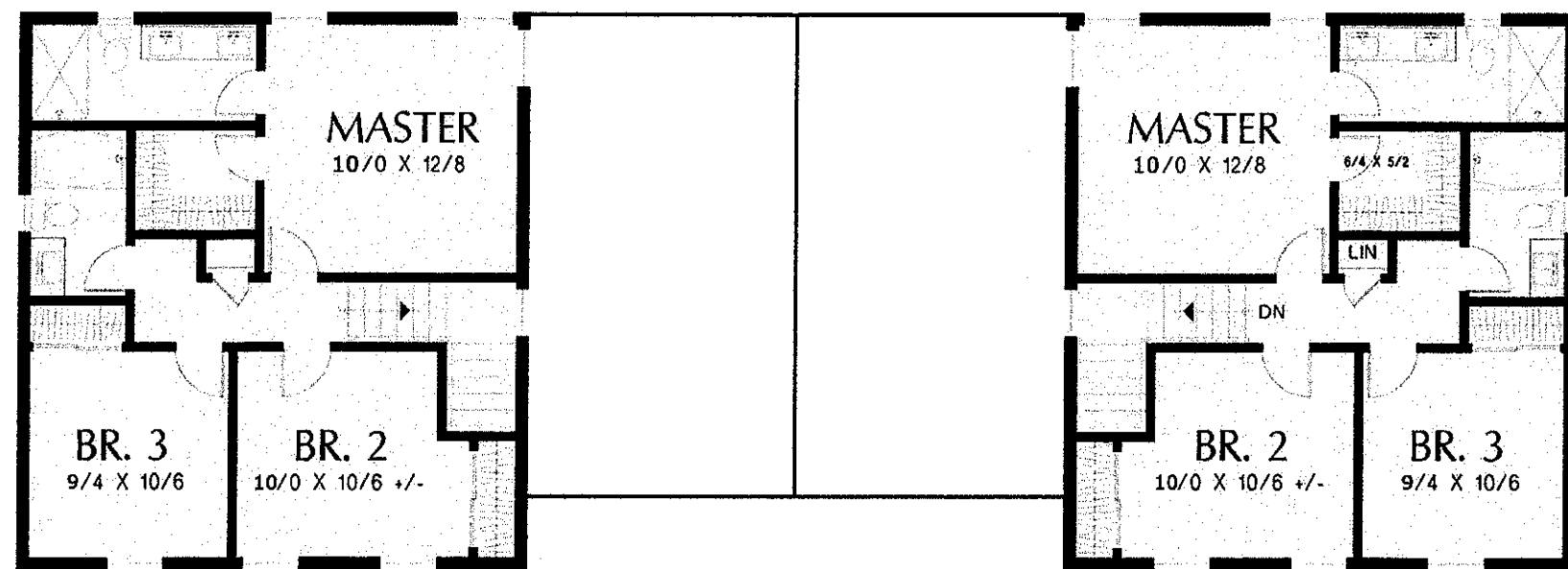


FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTES:

1. Architectural elevations are illustrative based on real photos of existing, built buildings proposed for this project. Exact scale, color and dimensions may differ slightly based on final product selection and construction.
2. Architectural elevations and floor plans provided by [www.architecturaldesigns.com](http://www.architecturaldesigns.com), Plan #69742AM, "Cozy Two-story Home with Second-level Bedrooms", approx. 1,300 s.f. heated space, 3 bedrooms, 2.5 baths, 2 stories, 1 car garage. See Floor Plans for more details.

TOM FARMER  
LANDSCAPE  
ARCHITECTURE

Tom Farmer, Landscape Architect  
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tsfarmer@gmail.com  
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ARCHITECTURAL FLOOR PLANS  
134 Spring Street Condominiums  
Gardiner ME  
Maine Affordable Properties, LLC.

Date:  
04/16/2021



Existing home on site



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NEIGHBORHOOD CONTEXT  
134 Spring Street Condominiums  
Gardiner ME  
Maine Affordable Properties, LLC.

