PLANNING BOARD

CHAIRMAN: _____

DATE: _____

CONDITIONS: _____

OWNER OF RECORD

Goudreau Waterville, LLC
Bk.6289–Pg.23
Total Area = 207,782 sq. ft. or 4.770 Acres

ASSESSOR'S REFERENCE

Tax Map 58, Lot 61

ZONING

Commercial–C (C–C) district.
Medium density residential district (R–B).

NOTES

1) Bearings are Magnetic North 2012

2) See Condemnation for 30' wide permanent sewer easement, Recorded in the Kennebec County Registry of Deeds Book 1867–Page 274.

3) ½" rebar was set over a ¾" rebar that is buried 1 foot below ground.

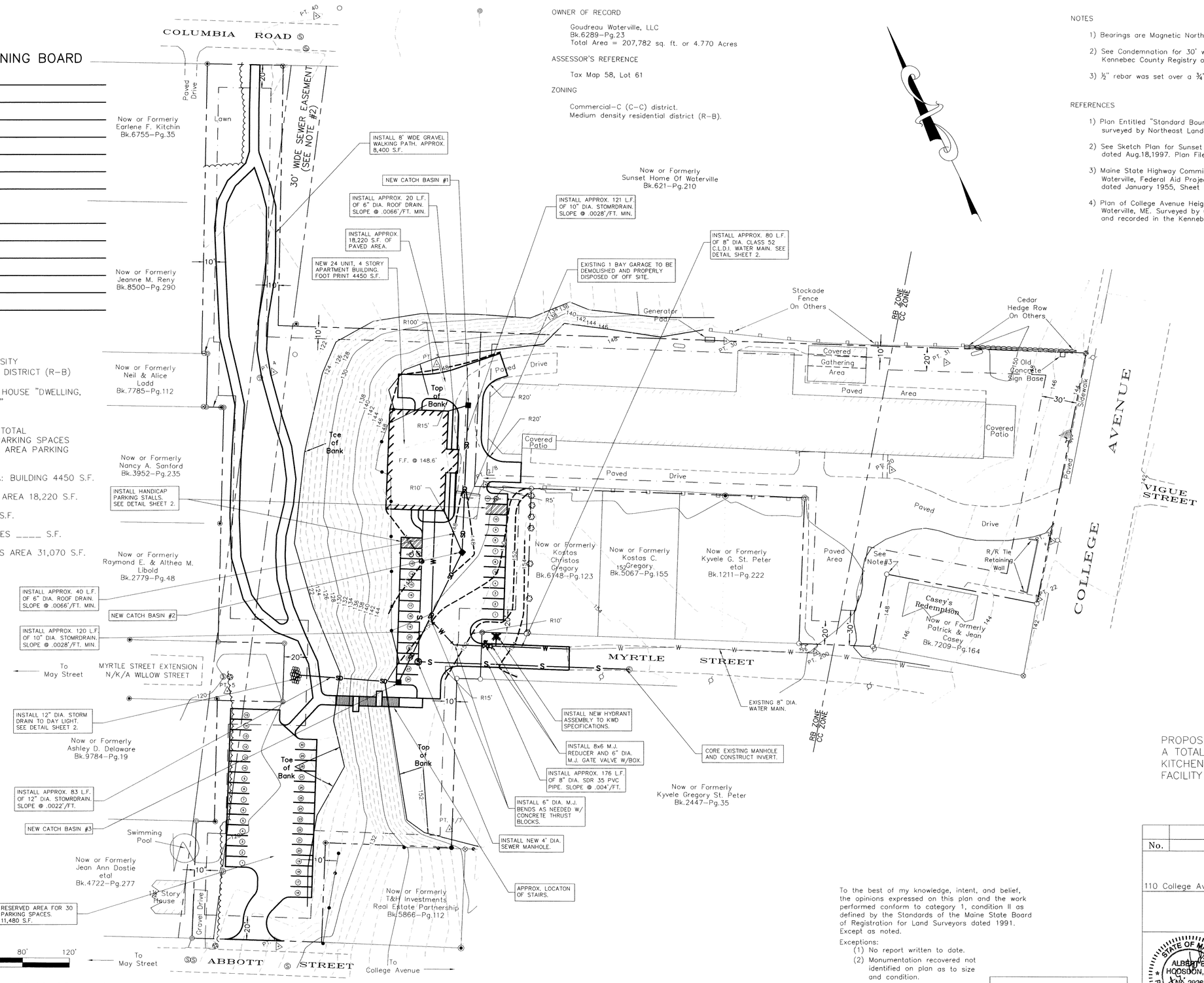
REFERENCES

1) Plan Entitled "Standard Boundary Survey for Juniper Partners" on College Ave., surveyed by Northeast Land Surveys Inc. dated June 1992 (Job# 92–058).

2) See Sketch Plan for Sunset Home, Waterville by Pickett Land Survey Inc. dated Aug.18,1997. Plan File#840.

3) Maine State Highway Commission Right of Way Map, State Highway "33" Waterville, Federal Aid Project U–033–1(3), S.H.C. File No. 6–78, dated January 1955, Sheet No. 2 of 7.

4) Plan of College Avenue Heights Extension, Property of Lewis J. Rosenthal Waterville, ME. Surveyed by Carl H. Crane, dated September 18, 1937 and recorded in the Kennebec County Registry of Deeds Book12–Page2A.



ZONING DISTRICT:
MEDIUM DENSITY
RESIDENTIAL DISTRICT (R–B)

USAGE:
APARTMENT HOUSE "DWELLING, MULTIFAMILY"

PARKING:
52 SPACES TOTAL
24 PAVED PARKING SPACES
30 RESERVE AREA PARKING SPACES.

NEW IMPERVIOUS AREA: BUILDING 4450 S.F.

DRIVEWAY & PARKING AREA 18,220 S.F.

WALKING PATH 8,400 S.F.

ACCESSORY STRUCTURES ____ S.F.

TOTAL NEW IMPERVIOUS AREA 31,070 S.F.

LEGEND

These standard symbols will be found in the drawing.

- 3/4" REBAR FOUND
