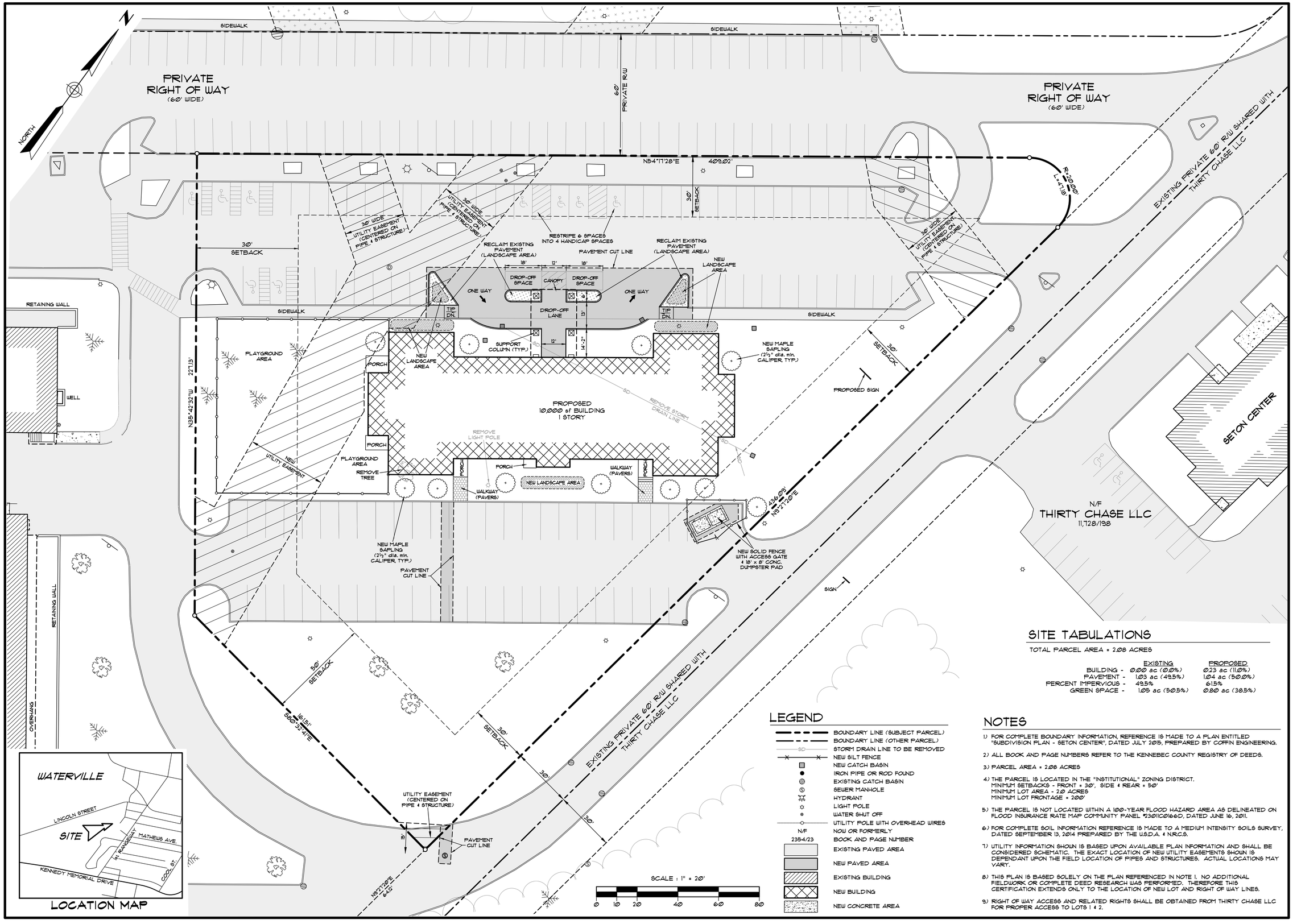

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER PARCEL)
- SD — STORM DRAIN LINE TO BE REMOVED
- NEW SILT FENCE
- NEW CATCH BASIN
- IRON PIPE OR ROD FOUND
- EXISTING CATCH BASIN
- SEWER MANHOLE
- HYDRANT
- LIGHT POLE
- WATER SHUT OFF
- UTILITY POLE WITH OVERHEAD WIRES
- N/F — NOW OR FORMERLY
- 2354/23 — BOOK AND PAGE NUMBER
- EXISTING PAVED AREA
- NEW PAVED AREA
- EXISTING BUILDING
- NEW BUILDING
- NEW CONCRETE AREA

