

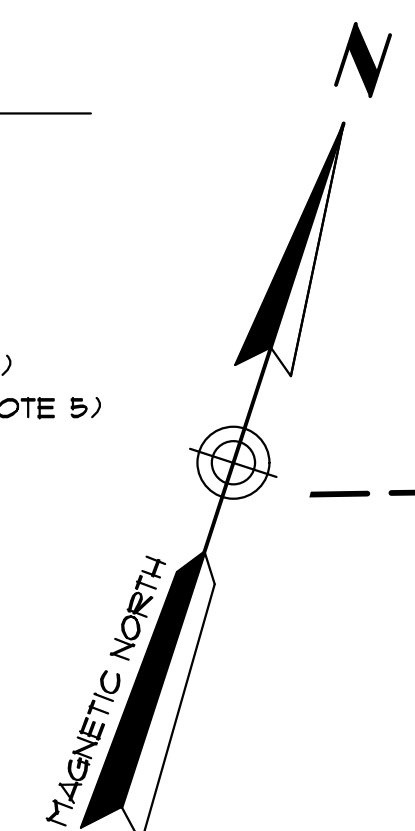
LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER PARCEL)
- N/F NOW OR FORMERLY
- 11502/21 BOOK AND PAGE NUMBER
- IRON PIPE OR ROD FOUND
- UNDERGROUND GAS LINE (SEE NOTE 5)
- UNDERGROUND ELECTRIC LINE (SEE NOTE 5)
- SEWER LINE (SEE NOTE 5)
- WATER LINE (SEE NOTE 5)
- STORM DRAIN LINE (SEE NOTE 5)
- UTILITY POLE WITH OVERHEAD WIRES
- BOLLARD
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING LIGHT POLE
- APPROXIMATE TREE LINE
- METAL HAND RAIL
- METAL GUARD RAIL
- CHAIN LINK FENCE
- ▨ EXISTING PAVED AREA
- ▨ EXISTING BUILDING
- ▨ PROPOSED BUILDING

RESIDENTIAL UNITS

- MAIN BUILDING - 34 UNITS
- ANNEX BUILDING - 4 UNITS
- BOILER ROOM BUILDING - 2 UNITS
- FAMILY MEDICINE BUILDING - 1 UNIT
- PROPOSED BUILDINGS - 9 UNITS
- TOTAL UNITS = 56 UNITS
- REQUIRED PARKING SPACES = 112
- PROPOSED PARKING SPACES = 114

SCALE: 1" = 30'



N/F
GORDON & HELEN
STEVENS
TM 32, L20
5350/155

IMPERVIOUS AREA

TOTAL PARCEL AREA = 5.43 ACRES / 236,531 sf
 TOTAL EXISTING IMPERVIOUS AREA = 98,525 sf (41.1%)
 PHASE 1 = MAIN MEDICAL BUILDING & PARKING IMPERVIOUS AREA AFTER PHASE 1 = 81,681 sf (31.1%)
 PHASE 2 = BUILDING #5 & BOILER ROOM & PARKING IMPERVIOUS AREA AFTER PHASE 2 = 85,711 sf (36.2%)
 PHASE 3 = FAMILY MEDICINE BUILDING & PARKING IMPERVIOUS AREA AFTER PHASE 3 = 80,791 sf (34.2%)

RECORDING DATA

KENNEBEC COUNTY REGISTRY OF DEEDS
 RECEIVED _____ AT _____ h. _____ m. _____ M.
 RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

