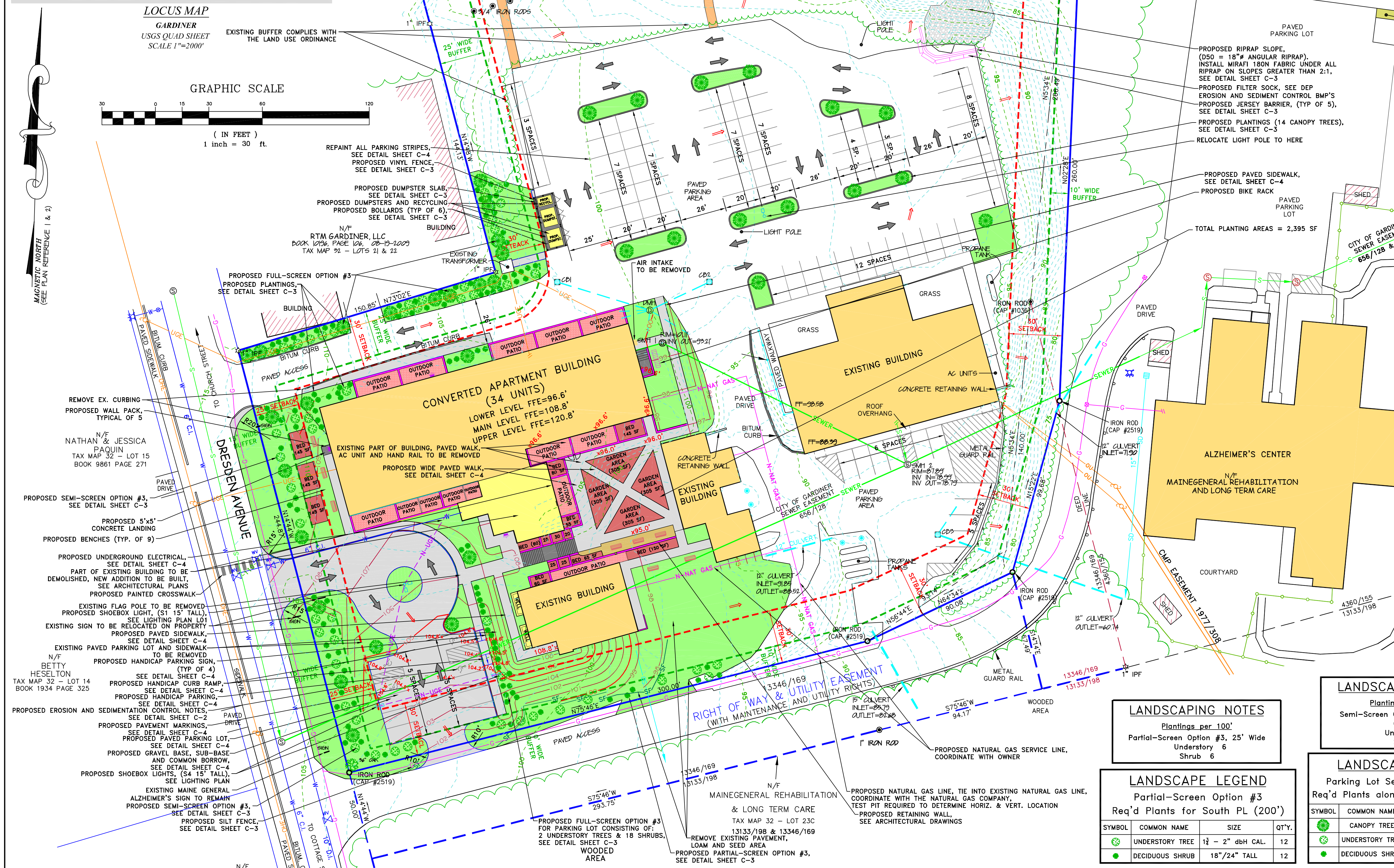
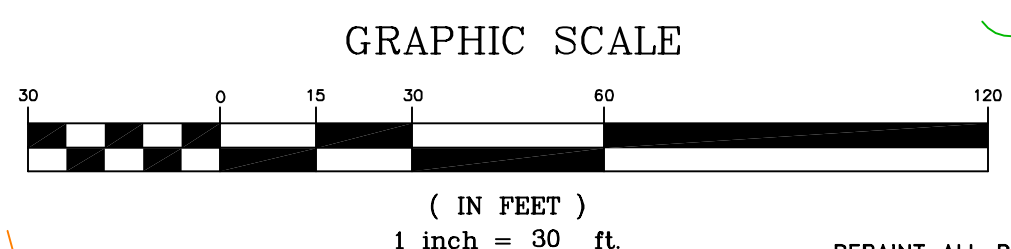


