

**GENERAL NOTES**

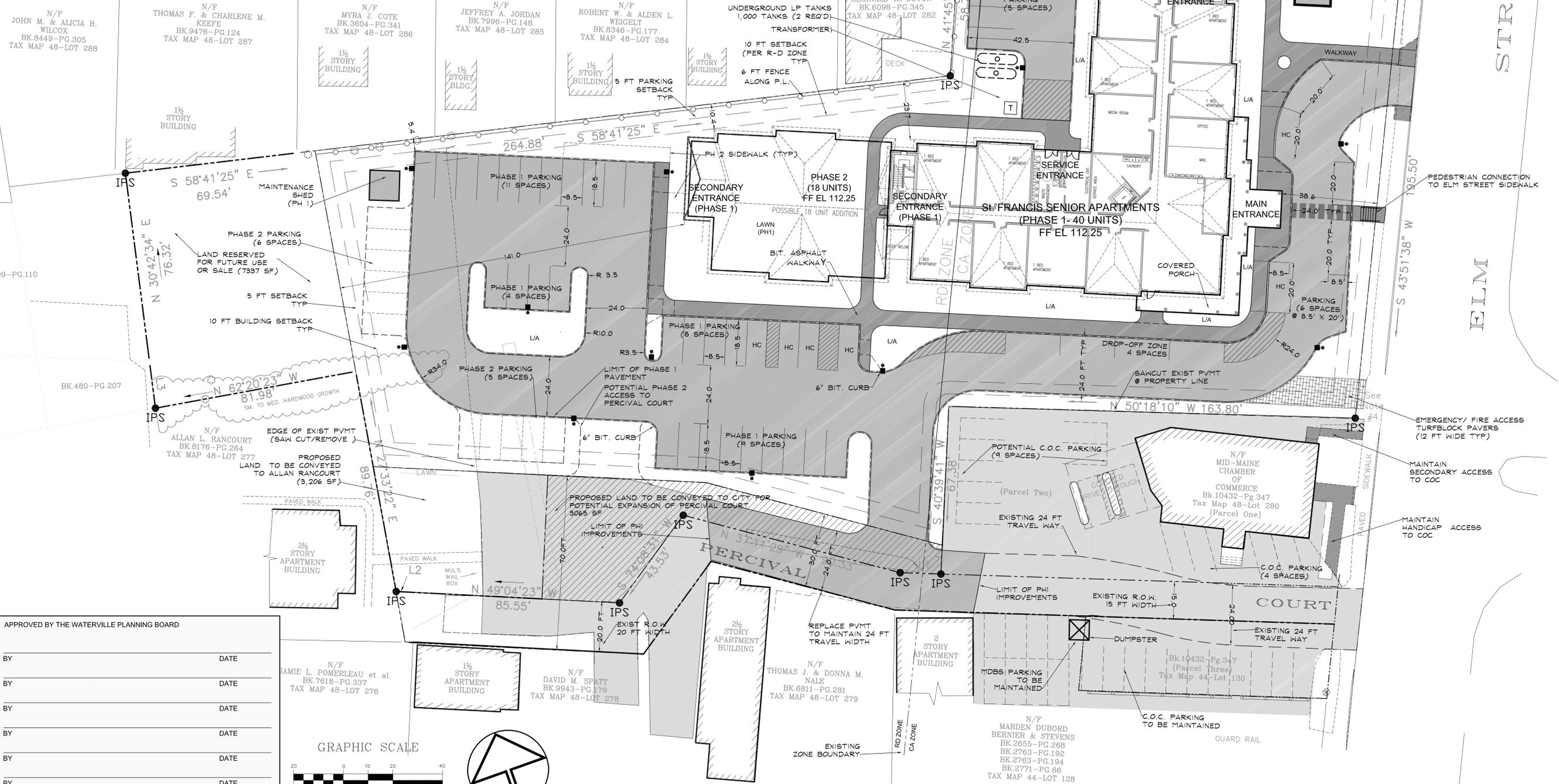
- RECORD OWNER OF THE PROPERTY IS ROMAN CATHOLIC BISHOP OF PORTLAND, AS DESCRIBED IN DEEDS RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BK 356-PG.27; BK380-PG.542; BK 385-PG.347; BK 446-PG.177; BK 446-PG.561; BK 534-PG.136; AND BK 700-PG.58.
  - THE PROPERTY IS SHOWN ON THE CITY OF WATERVILLE AS TAX MAP 48 LOT 281 & 281-1
  - LOT AREA SUMMARY
 

TOTAL AREA OF LOT	84,713 SF	1.94 ACRES
LOT TRANSFER TO RANCOURT	3,206 SF	0.07 ACRES
LOT TRANSFER TO CITY	3,065 SF	0.07 ACRES
LOT AREA RESERVED	7,337 SF	0.17 ACRES
NET LAND AREA	71,105 SF	1.63 ACRES
  - THE PROPERTY IS LOCATED WITHIN THE COMMERCIAL-A (C-A) AND GENERAL RESIDENTIAL (R-D) DISTRICTS. BASED ON CHAPTER 4.1.2 DIVISION OF LOTS BY ZONING, THE PROJECT IS SUBJECT TO THE FOLLOWING SPACE AND BULK CRITERIA AS IDENTIFIED IN THE C-A ZONE DISTRICT:
 

CRITERIA	REQUIRED	PROPOSED
LAND AREA	NONE	71,105 SF
MINIMUM APARTMENT SIZE	300 SF	540 SF (NET)
MAX NUMBER OF DWELLING UNITS	NONE	58
MIN LOT AREA	NONE	71,105 SF
MIN STREET FRONTAGE	NONE	536.42 FT
MIN FRONT YARD	NONE	38.6 FT
MIN SIDE YARD	NONE	17.2 FT
MIN REAR YARD	NONE	141.0 FT
  - OFF STREET PARKING
 

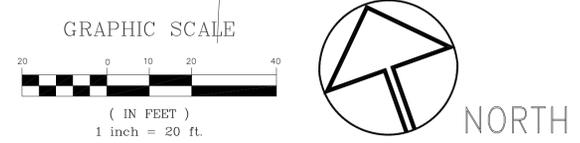
TYPICAL PARKING STALL DIMENSIONS	PH1	PH2	TOTAL
8.5 x 18.5'			
PARKING REQUIRED AT 1 PSDU	47	11	58 PS
NUMBER OF HANDICAP SPACES PROVIDED			6 PS
  - IMPERVIOUS COVERAGE CALCULATIONS
 

BUILDING	PHASE 1	PHASE 2	TOTAL	% TOTAL
	11,360 SF	4,262 SF	15,622 SF	22.0%
ROADS AND PARKING	38,347 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	86.8%
- \* SEE CHAPTER 4, ARTICLE 4.1.2.A FOR INTERPRETATION OF APPLICABLE ZONING CRITERIA ON THIS PARCEL.



APPROVED BY THE WATERVILLE PLANNING BOARD

BY	DATE



**FOR P.B. REVIEW / APPROVAL**



**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**

52 ELM STREET  
WATERVILLE, MAINE

DRAWING TITLE  
**SITE PLAN**

CWS PROJ. NO.: 10409

REVISION DESCRIPTION	DATE
PRELIMINARY PLAN SUBMISSION	04.27.2012
REVISE GENERAL NOTES	05.02.2012

DRAWING NUMBER  
**L-2.0**

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