APPROVAL

APPROVED BY THE CITY OF GARDINER PLANNING BOARD.
 CHAIRPERSON _____

 DATE _____

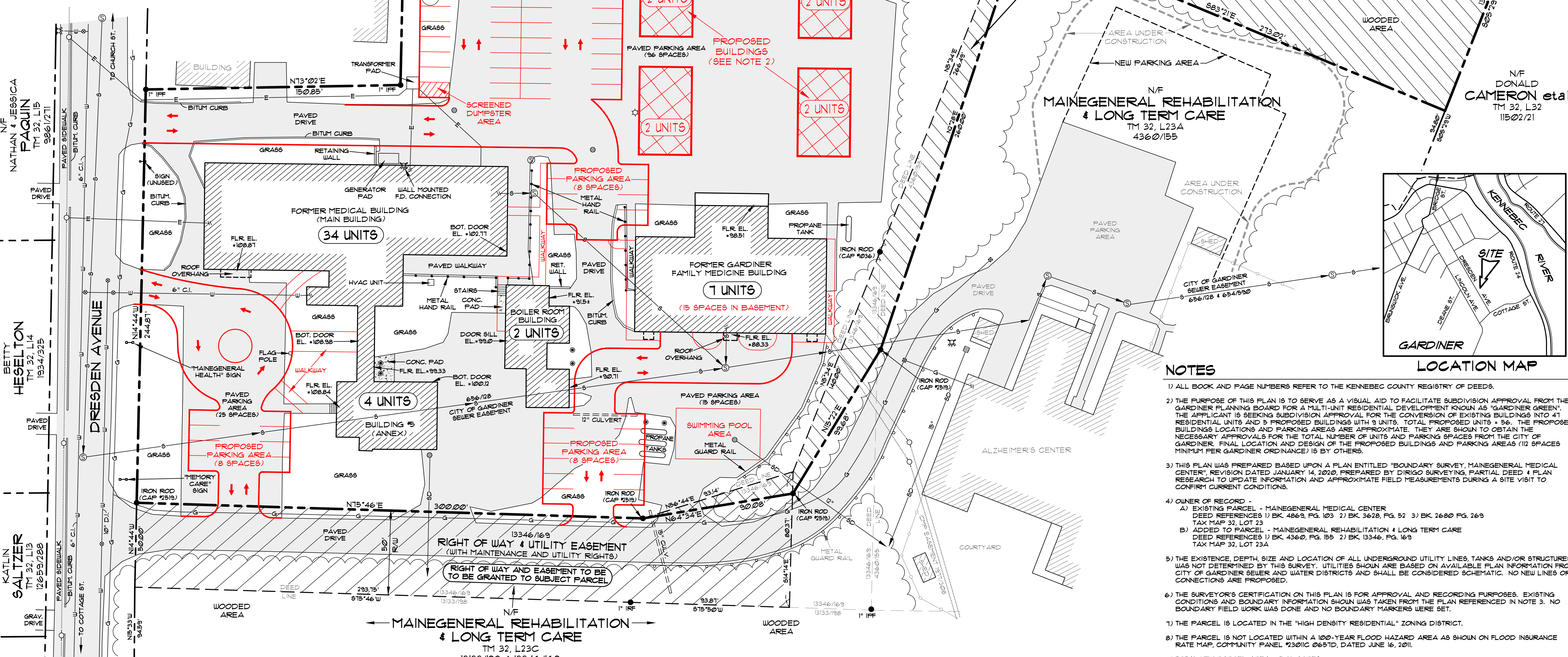
NO.	REVISION	DATE
5	ADD NEW PARKING (RED) & IMP. AREA CHART	5-4-2021
4	ADD NEW BLDG & UNIT CHART, NOTE 2	5-1-2021
3	ADDED FLOOR ELEVATIONS AND SIGNS	3-1-2021
2	ADDED MAIN GENERAL ADDRESS	3-3-2021
1	ADDED LAND FROM M/G REHAB	12-24-2020

N/F
RTM GARDINER, LLC
TM 32, L21422
10136/106

N/F
MAINEGENERAL
MEDICAL CENTER
35 MEDICAL CENTER PARKWAY
AUGUSTA, ME 04330
TM 32, L23
4869/103, 3628/52, 2680/269
4.52 ACRES (197180 ± sf)

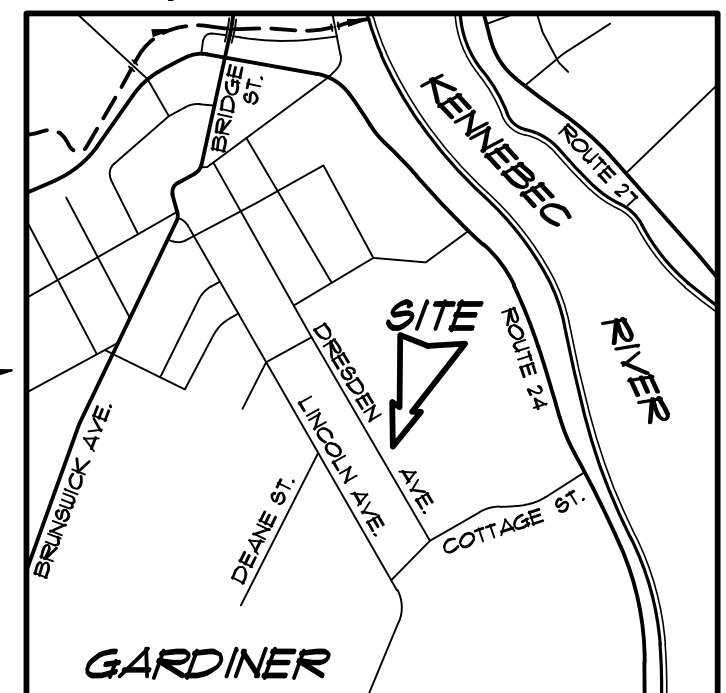
PARCEL TO BE CONVEYED FROM
MAINEGENERAL REHABILITATION
& LONG TERM CARE
0.90 ACRE (39,356 ± sf)