LOCUS MAP
GARDINER
USGS QUAD SHEET
SCALE 1"=2000'



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, WATERTOWN, 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 = 79 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
Understory 6
Shrub 12

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

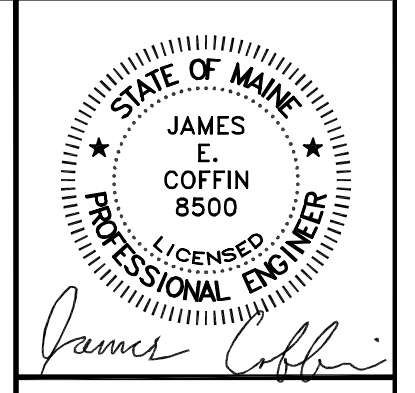
LANDSCAPING NOTES
Plantings per 100'
Partial-Screen Option #3, 25' Wide
Understory 6
Shrub 6

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
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

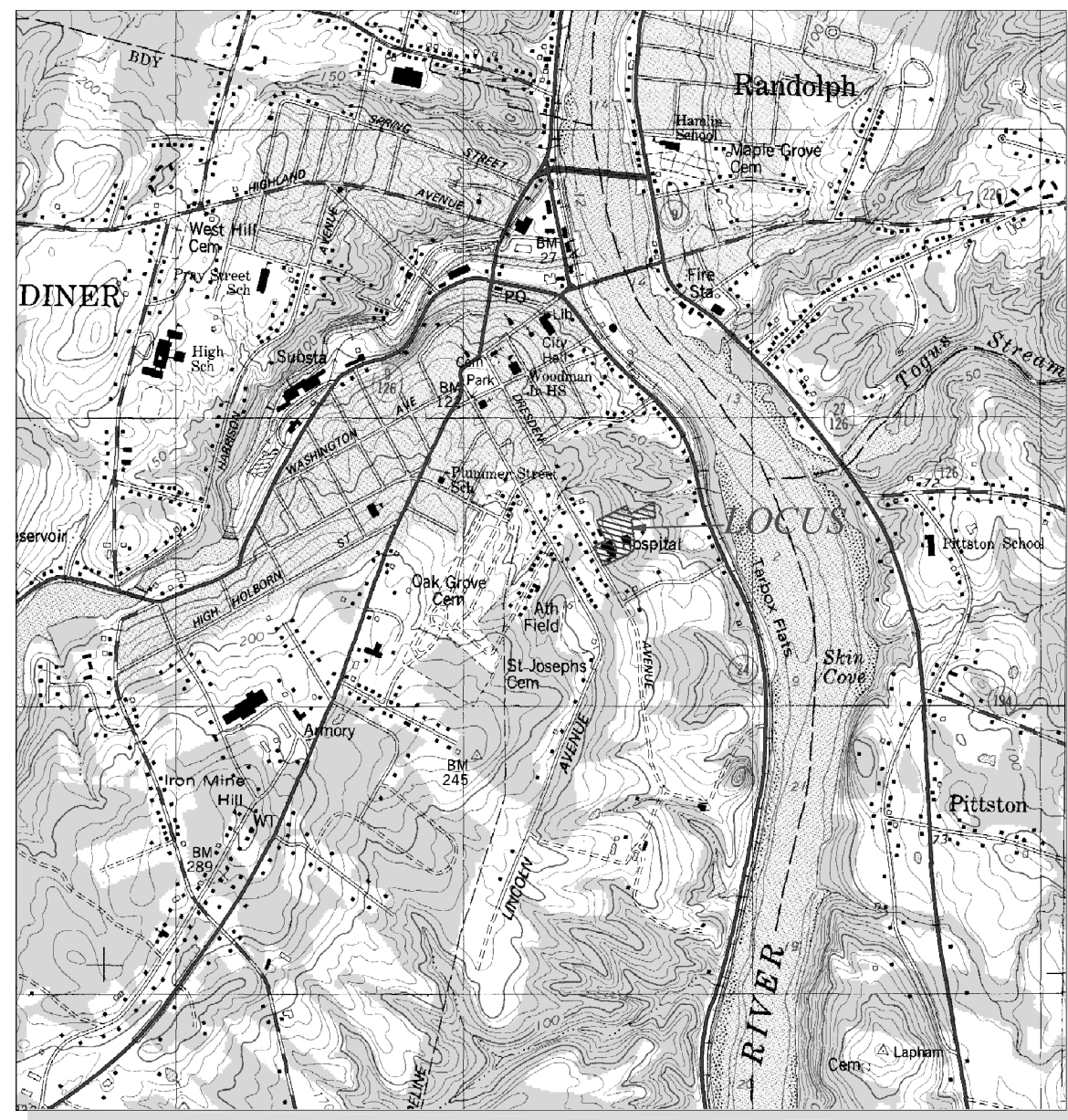
REVISIONS

NO.	DATE	REVISIONS
1	11/15/22	ADD TREES, PAVEMENT, RECONFIGURE PARKING SPACES, ADD BIKERACK, BENCHES & HCAP SPACES
2	9/16/22	ADD PLANTS ON WEST SIDE OF BLD & REV LEGEND

