses that cause concern about hydric soil boundaries or the location of suitable areas for phosphorus control measures for example, would need a high intensity soil survey (Class A or Class B). Less intensive uses such as ski areas may only need a medium high intensity soil survey (Class C). A medium intensity soil survey (Class D) such as an existing Natural Resources Conservation Service Survey or one provided by a private soil consultant would be appropriate for some projects. For narrow, linear projects, a Class L Soil Survey may be appropriate.

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 | 16,035 | 1.52 : 1 |
| 2 | 2.47 | 45,542 | 16,035 | 2.84 : 1 |
| 3 | 2.40 | 59,750 | --- | 2.56 : 1 |
| 4 | 2.30 | 56,857 | --- | 2.48 : 1 |
| 5 | 2.38 | 63,098 | --- | 2.56 : 1 |
| 6 | 2.62 | 70,787 | --- | 2.79 : 1 |
| 7 | 2.30 | 76,268 | --- | 2.99 : 1 |
| 8 | 2.04 | 40,999 | --- | 2.09 : 1 |

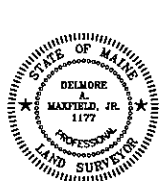
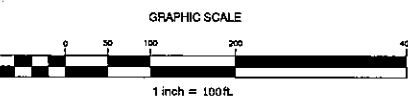
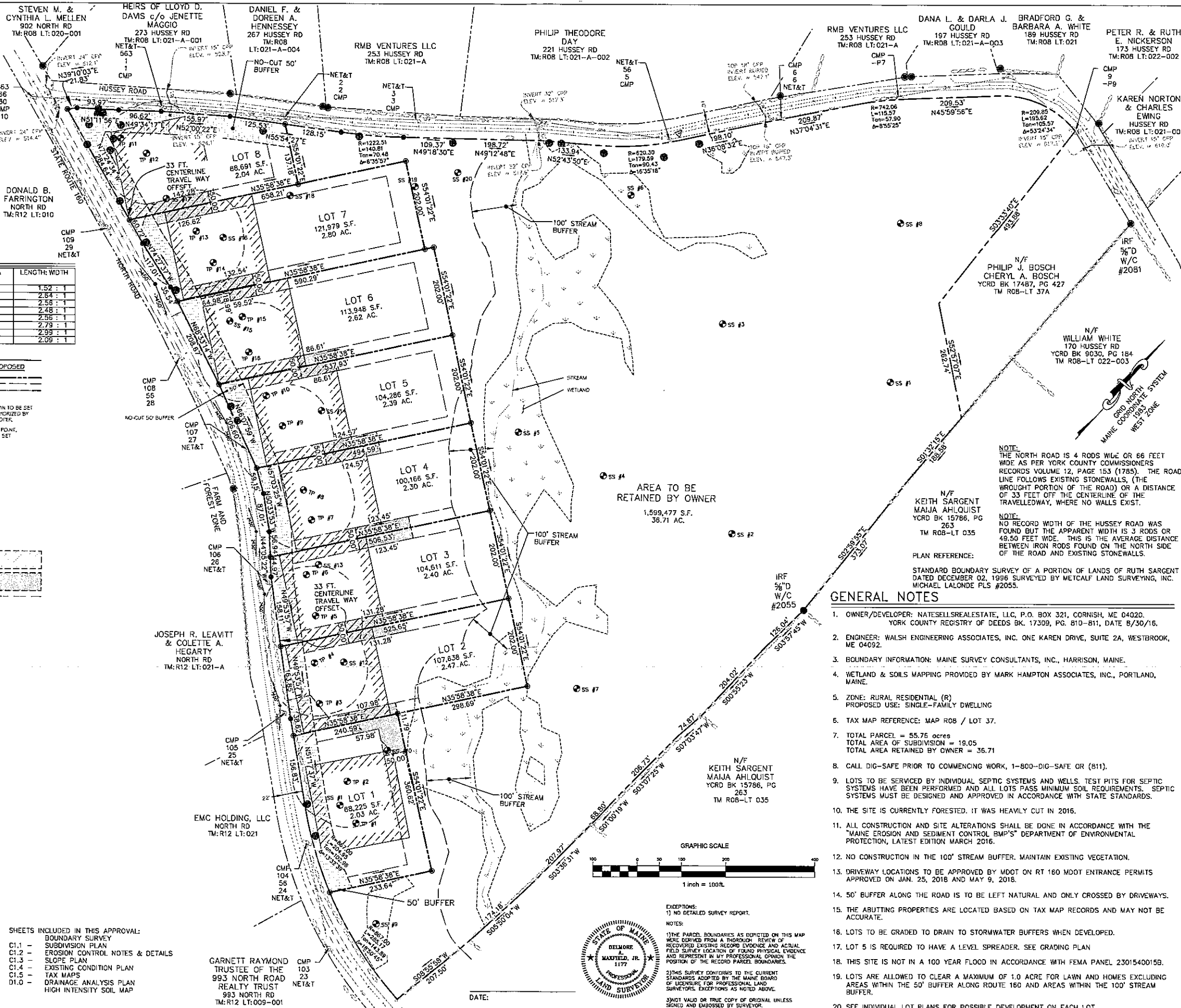
LEGEND

