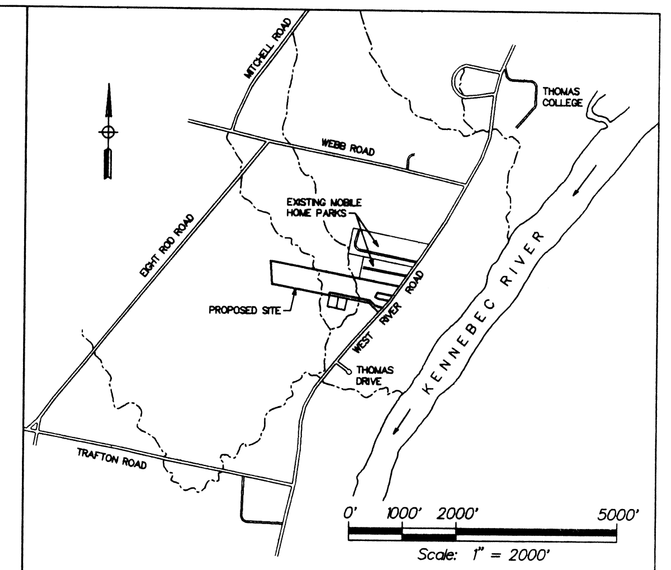
OWNER: DONALD E. GURNEY
668 WEST RIVER ROAD
WATERVILLE, MAINE 04901

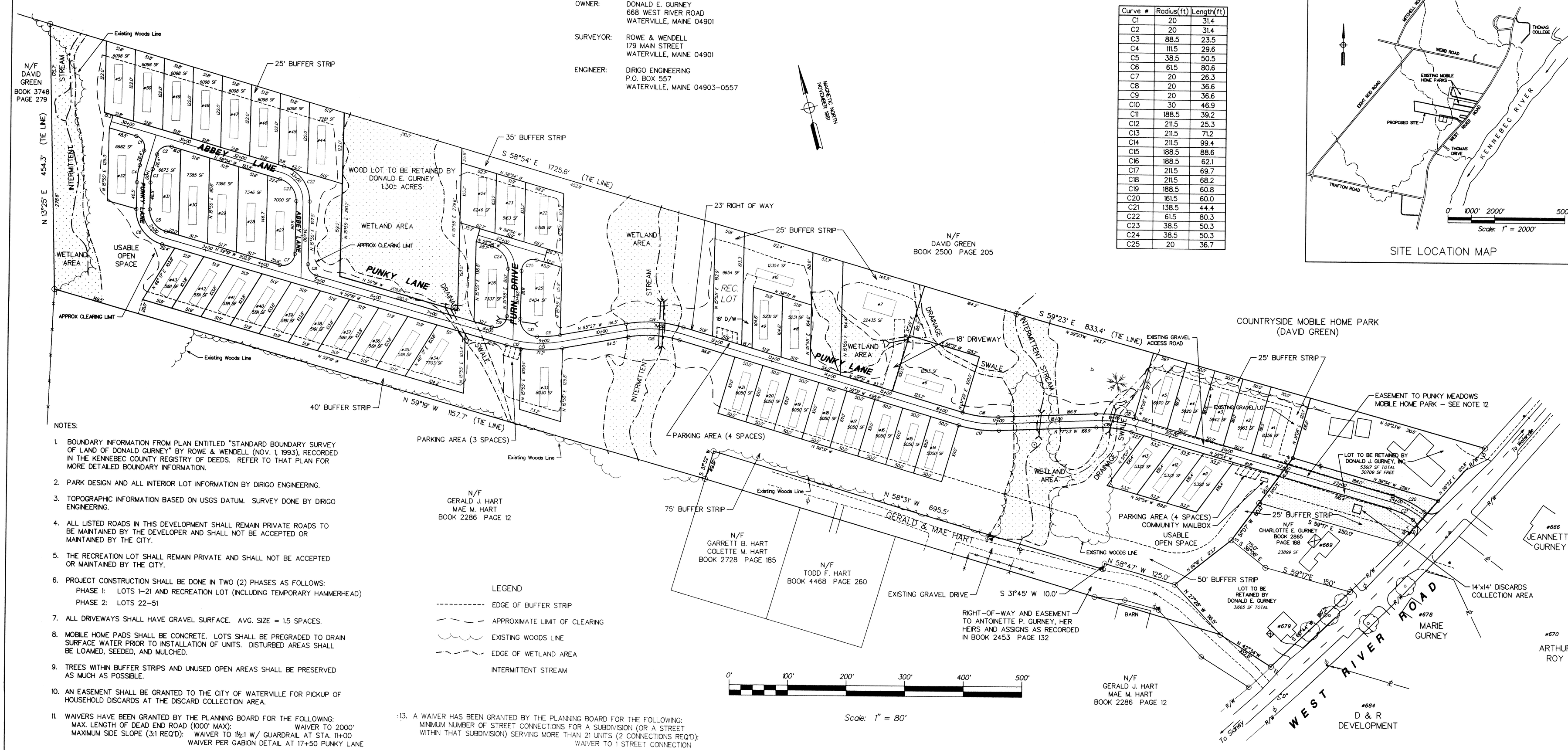
SURVEYOR: ROWE & WENDELL
179 MAIN STREET
WATERVILLE, MAINE 04901

ENGINEER: DIRIGO ENGINEERING
P.O. BOX 557
WATERVILLE, MAINE 04903-0557

Curve #	Radius(ft)	Length(ft)
C1	20	31.4
C2	20	31.4
C3	88.5	23.5
C4	111.5	29.6
C5	38.5	50.5
C6	61.5	80.6
C7	20	26.3
C8	20	36.6
C9	20	36.6
C10	30	46.9
C11	188.5	39.2
C12	211.5	25.3
C13	211.5	71.2
C14	211.5	99.4
C15	188.5	88.6
C16	188.5	62.1
C17	211.5	69.7
C18	211.5	68.2
C19	188.5	60.8
C20	161.5	60.0
C21	138.5	44.4
C22	61.5	80.3
C23	38.5	50.3
C24	38.5	50.3
C25	20	36.7



SITE LOCATION MAP



NOTES:

1. BOUNDARY INFORMATION FROM PLAN ENTITLED "STANDARD BOUNDARY SURVEY OF LAND OF DONALD GURNEY" BY ROWE & WENDELL (NOV. 1, 1993), RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS. REFER TO THAT PLAN FOR MORE DETAILED BOUNDARY INFORMATION.
2. PARK DESIGN AND ALL INTERIOR LOT INFORMATION BY DIRIGO ENGINEERING.
3. TOPOGRAPHIC INFORMATION BASED ON USGS DATUM. SURVEY DONE BY DIRIGO ENGINEERING.
4. ALL LISTED ROADS IN THIS DEVELOPMENT SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE CITY.
5. THE RECREATION LOT SHALL REMAIN PRIVATE AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE CITY.
