

PLANNING BOARD
CHAIRMAN: *David Belle*
Mark Williams
Jan 2, 2012
Sabir Dooat
Diana Tsou

DATE:
CONDITIONS: INCLUDES 7 CONDITIONS OF APPROVAL ON FILE WITH THE CITY OF WATERVILLE PLANNING OFFICE.

ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL DISTRICT (R-B)
USAGE: APARTMENT HOUSE "DWELLING, MULTIFAMILY"
PARKING: 52 SPACES TOTAL
 22 PAVED PARKING SPACES
 30 RESERVE AREA PARKING SPACES.
NEW IMPERVIOUS AREA: BUILDING 5922 S.F.
DRIVEWAY & PARKING AREA: 17,180 S.F.
WALKING PATH: 8,400 S.F.
TOTAL NEW IMPERVIOUS AREA: 31,502 S.F.

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

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) 1/2" rebar was set over a 3/4" 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.

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 "GODREAU'S"
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - INTERIOR LINE
 - CHAINLINK FENCE
 - STOCKADE FENCE
 - TRELLISE
 - BUILDING SETBACK LIMITS
 - ⊕ GATE VALVE
 - ⊕ PROPOSED CATCH BASIN
 - ⊕ GREASE TRAP
 - PRIVACY FENCE

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

Kennebec, ss. Registry of Deeds
 Recorded:
 atH.....M.....M
 File No:
 Attest:
Register

3	ADDED REGISTRY OF DEEDS BLOCK	8/30/12	<i>ML</i>
2	ADDED CONDITIONS PER PLANNING BOARD	7/3/12	<i>ML</i>
1	ADDED PARCEL #'S, NOTE #3, REVISED GRAVEL PARKING	7/2/12	<i>ML</i>
No.	Revisions	Date	App'd.

GODREAU INN & SUITES
 110 College Avenue, Waterville, ME 04901

SITE PLAN (PARCEL NO. 2)

Sheet No. **1** of **2**

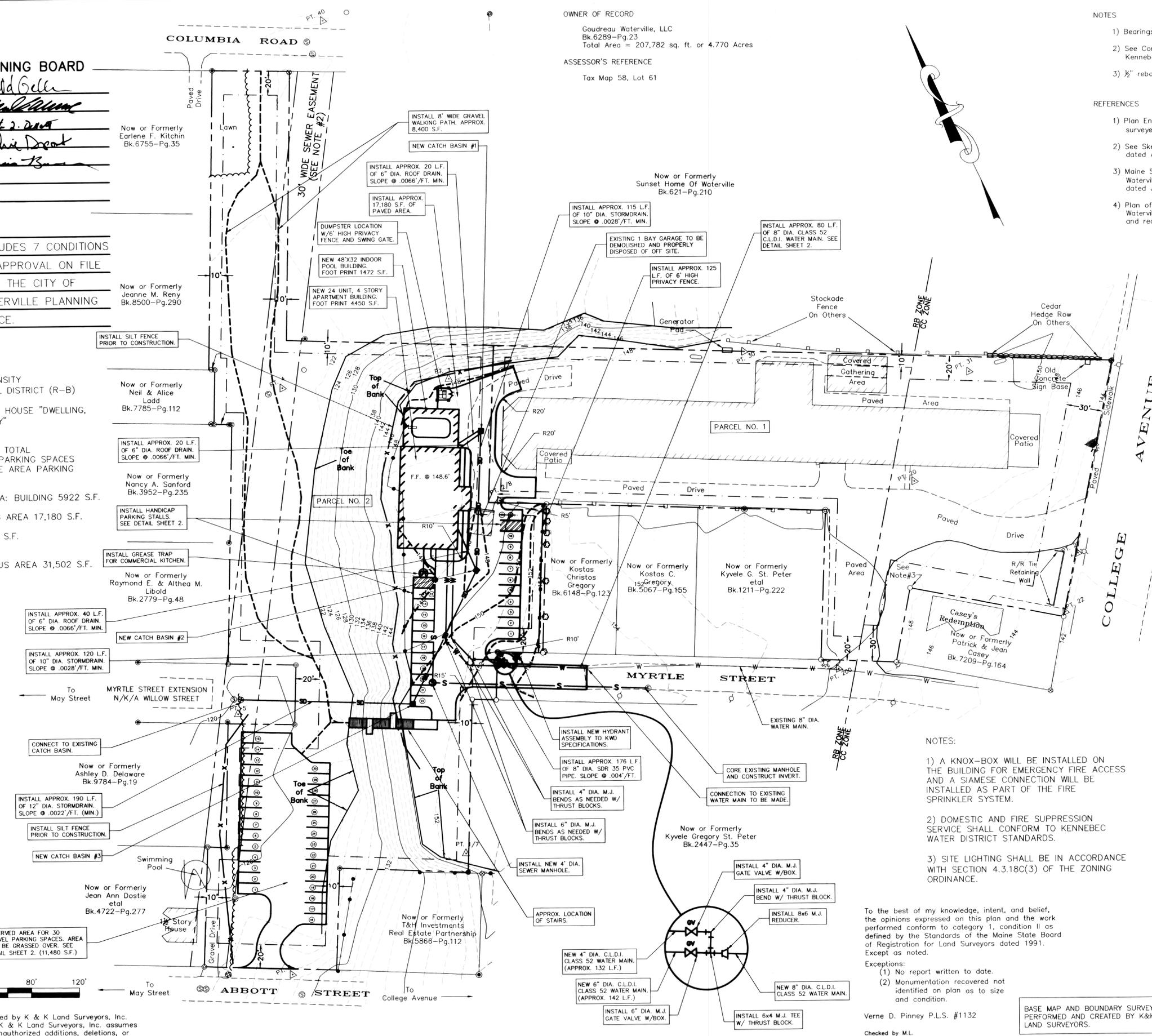
AEHodsdon
 CONSULTING ENGINEERS
 10 Common St. Waterville, Me.
 04901 (207) 873-5164

Drawn By: *BB* Scale: 1" = 40'-0"
 Checked By: *ML* Date: 6/13/12
 Approved By: *ML* Date: 6/13/12
 File No. 32-12-PRELIMINARY3.DWG Project No. 32-12 Of



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.

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NOTES:
 1) A KNOX-BOX WILL BE INSTALLED ON THE BUILDING FOR EMERGENCY FIRE ACCESS AND A SIAMESE CONNECTION WILL BE INSTALLED AS PART OF THE FIRE SPRINKLER SYSTEM.
 2) DOMESTIC AND FIRE SUPPRESSION SERVICE SHALL CONFORM TO KENNEBEC WATER DISTRICT STANDARDS.
 3) SITE LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 4.3.18C(3) OF THE ZONING ORDINANCE.

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 *ML*

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