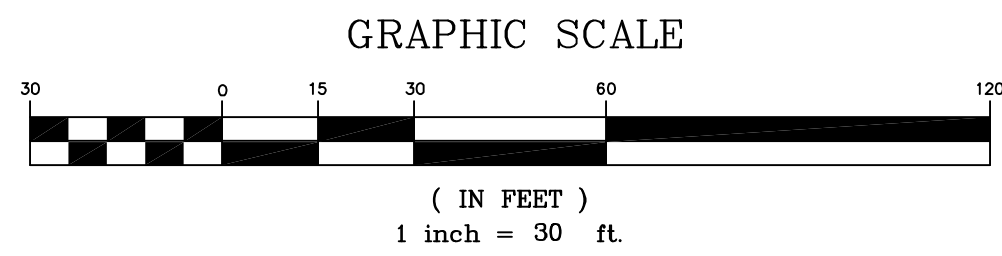
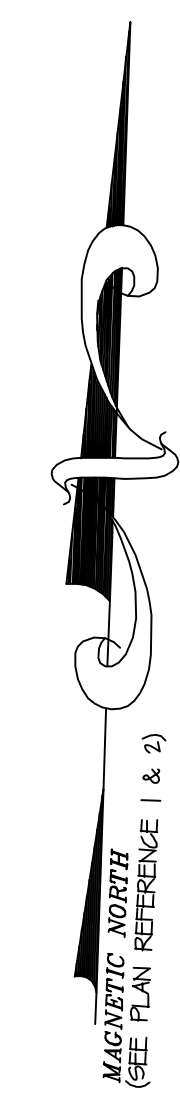
SITE PLAN
SCALE: 1 INCH=30 FEET
DATE: JULY 19, 2022
DRAWN BY: TCH
CHECKED BY: JEC

GARDINER HOLDINGS, LLC.
LOCATION: 150 DRESDEN AVENUE
TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE
CLIENT/PROJECT: GARDINER GREEN HATHAWAY HOLDINGS, LLC.
PROJ. NO. 2020-174

C-1.1



LOCUS MAP
GARDINER
USGS QUAD SHEET
SCALE 1"=1000'