SITE TABULATIONS

TOTAL PARCEL AREA = 2.08 ACRES

	EXISTING	PROPOSED
BUILDING -	0.00 ac (0.0%)	0.23 ac (11.0%)
PAVEMENT -	1.03 ac (49.5%)	1.04 ac (50.0%)
PERCENT IMPERVIOUS -	49.5%	61.5%
GREEN SPACE -	1.05 ac (50.5%)	0.80 ac (38.5%)

NOTES

1) FOR COMPLETE BOUNDARY INFORMATION, REFERENCE IS MADE TO A PLAN ENTITLED "SUBDIVISION PLAN - SETON CENTER", DATED JULY 2015, PREPARED BY COFFIN ENGINEERING.

2) ALL BOOK AND PAGE NUMBERS REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.

3) PARCEL AREA = 2.08 ACRES

4) THE PARCEL IS LOCATED IN THE "INSTITUTIONAL" ZONING DISTRICT.
MINIMUM SETBACKS - FRONT = 30', SIDE & REAR = 50'
MINIMUM LOT AREA - 2.0 ACRES
MINIMUM LOT FRONTAGE = 200'

5) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS DELINEATED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL #23011C0166D, DATED JUNE 16, 2011.

6) FOR COMPLETE SOIL INFORMATION REFERENCE IS MADE TO A MEDIUM INTENSITY SOILS SURVEY, DATED SEPTEMBER 13, 2014 PREPARED BY THE U.S.D.A. & N.R.C.S.

7) UTILITY INFORMATION SHOWN IS BASED UPON AVAILABLE PLAN INFORMATION AND SHALL BE CONSIDERED SCHEMATIC. THE EXACT LOCATION OF NEW UTILITY EASEMENTS SHOWN IS DEPENDANT UPON THE FIELD LOCATION OF PIPES AND STRUCTURES. ACTUAL LOCATIONS MAY VARY.

8) THIS PLAN IS BASED SOLELY ON THE PLAN REFERENCED IN NOTE 1. NO ADDITIONAL FIELDWORK OR COMPLETE DEED RESEARCH WAS PERFORMED. THEREFORE THIS CERTIFICATION EXTENDS ONLY TO THE LOCATION OF NEW LOT AND RIGHT OF WAY LINES.

9) RIGHT OF WAY ACCESS AND RELATED RIGHTS SHALL BE OBTAINED FROM THIRTY CHASE LLC FOR PROPER ACCESS TO LOTS 1 & 2.

STATE OF MAINE STEPHEN ROBERGE #4837 PROFESSIONAL ENGINEER
FOR APPROVAL & ONLY

REV:	BY:	DATE:	CHANGES:
1	SJR	JULY 21, 2015	UPDATED PER NEW BUILDING FOOTPRING

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SJR ENGINEERING, INC.

SJR ENGINEERING, INC.
21 MAYFLOWER ROAD
AUGUSTA, MAINE 04330
(207) 622-1616 tel & fax
steve@sjreng.com
SJR ENGINEERING

SITE & DEMOLITION PLAN
LOT 2 - SETON CENTER
WATERVILLE, MAINE

PREPARED FOR
WATERVILLE REDEVELOPMENT COMPANY 1 LLC
2 MAIN STREET - TOPSHAM, MAINE

DATE	PROJECT
JULY 2015	SJR #
DRAWN BY	SCALE
SJR	1" = 20'

SHEET 1