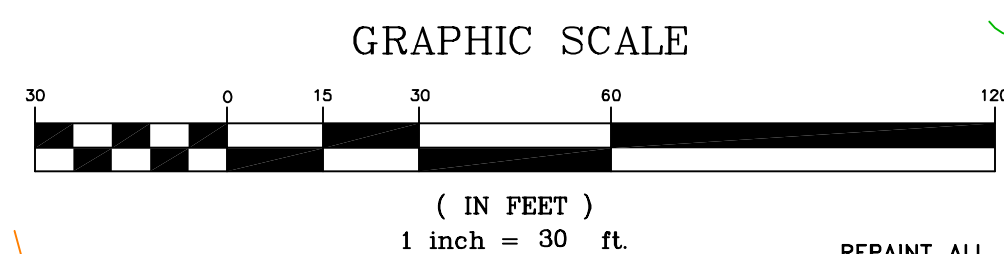
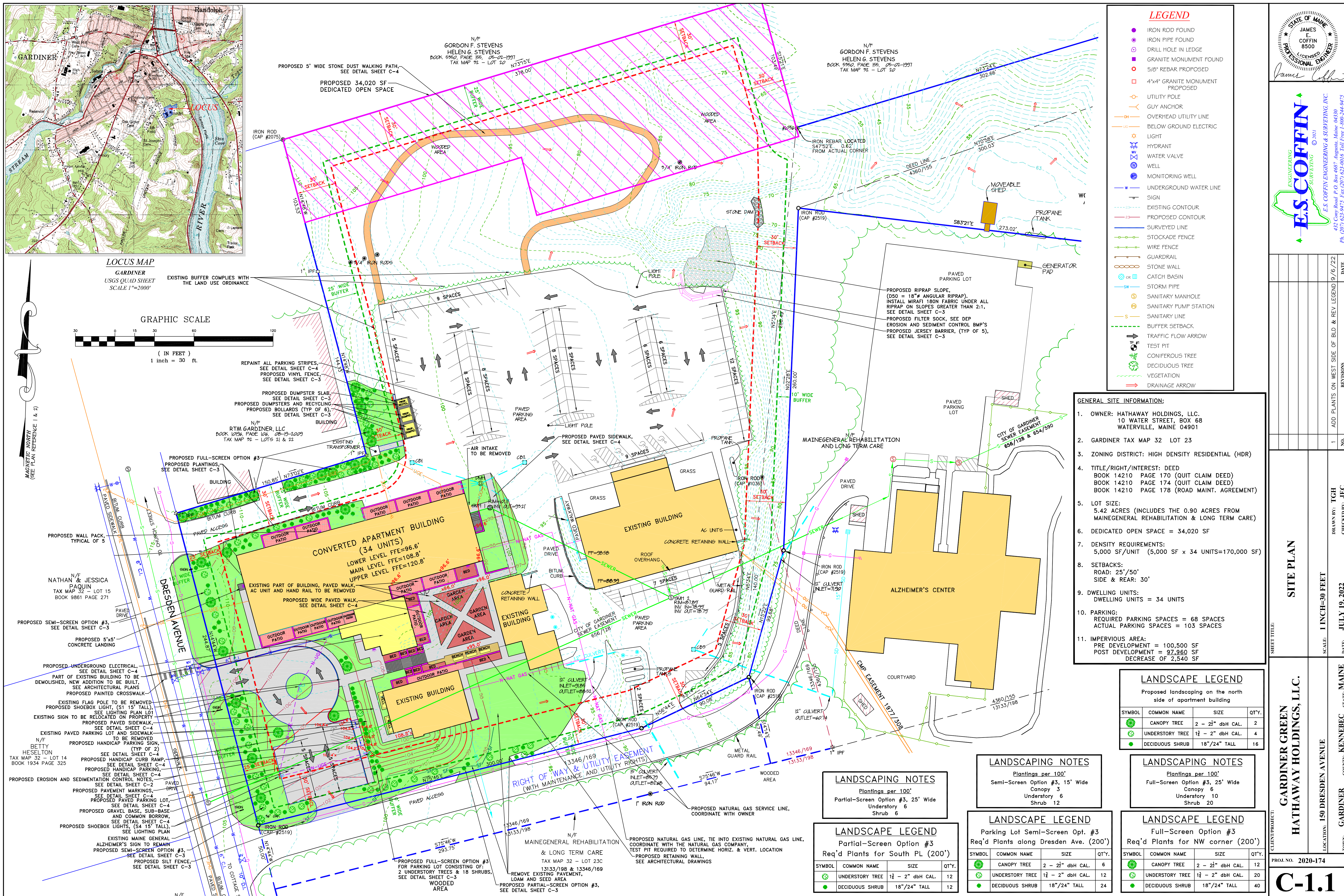


LOCUS MAP
GARDINER
USGS QUAD SHEET
SCALE 1"=2000'



MAGNETIC NORTH
(SEE PLAN REFERENCE 1 & 2)