N/F
NATHAN & JESSICA
PAQUIN
BOOK 1276 PAGE 271
TAX MAP 92 - LOT 15

N/F
BETTY
HESLTON
BOOK 1234 PAGE 295
TAX MAP 92 - LOT 14

N/F
KATLIN
SALTZER
BOOK 1159 PAGE 286
TAX MAP 92 - LOT 13

PROPOSED 34,020 SF
DEDICATED OPEN SPACE

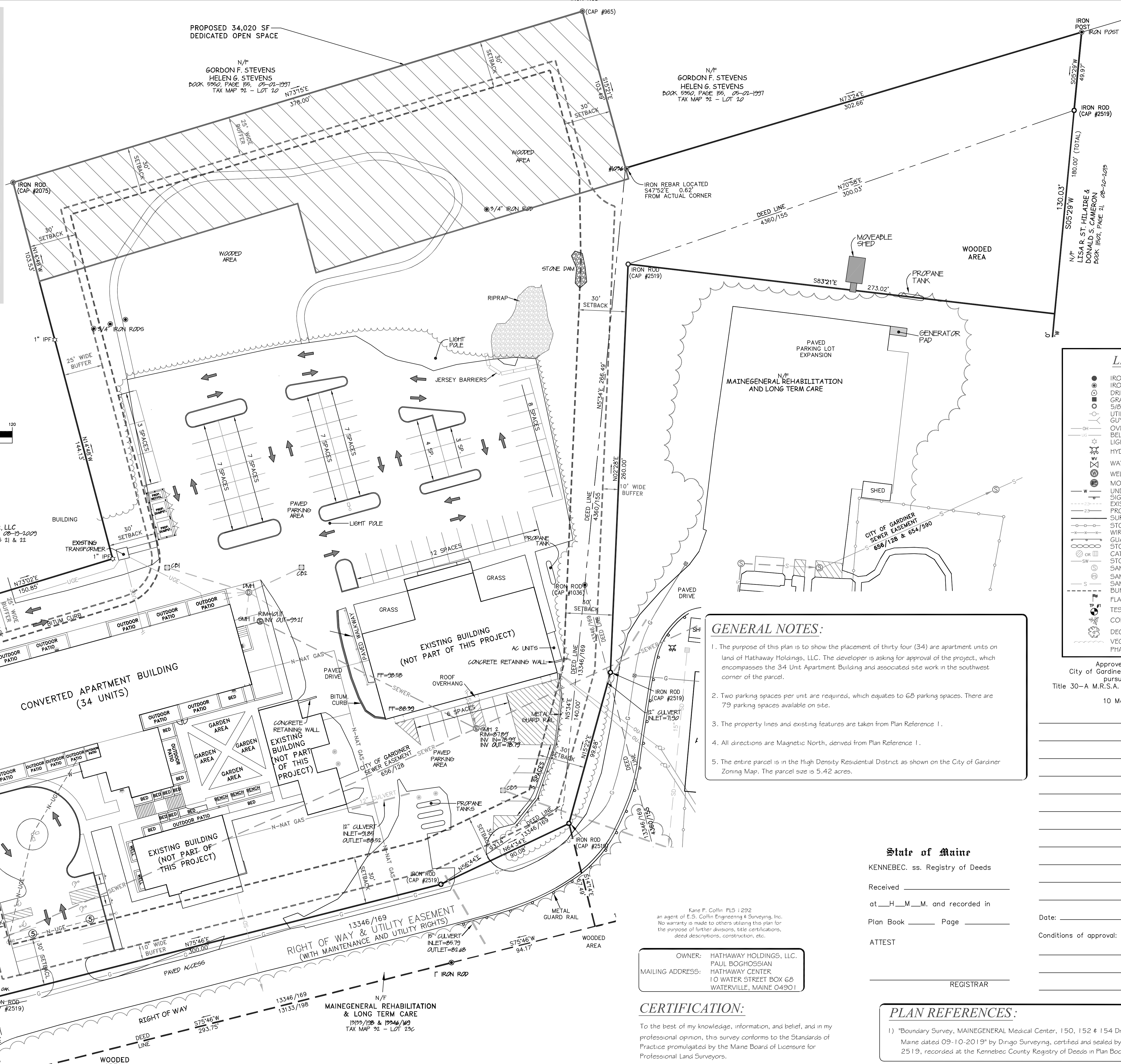
N/F
GORDON F. STEVENS
HELEN G. STEVENS
BOOK 5950 PAGE 155, 05-02-1997
TAX MAP 92 - LOT 22

N/F
GORDON F. STEVENS
HELEN G. STEVENS
BOOK 5950 PAGE 155, 05-02-1997
TAX MAP 92 - LOT 22

N/F
RTM GARDINER, LLC
BOOK 1276 PAGE 126, 08-19-2009
TAX MAP 92 - LOTS 21 & 22

N/F
BETTY
HESLTON
BOOK 1234 PAGE 295
TAX MAP 92 - LOT 14

N/F
KATLIN
SALTZER
BOOK 1159 PAGE 286
TAX MAP 92 - LOT 13



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEDGE
- ◆ GRANITE MONUMENT FOUND
- 5/8" REBAR 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
- FLAG
- TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION PHASE 1

GENERAL NOTES:

- The purpose of this plan is to show the placement of thirty four (34) apartment units on land of Hathaway Holdings, LLC. The developer is asking for approval of the project, which encompasses the 34 Unit Apartment Building and associated site work in the southwest corner of the parcel.
- Two parking spaces per unit are required, which equates to 68 parking spaces. There are 79 parking spaces available on site.
- The property lines and existing features are taken from Plan Reference 1.
- All directions are Magnetic North, derived from Plan Reference 1.
- The entire parcel is in the High Density Residential District as shown on the City of Gardiner Zoning Map. The parcel size is 5.42 acres.

Kane P. Coffin PLS 1292
an agent of E.S. Coffin Engineering & Surveying, Inc.
No warranty is made to others relying on this plan for the purpose of further divisions, title certifications, deed descriptions, construction, etc.

OWNER: HATHAWAY HOLDINGS, LLC.
PAUL BOGHOSSIAN
HATHAWAY CENTER
10 WATER STREET BOX 68
WATERVILLE, MAINE 04901

CERTIFICATION:

To the best of my knowledge, information, and belief, and in my professional opinion, this survey conforms to the Standards of Practice promulgated by the Maine Board of Licensure for Professional Land Surveyors.