- 5/8" REBAR FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- 1/2" REBAR SET(#1132)
- FIRE HYDRANT
- SM. PROPANE TANK
- LG. PROPANE TANK
- UTILITY POLE
- CABLE GUY ANCHOR
- MED. – LG. PINE TREE
- SEWER MANHOLE
- CATCH BASIN
- SIGN"GOUDREAU'S
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- INTERIOR LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- TREELINE
- BUILDING SETBACK LIMITS
- GATE VALVE
- PROPOSED CATCH BASIN

PROPOSED FACILITY TO BE 4 STORIES HIGH, A TOTAL OF 24 UNITS, PRIVATE ADA BATHS, KITCHENETTES IN EACH UNIT, DINING FACILITY AND COMMON AREAS.

This plan was prepared by K & K Land Surveyors, Inc. for a specific use. K & K Land Surveyors, Inc. assumes no liability for any unauthorized additions, deletions, or alterations to this plan.

To the best of my knowledge, intent, and belief, the opinions expressed on this plan and the work performed conform to category 1, condition II as defined by the Standards of the Maine State Board of Registration for Land Surveyors dated 1991. Except as noted.

Exceptions:
(1) No report written to date.
(2) Monumentation recovered not identified on plan as to size and condition.

Verne D. Pinney P.L.S. #1132

Checked by M.L.

BASE MAP AND BOUNDARY SURVEY PERFORMED AND CREATED BY K&K LAND SURVEYORS.

No.	Revisions	Date	App'd.

GOUDREAU INN & SUITES

110 College Avenue, Waterville, ME 04901

SITE PLAN

STATE OF MAINE ALBERT E. HODSDON, III No. 2926 LICENSED PROFESSIONAL ENGINEER

A.E.Hodsdon
CONSULTING ENGINEERS
10 Common St. Waterville, Me. 04901 (207) 873–5164

Sheet No. 1 of 1

Drawn By:	BB	Scale:	1" = 40'–0"
Checked By:		Date:	6/13/12
Approved By:		Date:	6/13/12
File No. 32-12-PRELIMINARY2.DWG		Project No.	32–12