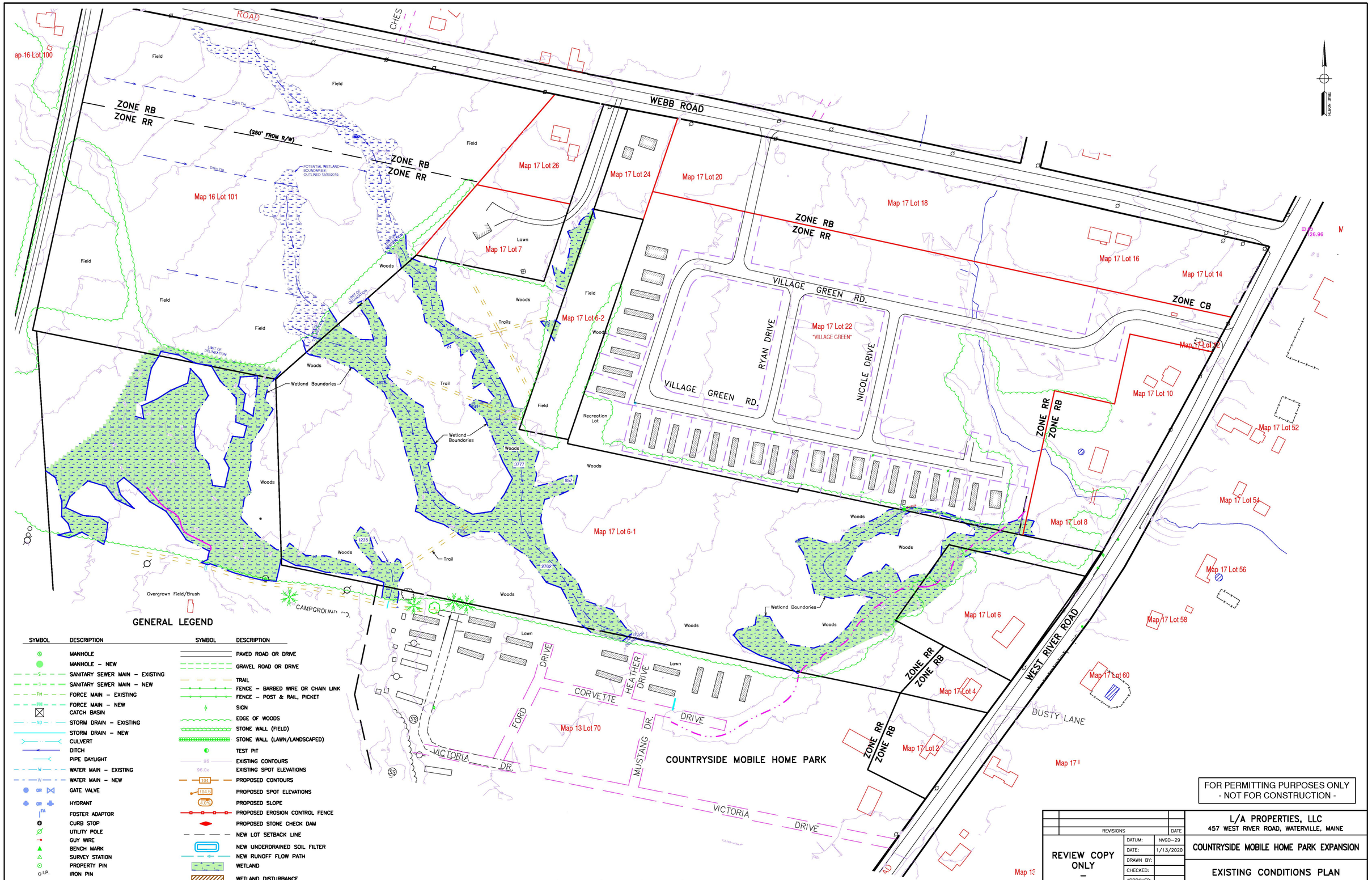

GENERAL LEGEND

SYMBOL	DESCRIPTION
	MANHOLE
	MANHOLE – NEW
S	SANITARY SEWER MAIN – EXISTING
S	SANITARY SEWER MAIN – NEW
FM	FORCE MAIN – EXISTING
FM	FORCE MAIN – NEW
	CATCH BASIN
SD	STORM DRAIN – EXISTING
	STORM DRAIN – NEW
	CULVERT
	DITCH
	PIPE DAYLIGHT
W	WATER MAIN – EXISTING
W	WATER MAIN – NEW
GV	GATE VALVE
	HYDRANT
FA	FOSTER ADAPTOR
	CURB STOP
	UTILITY POLE
	GUY WIRE
	BENCH MARK
	SURVEY STATION
	PROPERTY PIN
I.P.	IRON PIN
UE	UNDERGROUND ELECTRICAL
OHE	OVERHEAD ELECTRICAL