Date:  
04/16/2021

NOTES:

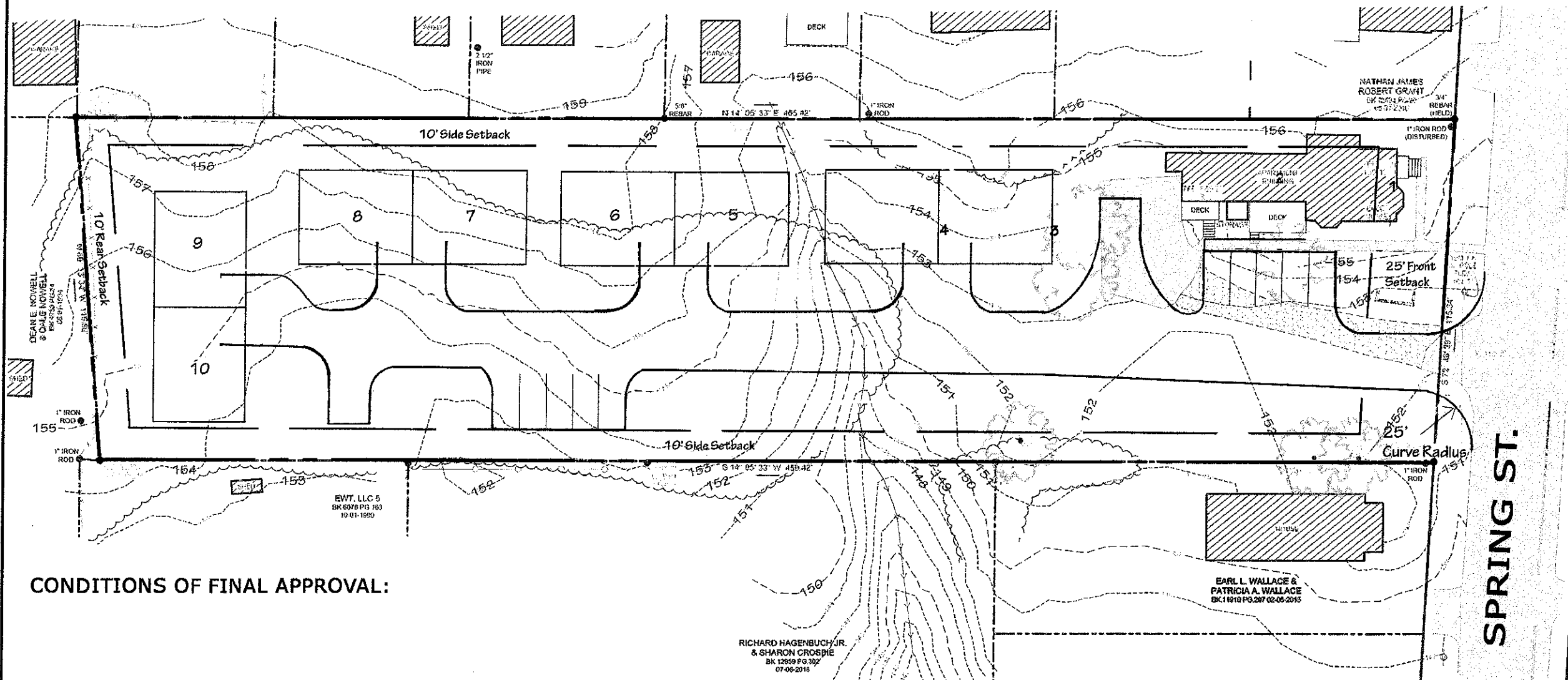
- Property Owner: Maine Affordable Properties, LLC  
Book 13463, Page 70, date 01-28-2020.  
1.21 Acres.
- The subdivision road is designed as private and is not eligible for acceptance by the City of Gardiner, unless the road is improved to meet the appropriate standards for road acceptance.