N/F
DONALD
CAMERON et al
TM 32, L32
11502/21



NOTES

- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.
- 2) THE PURPOSE OF THIS PLAN IS TO SERVE AS A VISUAL AID TO FACILITATE SUBDIVISION APPROVAL FROM THE GARDINER PLANNING BOARD FOR A MULTI-UNIT RESIDENTIAL DEVELOPMENT KNOWN AS "GARDINER GREEN". THE APPLICANT IS SEEKING SUBDIVISION APPROVAL FOR THE CONVERSION OF EXISTING BUILDINGS INTO 41 RESIDENTIAL UNITS AND 9 PROPOSED BUILDINGS WITH 9 UNITS. TOTAL PROPOSED UNITS = 56. THE PROPOSED BUILDING LOCATIONS AND PARKING AREAS ARE APPROXIMATE. THEY ARE SHOWN TO OBTAIN THE NECESSARY APPROVALS FOR THE TOTAL NUMBER OF UNITS AND PARKING SPACES FROM THE CITY OF GARDINER. FINAL LOCATION AND DESIGN OF THE PROPOSED BUILDINGS AND PARKING SPACES (112 SPACES MINIMUM PER GARDINER ORDINANCE) IS BY OTHERS.
- 3) THIS PLAN WAS PREPARED BASED UPON A PLAN ENTITLED "BOUNDARY SURVEY, MAINEGENERAL MEDICAL CENTER", REVISION DATED JANUARY 14, 2020, PREPARED BY DIRIGO SURVEYING, PARTIAL DEED & PLAN RESEARCH TO UPDATE INFORMATION AND APPROXIMATE FIELD MEASUREMENTS DURING A SITE VISIT TO CONFIRM CURRENT CONDITIONS.
- 4) OWNER OF RECORD -
 A) EXISTING PARCEL - MAINEGENERAL MEDICAL CENTER
 DEED REFERENCES 1) BK 4869, PG. 103 2) BK 3628, PG. 52 3) BK 2680 PG. 269
 TAX MAP 32, LOT 23
 B) ADDED TO PARCEL - MAINEGENERAL REHABILITATION & LONG TERM CARE
 DEED REFERENCES 1) BK 4360, PG. 155 2) BK 13346, PG. 169
 TAX MAP 32, LOT 23A
- 5) THE EXISTENCE, DEPTH, SIZE AND LOCATION OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED BY THIS SURVEY. UTILITIES SHOWN ARE BASED ON AVAILABLE PLAN INFORMATION FROM CITY OF GARDINER SEWER AND WATER DISTRICTS AND SHALL BE CONSIDERED SCHEMATIC. NO NEW LINES OR CONNECTIONS ARE PROPOSED.
- 6) THE SURVEYOR'S CERTIFICATION ON THIS PLAN IS FOR APPROVAL AND RECORDING PURPOSES. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 3. NO BOUNDARY FIELD WORK WAS DONE AND NO BOUNDARY MARKERS WERE SET.
- 7) THE PARCEL IS LOCATED IN THE "HIGH DENSITY RESIDENTIAL" ZONING DISTRICT.
- 8) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #2010C 063TD, DATED JUNE 16, 2011.
- 9) TOTAL NEW PARCEL AREA = 5.43 ACRES.



SUBDIVISION PLAN
GARDINER GREEN (SEE NOTE 2)
 150 DRESDEN AVENUE - GARDINER, MAINE
 LAND OWNER:
MAINEGENERAL MEDICAL CENTER
 DEEDS - 1) BK 4869, PG. 103 2) BK 3628, PG. 52 3) BK 2680, PG. 269

PLANIT MAPPING
 488 MAIN STREET - LEWISTON, MAINE
 planitmapping@uproc.com
 CLIENT:
HATHAWAY HOLDINGS, LLC
 WATERYVILLE, MAINE

SEE NOTES 2, 3 & 6
 SHEET NUMBER
 1