SYMBOL	DESCRIPTION
	PAVED ROAD OR DRIVE
	GRAVEL ROAD OR DRIVE
	TRAIL
	FENCE – BARBED WIRE OR CHAIN LINK
	FENCE – POST & RAIL, PICKET
	SIGN
	EDGE OF WOODS
	STONE WALL (FIELD)
	STONE WALL (LAWN/LANDSCAPED)
	TEST PIT
95	EXISTING CONTOURS
96.0x	EXISTING SPOT ELEVATIONS
104	PROPOSED CONTOURS
104.5	PROPOSED SPOT ELEVATIONS
4.0%	PROPOSED SLOPE
	PROPOSED EROSION CONTROL FENCE
	PROPOSED STONE CHECK DAM
	NEW LOT SETBACK LINE
	NEW UNDERDRAINED SOIL FILTER
	NEW RUNOFF FLOW PATH
	WETLAND
	WETLAND DISTURBANCE

NOTE: NOT ALL ITEMS IN LEGEND WILL BE NECESSARILY SHOWN ON THE PLANS.

FOR PERMITTING PURPOSES ONLY
- NOT FOR CONSTRUCTION -

REVISIONS	DATE

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–
NOT FOR CONSTRUCTION

DATUM:	NVGD–29
DATE:	1/13/2020
DRAWN BY:	
CHECKED:	
APPROVED:	
FIELD BK:	60
FILE: OVERALL PLAN REVISED	
PROJECT:	#4440B

L/A PROPERTIES, LLC
457 WEST RIVER ROAD, WATERVILLE, MAINE

COUNTRYSIDE MOBILE HOME PARK EXPANSION

EXISTING CONDITIONS PLAN

DIRIGO ENGINEERING
2 DIRIGO DRIVE, FAIRFIELD, MAINE 04937 (207) 453-2401

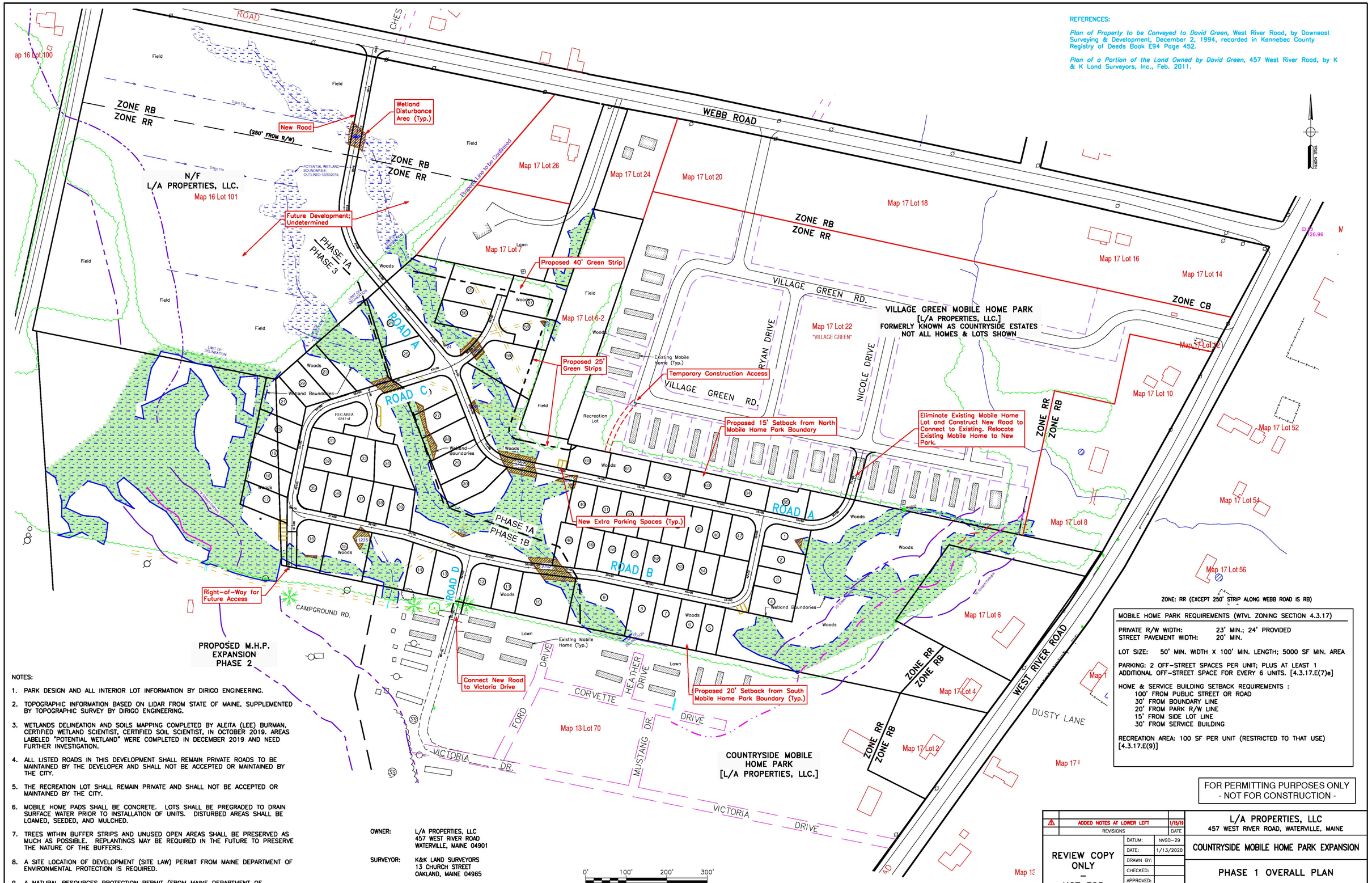
SHEET 1 OF 3

S1

REFERENCES:

Plan of Property to be Conveyed to David Green, West River Road, by Downeast Surveying & Development, December 2, 1994, recorded in Kennebec County Registry of Deeds Book E94 Page 452.

Plan of a Portion of the Land Owned by David Green, 457 West River Road, by K & K Land Surveyors, Inc., Feb. 2011.



ZONE: RR (EXCEPT 250' STRIP ALONG WEBB ROAD IS RB)

MOBILE HOME PARK REQUIREMENTS (WTVL ZONING SECTION 4.3.17)

PRIVATE R/W WIDTH: 23' MIN.; 24' PROVIDED
STREET PAVEMENT WIDTH: 20' MIN.

LOT SIZE: 50' MIN. WIDTH X 100' MIN. LENGTH; 5000 SF MIN. AREA

PARKING: 2 OFF-STREET SPACES PER UNIT; PLUS AT LEAST 1 ADDITIONAL OFF-STREET SPACE FOR EVERY 6 UNITS. [4.3.17.E(7)e]

HOME & SERVICE BUILDING SETBACK REQUIREMENTS :
- 100' FROM PUBLIC STREET OR ROAD
- 30' FROM BOUNDARY LINE
- 20' FROM PARK R/W LINE
- 15' FROM SIDE LOT LINE