| 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 |
| FOCUS BOUNDARY | FOCUS 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" | TREES GREATER THAN 24" |
| 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 |

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



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 LICENSING 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.

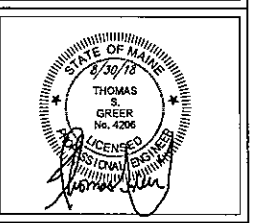
NOTE:
 NO RECORD WIDTH OF THE HUSSEY ROAD WAS FOUND BUT THE APPARENT WIDTH IS 3 RODS OR 49.50 FEET WIDE. THIS IS THE AVERAGE DISTANCE BETWEEN IRON RODS FOUND ON THE NORTH SIDE OF THE ROAD AND EXISTING STONEWALLS.

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: NATESELLSREALSTATE, 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 ROB / LOT 37.
7. TOTAL PARCEL = 55.76 acres
 TOTAL AREA OF SUBDIVISION = 19.05
 TOTAL AREA RETAINED BY OWNER = 36.71
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 MDT ON RT 160 MDT ENTRANCE PERMITS APPROVED ON JAN. 25, 2016 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 EXCLUDING AREAS WITHIN THE 50' BUFFER ALONG ROUTE 160 AND AREAS WITHIN THE 100' STREAM BUFFER.
20. SEE INDIVIDUAL LOT PLANS FOR POSSIBLE DEVELOPMENT ON EACH LOT.

WALSH
 ENGINEERING ASSOCIATES, INC.
 One Karen Dr., Suite 2A | Westbrook, Maine 04092
 ph: 207.553.9898 | www.walsh-eng.com
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WATSON WOODS SUBDIVISION
 NORTH ROAD & HUSSEY ROAD
 PARSONSFIELD, MAINE