PLAN REFERENCES:

1) "Boundary Survey, MAINEGENERAL Medical Center, 150, 152 & 154 Dresden Avenue, Gardiner, Maine dated 09-10-2019" by Dringo Surveying, certified and sealed by Shawn Tyler, Maine PLS 2519, recorded at the Kennebec County Registry of Deeds in Plan Book 2021, Page 121.

Approved by the
City of Gardiner Planning Board
pursuant to
Title 30-A M.R.S.A. Sections 4401-4408:

10 Members
Chairperson

THIS PLAN PRELIMINARY

E.S. COFFIN
ENGINEERING & SURVEYING
INCORPORATED
152 COM. ROAD, P.O. BOX 4687, AUGUSTA, MAINE 04330
PH: (207) 625-9473 FAX: (207) 625-6016 TOLL FREE 1-800-242-9473

PROJ. NO. 2020-174

RECORDING PLAT

SCALE: 1 INCH=30 FEET

DATE: DECEMBER 1, 2022

DRAWN BY: TCH
CHECKED BY: JEC

CLIENT/PROJECT: GARDINER GREEN HATHAWAY HOLDINGS, LLC

LOCATION: 150 DRESDEN AVENUE

TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE

REC-1

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

SCALE 1/4"=1'-0"

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

SCALE 1/8"=1'-0"

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

SCALE 3/16"=1'-0"

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

SCALE 1/8"=1'-0"

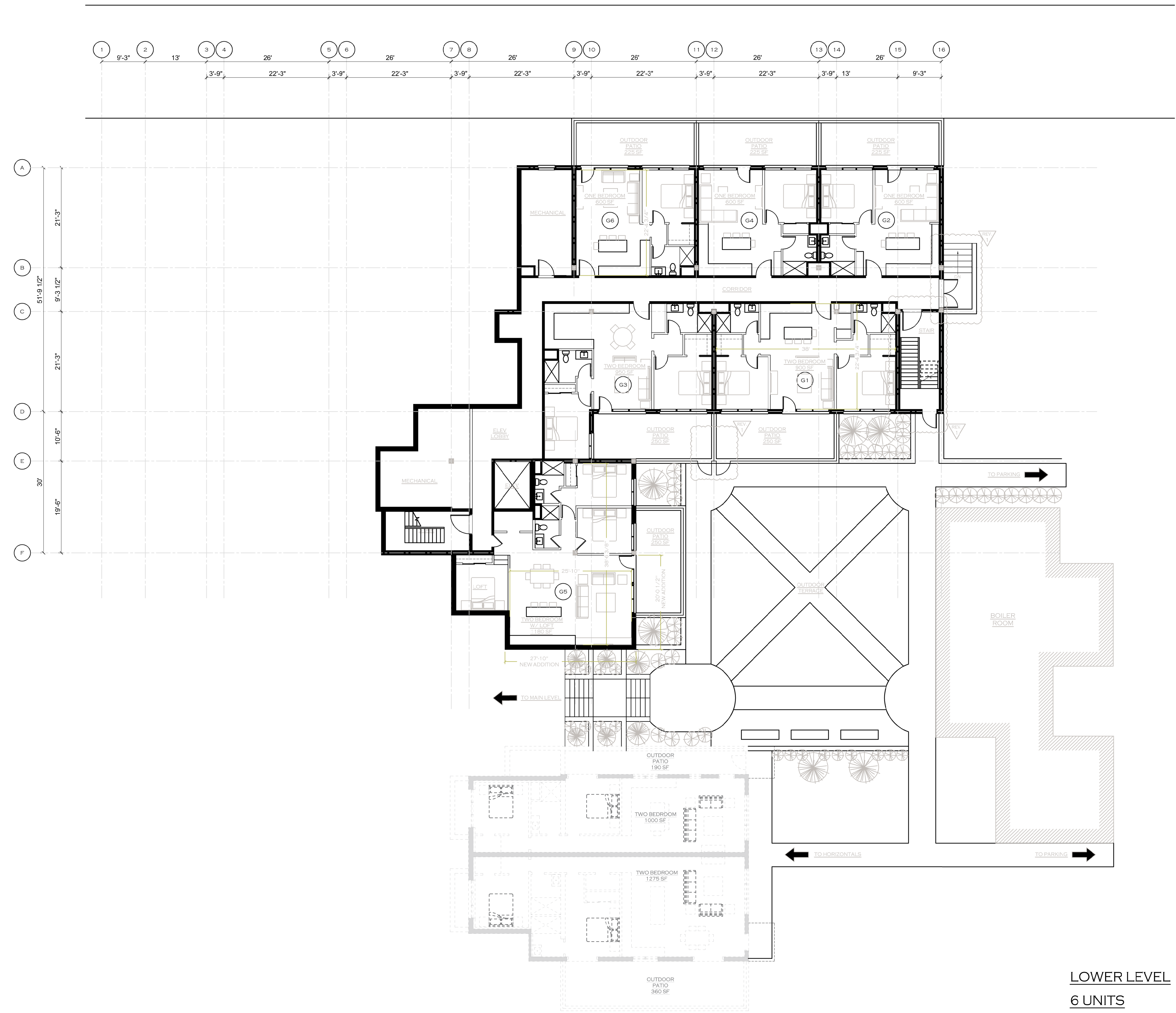
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