# 'DRAFT'

TO BE PRODUCED ON A 24" X 36" PLAN

PLANNING BOARD APPROVAL:

DATE:



CONDITIONS OF FINAL APPROVAL:

SOURCE  
SPCS - 1983 MAINE WEST

LEGEND

- PIPE OR ROD FOUND
- RIGHT OF WAY
- PROPERTY LINES
- PROPERTY LINES - ABUTTERS
- PROPERTY LINES - HISTORICAL
- BUILDING
- PAVEMENT
- GRAVEL
- CONCRETE
- LANDSCAPING - BED
- LANDSCAPING - STONEWALL
- CONTOURS - MAJOR
- CONTOURS - MINOR
- EDGE OF VEGETATION
- FENCE - BOX WIRE
- FENCE - CHAIN LINK
- FENCE - TIMBER
- DRAINAGE
- UTILITY POLE AND ANCHOR
- SEWER MANHOLE
- WATER VALVE
- HYDRANT
- SPOT ELEVATION

GENERAL NOTES

- RECORD OWNER: MAINE AFFORDABLE PROPERTIES, LLC. SEE DEED BOOK 13463, PAGE 70 DATED JANUARY 28, 2020 RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS. PROPERTY LINES DEPICTED HEREON ARE BASED ENTIRELY ON MONUMENTATION FOUND AS SHOWN ON PLAN REFERENCE 2. RECORDS RESEARCH HAS BEEN RESTRICTED TO CURRENT DEEDS AND AVAILABLE PLANS PER REQUEST OF THE CLIENT.
- BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DETERMINED BY STATIC GNSS OBSERVATION WITH POST PROCESSING BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AS DETERMINED BY STATIC GNSS OBSERVATION WITH POST PROCESSING BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.
- DEEDS IN THE SUBJECT CHAIN OF TITLE MAKE REFERENCE TO A FORMER 30 FOOT WIDE PASSAGEWAY ALONG THE SOUTHEASTERLY EDGE OF THE FRONT PARCEL (BOOK 890, PAGE 712) FOR THE BENEFIT OF THE REAR PARCEL (BOOK 606, PAGE 291). IT SEEMS LIKELY THIS PASSAGEWAY HAS BEEN EXTINGUISHED BY MERGER OF TITLE. IF THIS IS AN ISSUE, THIS SURVEYOR RECOMMENDS CONSULTATION WITH A TITLE ATTORNEY.

PLAN REFERENCES

- A COPY OF THE PLAN OF THE SURVEY OF THE SUBDIVISION OF THE HOMESTEAD FARM OF THE LATE EDWARD PLASTED IN GARDINER, ME, DATED AUGUST 18, 1843 BY MOSES SPRINGER, RESURVEYED AND CORRECTED BY C.J. MOVES NOVEMBER 12, 1974 AND RECORDED IN PLAN BOOK 1, PAGE 13.
- PLAN OF STANDARD BOUNDARY SURVEY, THE ESTATE OF SIMONIS M. TURNER, 134 SPRING STREET, GARDINER, MAINE, DATED DECEMBER 22, 1959 BY THAYER ENGINEERING COMPANY, APPARENTLY UNRECORDED.

CERTIFICATION

I, MAINE AFFORDABLE PROPERTIES, LLC TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSES FOR LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

1) NO SEPARATE REPORT

*J.M. Ray*  
JULIAN J. RAY, PLS 42374

SCALE IN FEET

FINAL SUBDIVISION PLAN  
Spring Street Condominiums

FOR MAINE AFFORDABLE PROPERTIES, LLC  
325 MEMORIAL HIGHWAY, NORTH YARMOUTH, ME 04097

SITE 134 SPRING STREET  
GARDINER, MAINE

DATE: April 19, 2021

SCALE: 1" = 20'