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEDGE
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- 4"x4" GRANITE MONUMENT PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- BELOW GROUND ELECTRIC
- LIGHT
- HYDRANT
- WATER VALVE
- WELL
- MONITORING WELL
- UNDERGROUND WATER LINE
- SIGN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SURVEYED LINE
- STOCKADE FENCE
- WIRE FENCE
- GUARDRAIL
- STONE WALL
- CATCH BASIN
- STORM PIPE
- SANITARY MANHOLE
- SANITARY PUMP STATION
- SANITARY LINE
- BUFFER SETBACK
- TRAFFIC FLOW ARROW
- TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- DRAINAGE ARROW

- GENERAL SITE INFORMATION:**
- OWNER: HATHAWAY HOLDINGS, LLC, 10 WATER STREET, BOX 68, WATERTVILLE, MAINE 04901
 - GARDINER TAX MAP 32 LOT 23
 - ZONING DISTRICT: HIGH DENSITY RESIDENTIAL (HDR)
 - TITLE/RIGHT/INTEREST: DEED BOOK 14210 PAGE 170 (QUIT CLAIM DEED) BOOK 14210 PAGE 174 (QUIT CLAIM DEED) BOOK 14210 PAGE 178 (ROAD MAINT. AGREEMENT)
 - LOT SIZE: 5.42 ACRES (INCLUDES THE 0.90 ACRES FROM MAINEGENERAL REHABILITATION & LONG TERM CARE)
 - DEDICATED OPEN SPACE = 34,020 SF
 - DENSITY REQUIREMENTS: 5,000 SF/UNIT (5,000 SF x 34 UNITS=170,000 SF)
 - SETBACKS: ROAD: 25'/50' SIDE & REAR: 30'
 - DWELLING UNITS: DWELLING UNITS = 34 UNITS
 - PARKING: REQUIRED PARKING SPACES = 68 SPACES ACTUAL PARKING SPACES = 103 SPACES
 - IMPERVIOUS AREA: PRE DEVELOPMENT = 100,500 SF POST DEVELOPMENT = 97,960 SF DECREASE OF 2,540 SF

LANDSCAPE LEGEND
Proposed landscaping on the north side of apartment building

| SYMBOL | COMMON NAME | SIZE | QTY. |
|--------|-----------------|---------------------|------|
| ○ | CANOPY TREE | 2 - 21" dbH CAL. | 2 |
| ○ | UNDERSTORY TREE | 1 1/2 - 2" dbH CAL. | 4 |
| ○ | DECIDUOUS SHRUB | 18"/24" TALL | 16 |

LANDSCAPING NOTES
Plantings per 100'
Semi-Screen Option #3, 15' Wide
Canopy 3
Understory 6
Shrub 12

LANDSCAPING NOTES
Plantings per 100'
Full-Screen Option #3, 25' Wide
Canopy 6
Understory 10
Shrub 20

LANDSCAPE LEGEND
Partial-Screen Option #3
Req'd Plants for South PL (200')

| SYMBOL | COMMON NAME | SIZE | QTY. |
|--------|-----------------|---------------------|------|
| ○ | CANOPY TREE | 2 - 21" dbH CAL. | 6 |
| ○ | UNDERSTORY TREE | 1 1/2 - 2" dbH CAL. | 12 |
| ○ | DECIDUOUS SHRUB | 18"/24" TALL | 12 |

LANDSCAPE LEGEND
Parking Lot Semi-Screen Opt. #3
Req'd Plants along Dresden Ave. (200')

| SYMBOL | COMMON NAME | SIZE | QTY. |
|--------|-----------------|---------------------|------|
| ○ | CANOPY TREE | 2 - 21" dbH CAL. | 6 |
| ○ | UNDERSTORY TREE | 1 1/2 - 2" dbH CAL. | 12 |
| ○ | DECIDUOUS SHRUB | 18"/24" TALL | 24 |

LANDSCAPE LEGEND
Full-Screen Option #3
Req'd Plants for NW corner (200')

| SYMBOL | COMMON NAME | SIZE | QTY. |
|--------|-----------------|---------------------|------|
| ○ | CANOPY TREE | 2 - 21" dbH CAL. | 12 |
| ○ | UNDERSTORY TREE | 1 1/2 - 2" dbH CAL. | 20 |
| ○ | DECIDUOUS SHRUB | 18"/24" TALL | 40 |

E.S. COFFIN
REGISTERED PROFESSIONAL ENGINEERING & SURVEYING, INC.
432 Corn Road, P.O. Box 467, Augusta, Maine 04330
PH: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-248-4473

| NO. | REVISIONS | DATE |
|-----|---|---------|
| 1 | ADD PLANTS ON WEST SIDE OF BLD & REV LEGEND | 9/16/22 |

SITE PLAN

SCALE: 1 INCH=30 FEET

DRAWN BY: TCH
CHECKED BY: JEC

DATE: JULY 19, 2022

STATE: MAINE
COUNTY: KENNEBEC

LOCATION: 150 DRESDEN AVENUE
TOWN: GARDINER

CLIENT/PROJECT: GARDINER GREEN HATHAWAY HOLDINGS, LLC.

SHEET TITLE: **C-1.1**

PROJ. NO. 2020-174