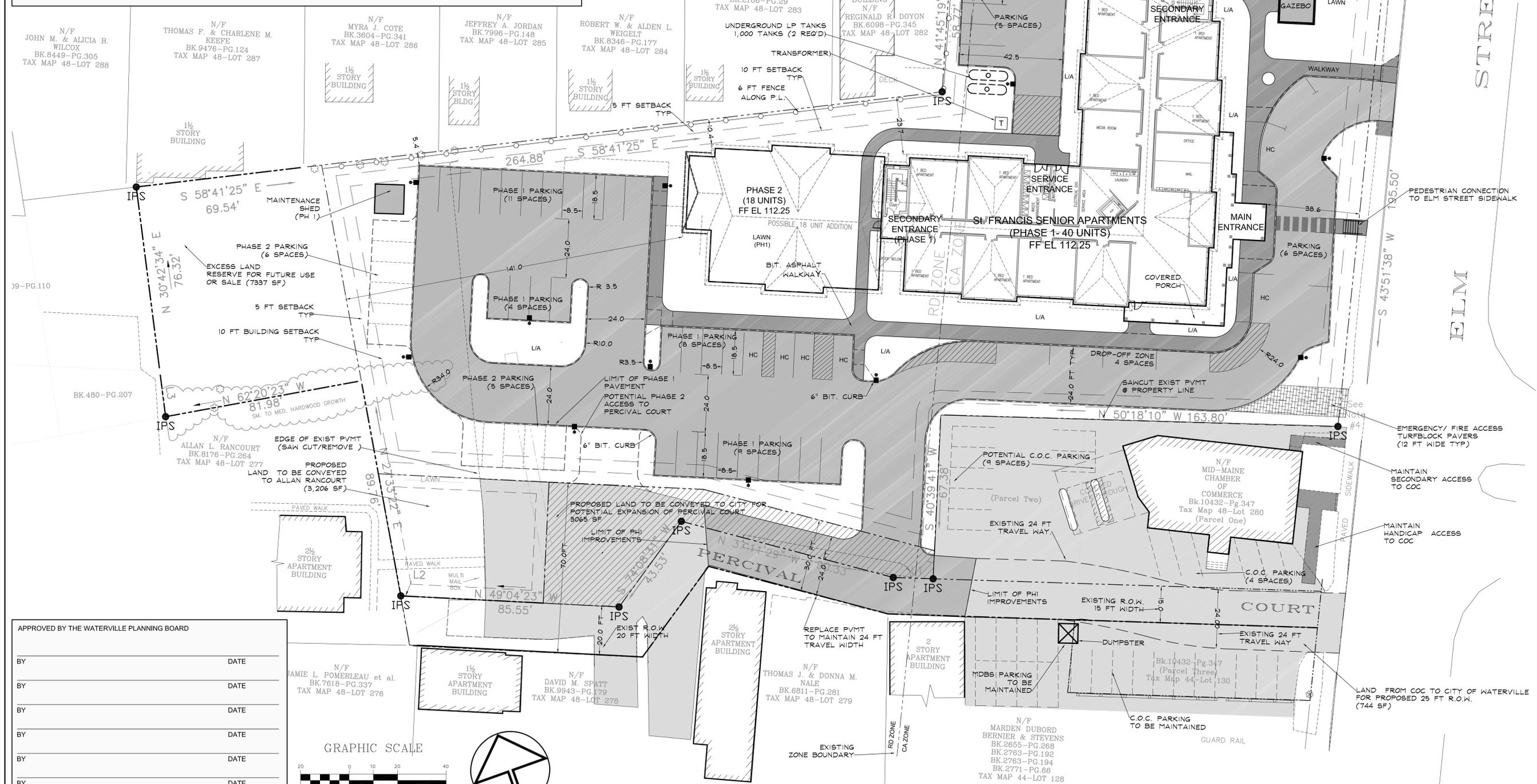


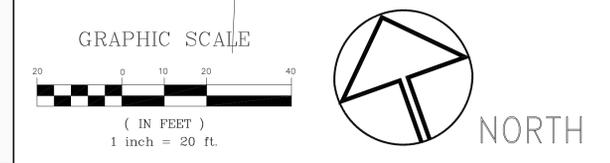
GENERAL NOTES

- RECORD OWNER OF THE PROPERTY IS ROMAN CATHOLIC BISHOP OF PORTLAND, AS DESCRIBED IN DEEDS RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BK 356-PG27; BK360-PG 542; BK 385-PG 347; BK 446-PG 177; BK 446-PG 561; BK 534-PG 136; AND BK 700-PG 58.
 - THE PROPERTY IS SHOWN ON THE CITY OF WATERVILLE AS TAX MAP 48 LOT 281 & 281-1
 - AREA OF LOT IS 1.945 ACRES. AREA PROPOSED FOR TRANSFER = 0.31 AC. NET LAND AREA = 1.63 AC.
 - THE PROPERTY IS LOCATED WITHIN THE COMMERCIAL-A (C-A) AND GENERAL RESIDENTIAL (R-D) DISTRICTS. SUBJECT TO THE FOLLOWING SPACE AND BULK CRITERIA:
- | CRITERIA | REQUIRED | | PROPOSED | |
|------------------------------------|-------------|--------------------|-----------|-------------|
| | CA | R-D | CA | R-D |
| MINIMUM LAND (SF / FAMILY) | NONE | 2,500 SF + 500' BR | NONE | NONE |
| MAX NUMBER OF DWELLING UNITS | 138 | 58 | 138 | 58 |
| MIN LOT AREA | 15,000 SF | 71,105 SF | 15,000 SF | 71,105 SF |
| MIN STREET FRONTAGE | 100 FT | 536.42 FT | 100 FT | 536.42 FT |
| MIN FRONT YARD- | 10 FT | 38.6 FT | 10 FT | 38.6 FT |
| MIN SIDE YARD- | 10 FT | 17.2 FT | 10 FT | 17.2 FT |
| MIN REAR YARD- | 20 FT | 141.0 FT | 20 FT | 141.0 FT |
| OFF STREET PARKING | REOD | PH1 | PH2 | TOTAL |
| TYPICAL PARKING STALL DIMENSIONS | 8.5 x 18.5' | 47 | 11 | 8.5 x 18.5' |
| PARKING REQUIRED AT 1 PSDU | 58 PS | 3 PS | 6 PS | 58 PS |
| NUMBER OF HANDICAP SPACES PROVIDED | 3 PS | | | 6 PS |
| IMPERVIOUS COVERAGE CALCULATIONS | PHASE 1 | PHASE 2 | TOTAL | |
| BUILDING | 11,360 SF | 4,262 SF | 15,622 SF | |
| ROADS AND PARKING | 36,347 SF | 1,730 SF | 40,077 SF | |