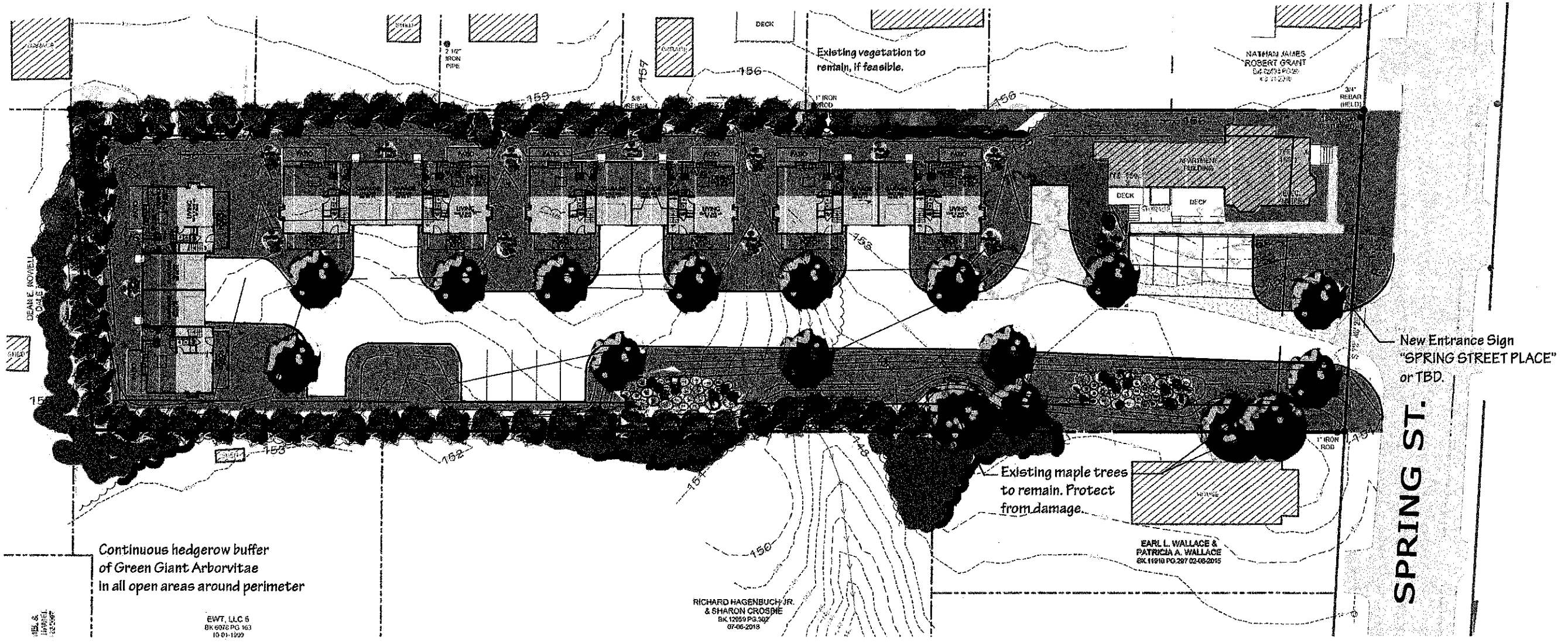
PROJECT: 20-108  
DRAWING:

DRAWN BY:  
CHECKED BY:

**LITTLE RIVER**  
LAND SURVEYING, INC.  
ME PLS #2370 NH LLS #857  
PO BOX 332, LISBON FALLS MAINE 04252  
(207) 841-0098

NOTES:

1. Base Map from a plan entitled "Retracement Survey with Topographic Features" by Little River Land Surveying, Inc., dated 12.21.2020. 1 foot contour intervals.
2. Property Owner: Maine Affordable Properties, LLC Book 13463, Page 70, date 01-28-2020. 1.21 Acres



Continuous hedgerow buffer of Green Giant Arborvitae in all open areas around perimeter

RICHARD HAGENBUCH JR. & SHARON CROSPIE  
BK 12559 PG 307  
07-06-2018

EARL L. WALLACE & PATRICIA A. WALLACE  
BK 11910 PG 297 02-08-2015

GRAPHIC SCALE: 1" = 40' (@ 11" X 17")



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ARCHITECTURE

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LANDSCAPING PLAN  
134 Spring Street Condominiums  
Gardiner ME  
Maine Affordable Properties, LLC.