6. PROJECT CONSTRUCTION SHALL BE DONE IN TWO (2) PHASES AS FOLLOWS:
   PHASE 1: LOTS 1–21 AND RECREATION LOT (INCLUDING TEMPORARY HAMMERHEAD)
   PHASE 2: LOTS 22–51
7. ALL DRIVEWAYS SHALL HAVE GRAVEL SURFACE. AVG. SIZE = 1.5 SPACES.
8. MOBILE HOME PADS SHALL BE CONCRETE. LOTS SHALL BE PREGRADED TO DRAIN SURFACE WATER PRIOR TO INSTALLATION OF UNITS. DISTURBED AREAS SHALL BE LOAMED, SEEDED, AND MULCHED.
9. TREES WITHIN BUFFER STRIPS AND UNUSED OPEN AREAS SHALL BE PRESERVED AS MUCH AS POSSIBLE.
10. AN EASEMENT SHALL BE GRANTED TO THE CITY OF WATERVILLE FOR PICKUP OF HOUSEHOLD DISCARDS AT THE DISCARD COLLECTION AREA.
11. WAIVERS HAVE BEEN GRANTED BY THE PLANNING BOARD FOR THE FOLLOWING:
    MAX. LENGTH OF DEAD END ROAD (1000' MAX): WAIVER TO 2000'
    MAXIMUM SIDE SLOPE (3:1 REQ'D): WAIVER TO 1½:1 W/ GUARDRAIL AT STA. 11+00
    WAIVER PER GABION DETAIL AT 17+50 PUNKY LANE
12. AN EASEMENT SHALL BE GRANTED TO PUNKY MEADOWS MOBILE HOME PARK BY DONALD J. GURNEY INC. FOR THE ROADWAY TO THE PARK, UNDERGROUND UTILITIES, OVERHEAD UTILITIES, LANDSCAPING, AND HOUSEHOLD DISCARDS AREA.
13. A WAIVER HAS BEEN GRANTED BY THE PLANNING BOARD FOR THE FOLLOWING: MINIMUM NUMBER OF STREET CONNECTIONS FOR A SUBDIVISION (OR A STREET WITHIN THAT SUBDIVISION) SERVING MORE THAN 21 UNITS (2 CONNECTIONS REQ'D): WAIVER TO 1 STREET CONNECTION