SCALE 1/8"=1'-0"

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

SCALE 1/8"=1'-0"

NEWPORT COLLABORATIVE ARCHITECTS, INC



Approved by the City of Gardiner
 Planning Board pursuant to Title
 30-A M.R.S.A. Sections
 4401-4407:

Member
 Chairperson

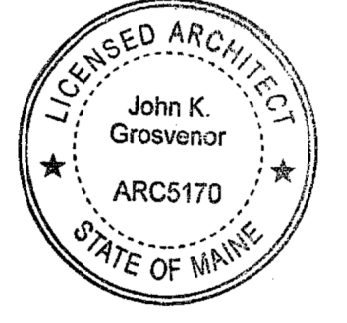
Date:
 Conditions of approval:

LOWER LEVEL N ↑
 6 UNITS

Architect of Record:

Newport Collaborative Architects

2 Marlborough Street
 Newport, RI 02840
 Phone: (401) 466-7900
 Web Site: newportcollaborativearchitects.com



Certification:

Consultants:

Owner:
 HATHAWAY HOLDINGS, LLC
 PAUL BOGHOSIAN
 HATHAWAY CENTER
 10 WATER STREET BOX 68
 WATERVILLE, MAINE 04901

Number	Date	Description

Revisions:

Project Name:
 GARDINER GREEN

Submission Type: FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 SCHEMATIC DESIGN

Project Type:

Sheet Name:
 A-1
 LOWER LEVEL PLAN

Drawing Scale:
 3/32" = 1'

Project Number:

Date Issued:
 11-11-2022

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

SCALE 1/4"=1'

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

SCALE 3/4"=1'

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

SCALE 1"=1'

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

SCALE 1 1/4"=1'

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

SCALE 1 1/2"=1'

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

SCALE 1 3/4"=1'

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

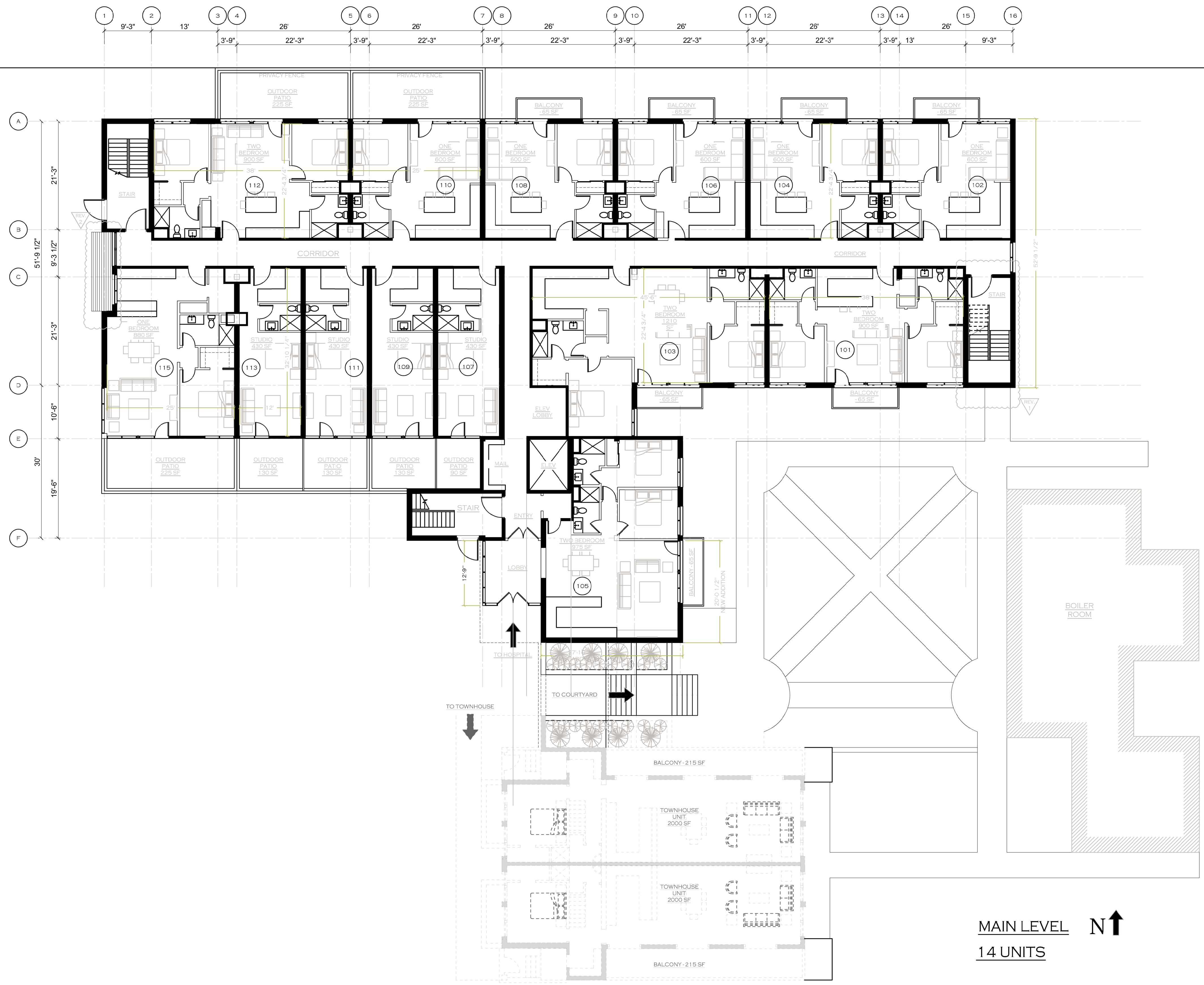
SCALE 2"=1'