Date:  
04/19/2021

L-4

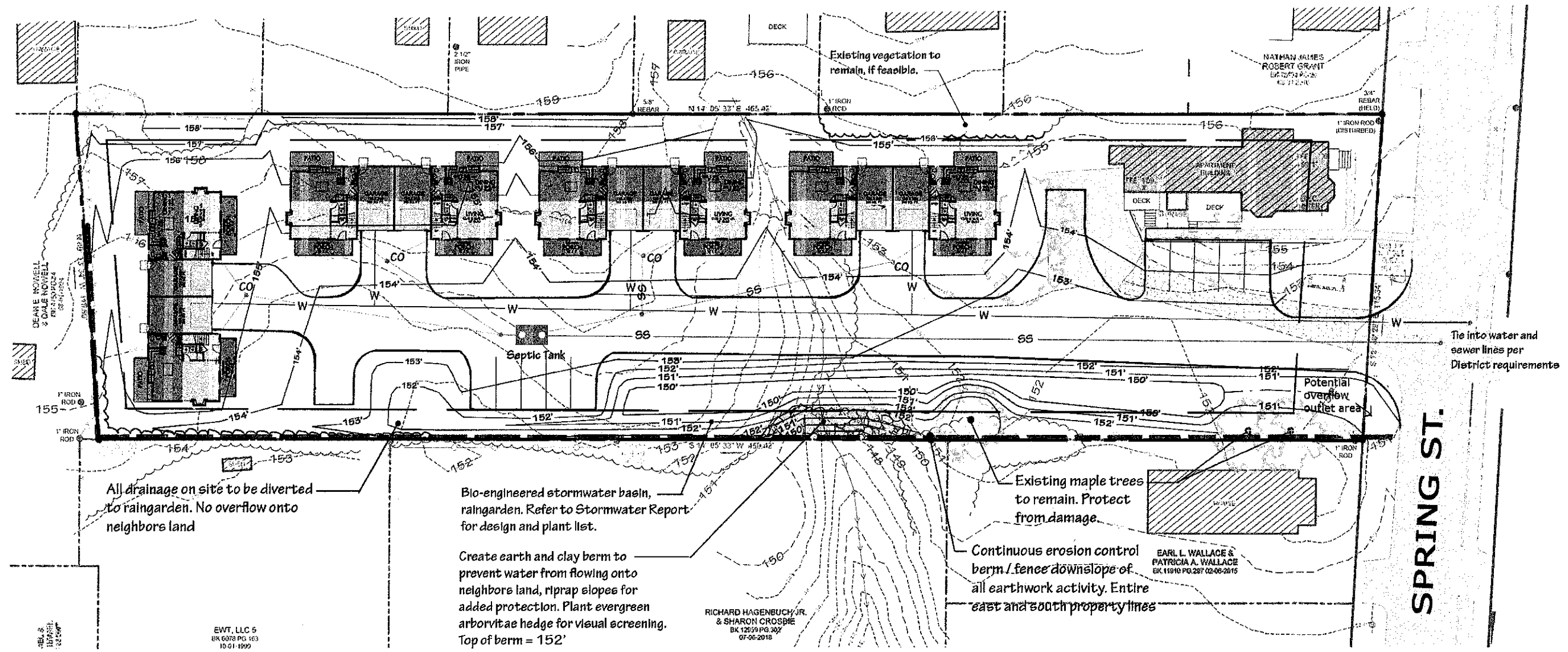
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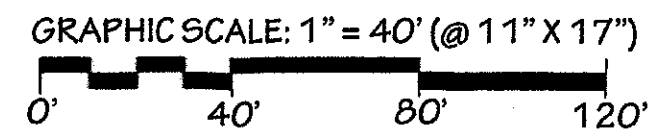
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