- 30' FROM SERVICE BUILDING

RECREATION AREA: 100 SF PER UNIT (RESTRICTED TO THAT USE) [4.3.17.E(9)]

NOTES:

1. PARK DESIGN AND ALL INTERIOR LOT INFORMATION BY DIRIGO ENGINEERING.
2. TOPOGRAPHIC INFORMATION BASED ON LIDAR FROM STATE OF MAINE, SUPPLEMENTED BY TOPOGRAPHIC SURVEY BY DIRIGO ENGINEERING.
3. WETLANDS DELINEATION AND SOILS MAPPING COMPLETED BY ALEITA (LEE) BURMAN, CERTIFIED WETLAND SCIENTIST, CERTIFIED SOIL SCIENTIST, IN OCTOBER 2019. AREAS LABELED "POTENTIAL WETLAND" WERE COMPLETED IN DECEMBER 2019 AND NEED FURTHER INVESTIGATION.
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. 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.
7. TREES WITHIN BUFFER STRIPS AND UNUSED OPEN AREAS SHALL BE PRESERVED AS MUCH AS POSSIBLE. REPLANTINGS MAY BE REQUIRED IN THE FUTURE TO PRESERVE THE NATURE OF THE BUFFERS.
8. A SITE LOCATION OF DEVELOPMENT (SITE LAW) PERMIT FROM MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION IS REQUIRED.
9. A NATURAL RESOURCES PROTECTION PERMIT (FROM MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION) IS REQUIRED FOR DISTURBANCE OF WETLANDS.
10. MAINTAIN 75' HORIZONTAL SETBACK FROM STREAMS.

OWNER: L/A PROPERTIES, LLC
457 WEST RIVER ROAD
WATERVILLE, MAINE 04901

SURVEYOR: K&K LAND SURVEYORS
13 CHURCH STREET
OAKLAND, MAINE 04965

ENGINEER: DIRIGO ENGINEERING
2 DIRIGO DRIVE
FAIRFIELD, ME 04937

0' 100' 200' 300'
Scale

Note: On the Original Full-Scale Drawing, this dimension is 6"

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REVISIONS	DATE
1 ADDED NOTES AT LOWER LEFT	1/15/18

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DATUM:	NVGD-29
DATE:	1/13/2020
DRAWN BY:	
CHECKED:	
APPROVED:	
FIELD BK:	60
FILE: OVERALL PLAN REVISED	
PROJECT:	#44408

L/A PROPERTIES, LLC
457 WEST RIVER ROAD, WATERVILLE, MAINE

COUNTRYSIDE MOBILE HOME PARK EXPANSION

PHASE 1 OVERALL PLAN

DIRIGO ENGINEERING
2 DIRIGO DRIVE, FAIRFIELD, MAINE 04937 (207) 453-2401

SHEET 2 OF 3
S2