NEWPORT COLLABORATIVE ARCHITECTS, INC

Approved by the City of Gardiner
 Planning Board pursuant to Title
 30-A M.R.S.A. Sections
 4401-4407:

Member
 Chairperson

Date:
 Conditions of approval:

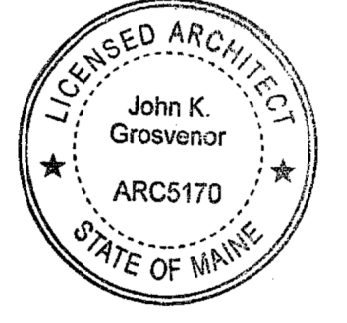


MAIN LEVEL N ↑
 14 UNITS

Architect of Record:

Newport Collaborative Architects

2 Marlborough Street
 Newport, RI 02840
 Phone: (401) 466-7900
 Web Site: newportcollaborativearchitects.com



Certification:

Consultants:

Owner:

HATHAWAY HOLDINGS, LLC
 PAUL BOGHOSSIAN
 HATHAWAY CENTER
 10 WATER STREET BOX 68
 WATERVILLE, MAINE 04901

Number	Date	Description

Revisions:

Project Name:

GARDINER GREEN

Submission Type: FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 SCHEMATIC DESIGN

Project Type:

Sheet Name:

A-2
 MAIN LEVEL PLAN

Drawing Scale: 3/32"=1'

Project Number:

Date Issued: 11-11-2022

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

SCALE 1/4"=1'-0"