| WALKS AND PADS | 5,729 SF | 300 SF | 6,029 SF | |
| TOTAL | 55,436 SF | 6,292 SF | 61,728 SF | |
- PERMITS FOR EACH CONNECTION TO THE CITY'S STORM DRAINAGE AND SANITARY SEWER SYSTEMS SHALL BE OBTAINED PRIOR TO THE START OF WORK.
 - ALL WATERLINE INSTALLATION SHALL CONFORM TO THE KENNEBEC WATER DISTRICT.
 - AN APPROVED KNOX BOX SHALL BE INSTALLED ON THE BUILDING PER CITY ORDINANCE.
 - ALL UTILITY CONNECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF WATERVILLE SPECIFICATIONS AND THOSE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY.
 - ALL MATERIALS AND INSTALLATIONS SHALL MEET MDOT AND/OR CITY OF WATERVILLE SPECIFICATIONS.
 - SOIL TYPE ON PROPERTY IS SCIO VERYFINE SANDY LOAM, AND BUXTON SILTY LOAM, AS CLASSIFIED BY THE USDA, SOIL CONSERVATION SERVICE.
 - SITE LIGHTING WILL COMPLY WITH SECTION 4.3.19 OF THE CITY OF WATERVILLE ZONING ORDINANCE AND REQUIRE SHARP CUTOFF TYPE FIXTURES TO CONTROL GLARE ON AND OFF THE PROPERTY.
 - SEE SITE UTILITY PLAN FOR PROPOSED UTILITY CONNECTIONS
 - EXISTING CONDITIONS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY K & K LAND SURVEYORS, OAKLAND, ME IN JANUARY, 2012.



APPROVED BY THE WATERVILLE PLANNING BOARD

BY	DATE



FOR P.B. REVIEW / APPROVAL

CWS Architects

LANDSCAPE ARCHITECT
Carroll Associates
217 Commercial Street
Portland, ME 04101

CIVIL ENGINEER
Pinkham and Greer, CE
380 US Route One
Falmouth, ME 04106

SURVEYOR
K & K Land Surveyors, Inc.
PO Box 596
Oakland, ME 04963

OWNER / DEVELOPER
ST FRANCIS APARTMENTS, INC.

PROJECT TITLE
St. Francis Senior Apartments

DRAWING TITLE
SITE PLAN

DATE
04/27/2012

REVISION DESCRIPTION
PRELIMINARY PLAN SUBMISSION

DRAWING NUMBER
L-2.0

SCALE: 1" = 20'-0"
DATE: 04/27/2012