

**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.42; BK 385-PG.347; BK 446-PG.177; BK 446-PG.561; BK 534-PG.138; 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	3,207 SF	0.07 ACRES
LOT TRANSFER TO CITY	3,894 SF	0.09 ACRES
LOT AREA RESERVED	7,342 SF	0.17 ACRES
NET LAND AREA	70,280 SF	1.61 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	70,280 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	538.42 FT
MIN FRONT YARD	NONE	38.6 FT
MIN SIDE YARD	NONE	17.2 FT
MIN REAR YARD	NONE	141.0 FT
- PERMITS FOR EACH CONNECTION TO THE 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 AND IN AGREEMENT WITH THE WATERVILLE FIRE DEPARTMENT.
- ALL UTILITY CONNECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS.
- ALL MATERIALS AND INSTALLATIONS SHALL MEET MOET AND/OR CITY OF WATERVILLE SPECIFICATIONS.
- SOIL TYPE ON PROPERTY IS SC10 VERY FINE SANDY LOAM, AND BUXTON SILTY LOAM, AS CLASSIFIED BY THE USDA. SOIL CONSERVATION SERVICE.
- SITE LIGHTING WILL COMPLY WITH SECTION 4.3.16 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.
- SEE ALTA LAND TITLE SURVEY BY K&K SURVEYORS, INC DATED MAY, 2012 FOR PROPOSED PARCEL BOUNDARIES

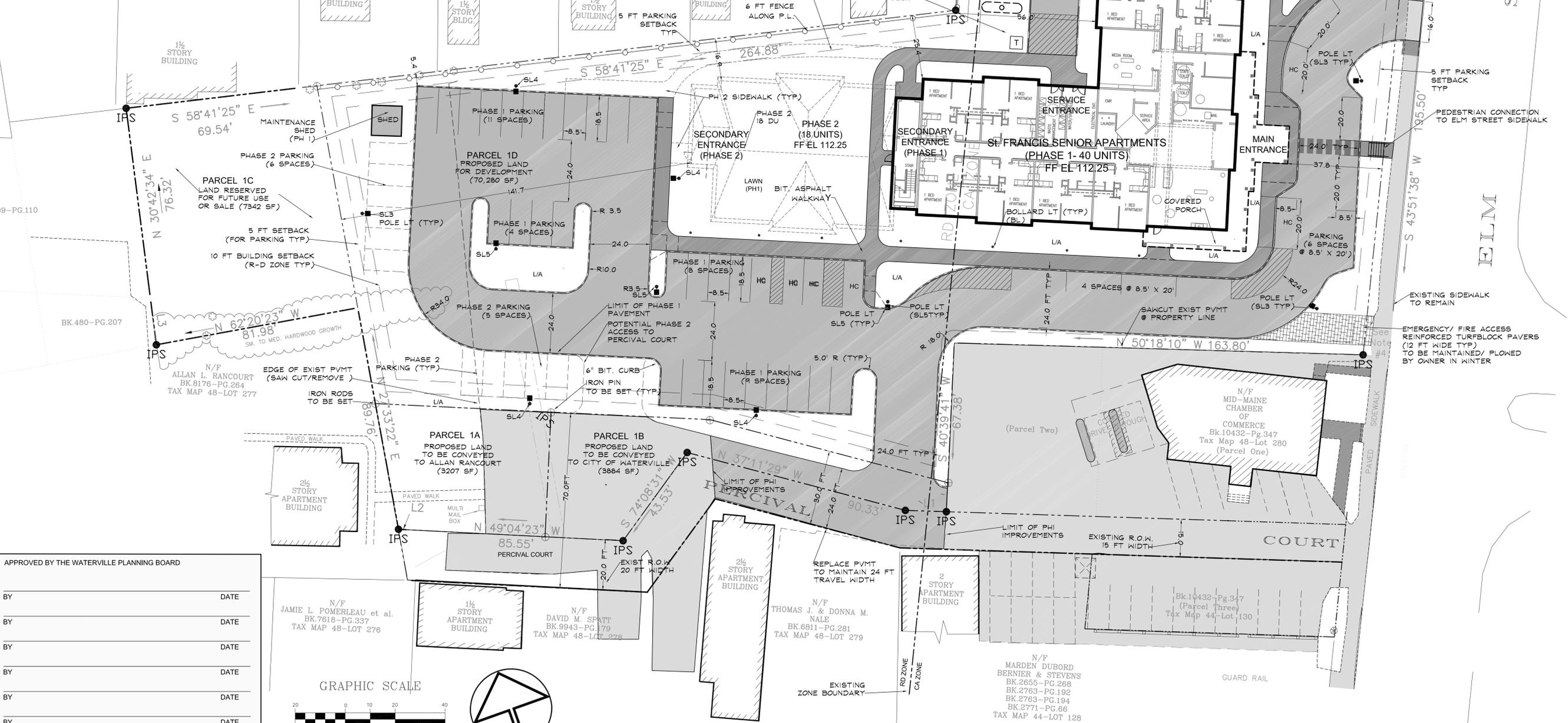
N/F JOHN M. & ALICIA B. WILCOX  
BK.8449-PG.305  
TAX MAP 48-LOT 288

N/F THOMAS F. & CHARLENE M. KEEFE  
BK.9476-PG.124  
TAX MAP 48-LOT 287

N/F MYRA J. COTE  
BK.3604-PG.341  
TAX MAP 48-LOT 286

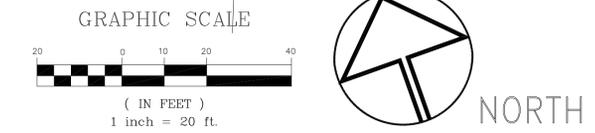
N/F JEFFREY A. JORDAN  
BK.7996-PG.148  
TAX MAP 48-LOT 285

N/F ROBERT W. & ALDEN L. WEIGELT  
BK.8346-PG.177  
TAX MAP 48-LOT 284



APPROVED BY THE WATERVILLE PLANNING BOARD

BY	DATE



**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**

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
FINAL PLAN SUBMISSION	05.15.2012

DRAWING NUMBER  
**L-2.0**

SCALE: 1"= 20'-0"  
DATE: 05/15/2012

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