LEGEND

- EDGE OF BUFFER STRIP
- APPROXIMATE LIMIT OF CLEARING
- EXISTING WOODS LINE
- EDGE OF WETLAND AREA
- INTERMITTENT STREAM

NOTES:

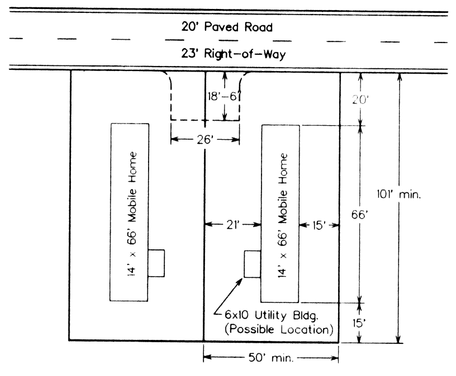
NUMBER OF LOTS = 51 NUMBER OF PARKING SPACES = 90
SEWER SYSTEM = CONNECTION TO WATERVILLE SEWERAGE DISTRICT
WATER SYSTEM = CONNECTION TO KENNEBEC WATER DISTRICT
ZONE = RR – RURAL RESIDENTIAL

AREA CALCULATIONS:

PARK AREA:		18.71 ACRES
TOTAL AREA OF MOBILE HOME LOTS:		336,200 SF±
TOTAL OPEN SPACE:	33,620 SF REQ'D	250,000 SF± PROVIDED
USABLE OPEN SPACE:	16,810 SF REQ'D	50,000 SF± PROVIDED
BUILDING AREA (W/ UTILITY BUILDINGS):*		49,400 SF
ROAD SURFACE (20' WIDTH):		61,620 SF
DRIVEWAY AREA (2.35 SF AVG/UNIT):		15,920 SF
ADDITIONAL PARKING SPACES (11):		1,710 SF
TOTAL IMPERVIOUS AREA:		128,650 SF = 2.95 ACRES

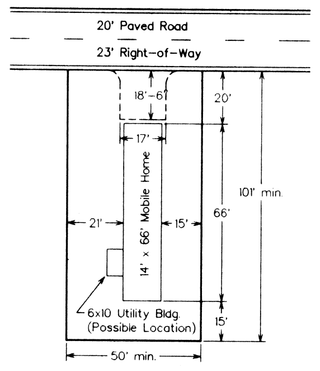
*Based on 40 Homes @ 14x66 and 11 Homes @ 14x56, and 1 Home @ 28x52; 6x10 avg. Util. Bldg.
(Note: Homes are shown as 14x66 to indicate adequacy of lot sizes.)

Note:
A single parking space consists of an 8'-6" x 18'-6" area. (155 SF±)



TYPICAL LOT LAYOUT

Scale: 1" = 40'



TYPICAL LOT LAYOUT LOTS 14–21

Scale: 1" = 40'

APPROVED BY THE WATERVILLE PLANNING BOARD:

CHAIRPERSON: William P. Gurney

Dana R. Palmer
Robert E. Inglis
Patricia T. Kirman
Richard J. Stables
George A. Manchester

DATE: JUNE 27, 1994

CONDITIONS: AS SPECIFIED IN "FINDINGS OF FACT AND DECISION" BY THE WATERVILLE PLANNING BOARD, RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS.

SURVEYOR'S SEAL IS FOR EXTERNAL BOUNDARY INFORMATION ONLY.

STATE OF MAINE TIMOTHY D. SAWTELLE 6538 REGISTERED PROFESSIONAL ENGINEER

NO.	REVISIONS	DATE	APPD

PUNKY MEADOWS
MOBILE HOME PARK

DONALD E. GURNEY — WATERVILLE, MAINE

FINAL PLAN

DIRIGO ENGINEERING
168 COLLEGE AVENUE P.O. BOX 557
WATERVILLE, MAINE 04903-0557

DRAWN BY	RJB	SCALE:	1" = 80'
CHECKED	TDS	DATE:	6/27/94
APPROVED	TDS	DATE:	6/27/94
BK 27	FINALS	PROJECT:	#17-93