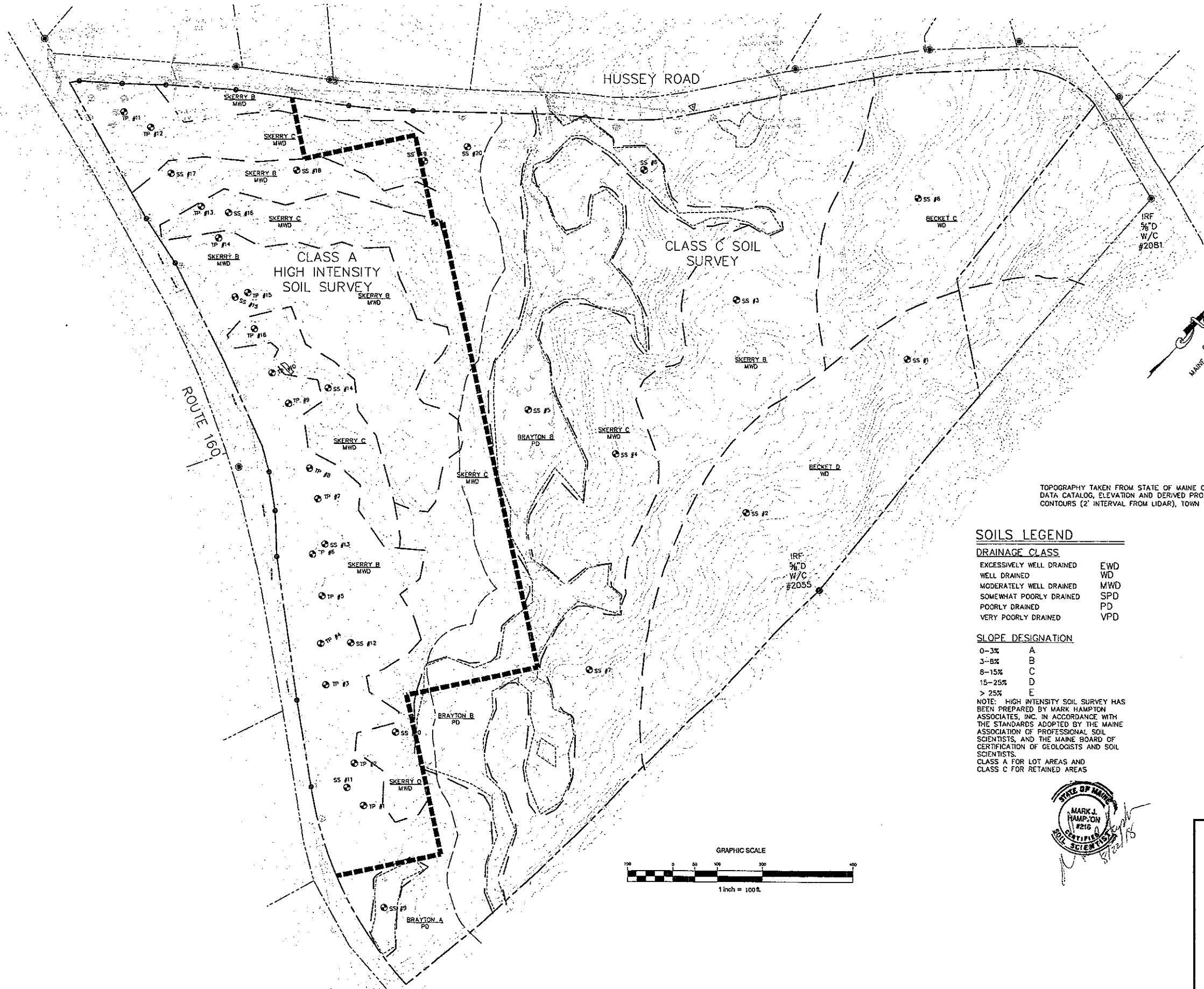
NATESELLSREALSTATE, LLC
 P.O. BOX 321
 CORNISH, ME 04020

| Rev. | Date | Description | Drawn | Check |
|------|---------|---------------------|-------|-------|
| 1 | 5/24/18 | TOWN COMMENTS | JWG | TSQ |
| 2 | 5/24/18 | REV'D PER TOWN COM. | JWG | TSQ |

Sheet Title:
SUBDIVISION PLAN

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

C1.1
 MAPLOT ROB/37



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 |

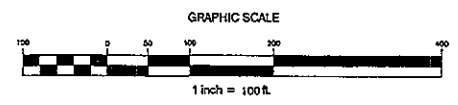
SLOPE DESIGNATION

| | |
|--------|---|
| 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 |
| | STONEMAN'S ENCLOSURE |
| | TEST PIT |
| | SOIL BOUNDARY |
| | WETLANDS |
| | CL OR THREAD OF STREAM OR BRUSH |
| | STREAM SETBACK |
| | OVERHEAD ELECTRIC LINE |
| | UTILITY POLE |
| | INTERMEDIATE CONTOUR |
| | WIDE CONTOUR |
| | TREES GREATER THAN 30 FT |
| | EDGE OF PAVEMENT |
| | EDGE OF GRAVEL |



NATESELLSREALSTATE, 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 AUGUST 22, 2018