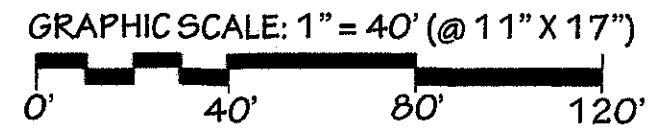
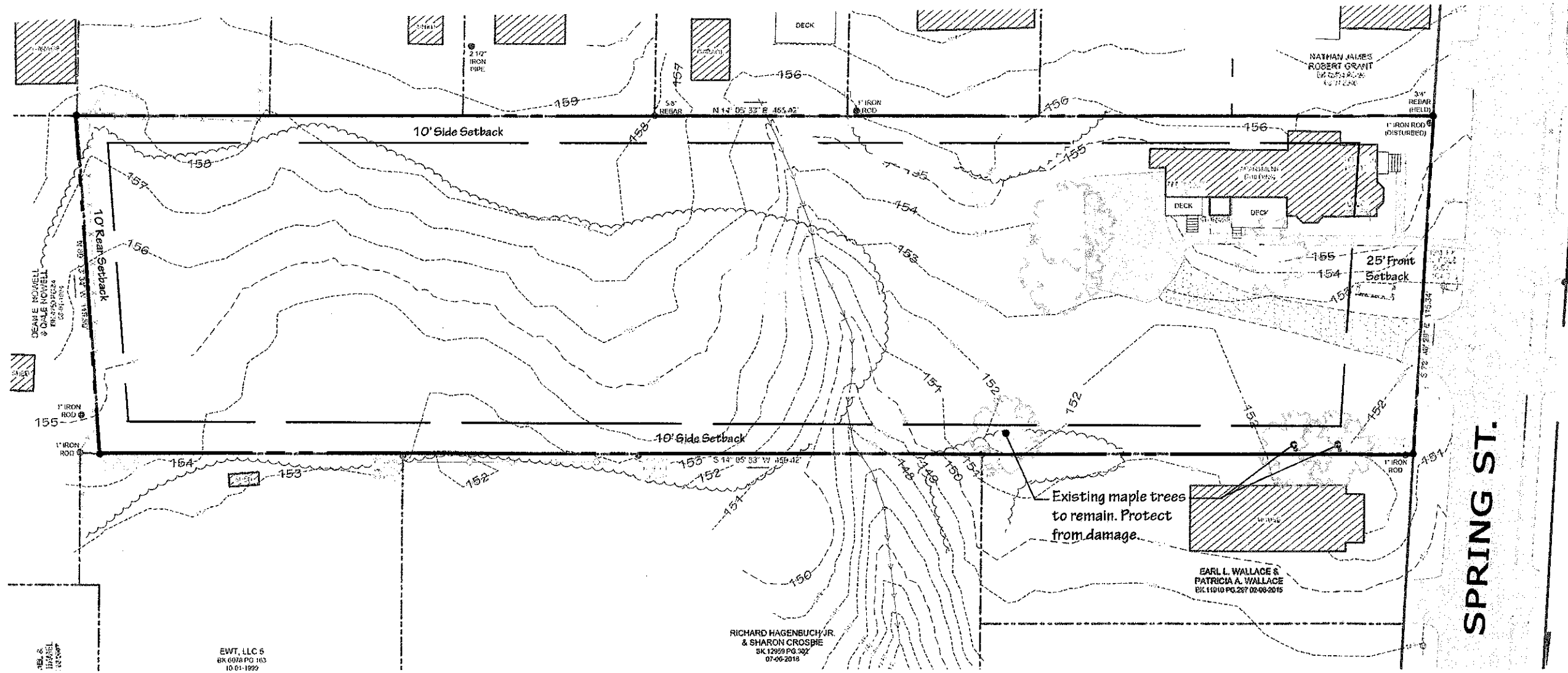
**GRADING AND UTILITIES PLAN**  
134 Spring Street Condominiums  
Gardiner ME  
Maine Affordable Properties, LLC.

Date:  
04/19/2021



NOTES:

1. Base Map from a plan entitled "Retracment Survey with Topographic Features" by Little River Land Surveying, Inc., dated 12.21.2020. 1 foot contour intervals.
2. Property Owner: Maine Affordable Properties, LLC Book 13463, Page 70, date 01-28-2020. 1.21 Acres



**TOM FARMER**  
LANDSCAPE  
ARCHITECTURE

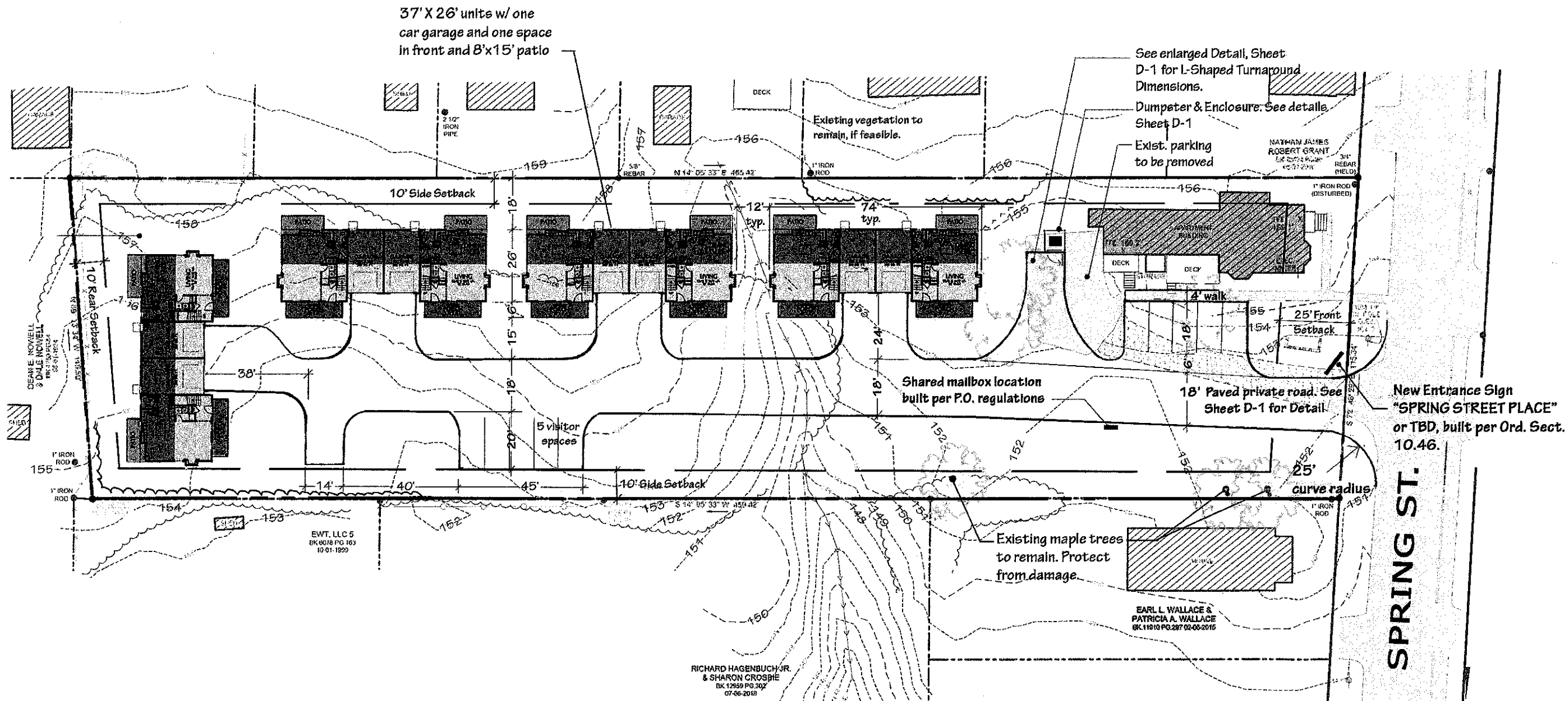
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**EXISTING CONDITIONS PLAN**  
134 Spring Street Condominiums  
Gardiner ME  
Maine Affordable Properties, LLC.

Date:  
04/19/2021

NOTES:

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SPRING ST.



GRAPHIC SCALE: 1" = 40' (@ 11" X 17")



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ARCHITECTURE

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LAYOUT AND DIMENSIONS PLAN  
134 Spring Street Condominiums  
Gardiner ME  
Maine Affordable Properties, LLC.

Date:  
04/19/2021