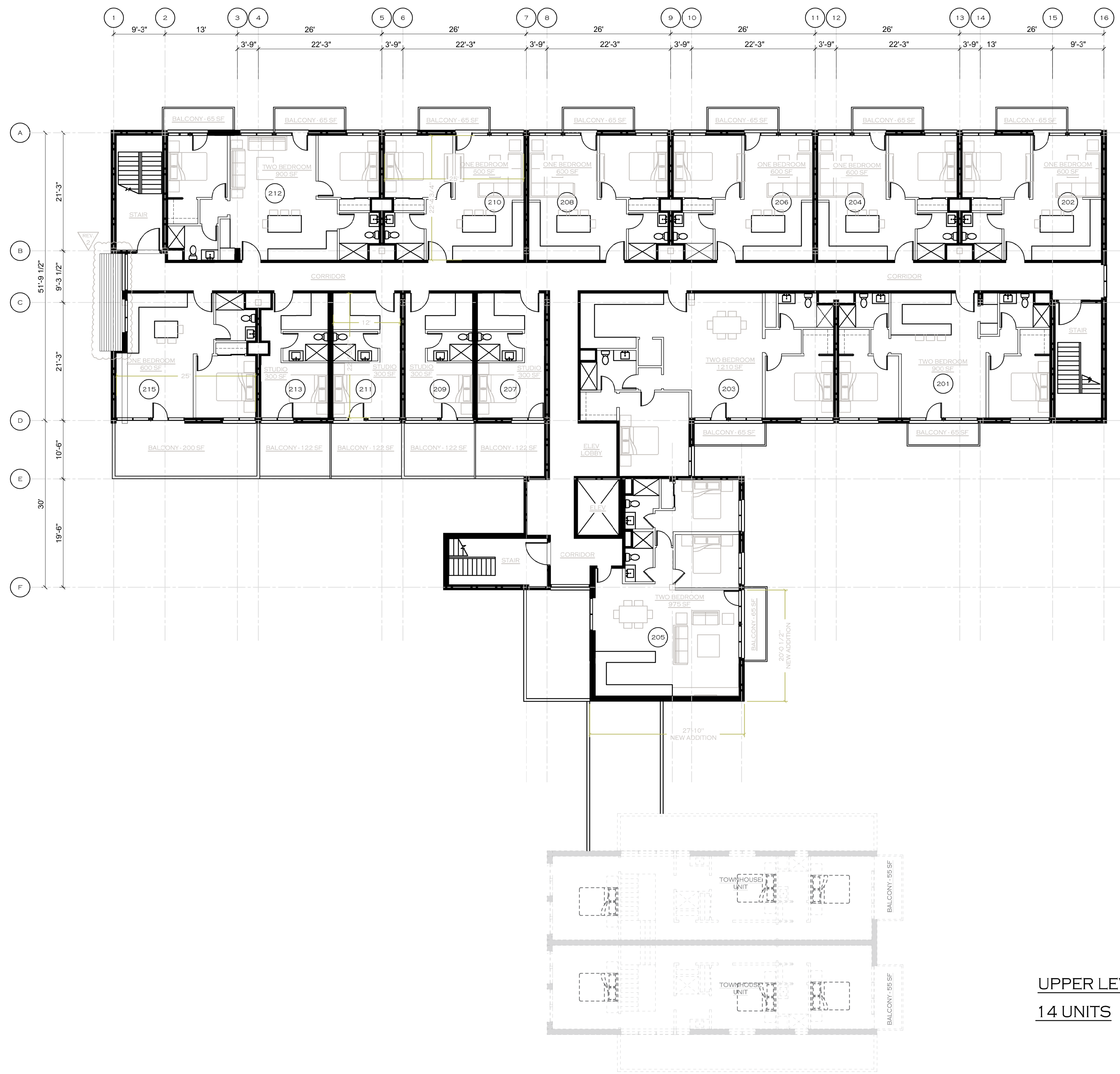
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

SCALE 1/8"=1'-0"

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

SCALE 1/16"=1'-0"

NEWPORT COLLABORATIVE ARCHITECTS, INC



UPPER LEVEL N↑
14 UNITS

Approved by the City of Gardiner
Planning Board pursuant to Title
30-A M.R.S.A. Sections
4401-4407:

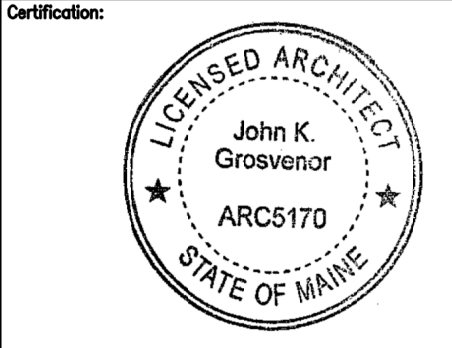
Member
Chairperson

Date:
Conditions of approval:

Architect of Record:



2 Marlborough Street
Newport, RI 02840
Phone: (401) 466-7900
Web Site: newportcollaborativearchitects.com



Consultants:

Owner:

HATHAWAY HOLDINGS, LLC
PAUL BOGHOSIAN
HATHAWAY CENTER
10 WATER STREET BOX 68
WATERVILLE, MAINE 04901

Number	Date	Description

Revisions:

Project Name:

GARDINER
GREEN

Submission Type: FOR REVIEW ONLY
NOT FOR CONSTRUCTION
SCHEMATIC DESIGN

Project Type:

Sheet Name:

A-3
UPPER
LEVEL
PLAN

Drawing Scale:

3/32" = 1'

Project Number:

Date Issued:

11-11-2022

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

SCALE 1/8" = 1'-0"

SCALE 1/4" = 1'-0"

SCALE 3/8" = 1'-0"

SCALE 1/2" = 1'-0"

SCALE 5/8" = 1'-0"

SCALE 3/4" = 1'-0"

SCALE 7/8" = 1'-0"

SCALE 1" = 1'-0"

SCALE 1 1/8" = 1'-0"

SCALE 1 1/4" = 1'-0"

SCALE 1 3/8" = 1'-0"

SCALE 1 1/2" = 1'-0"

SCALE 1 3/4" = 1'-0"

SCALE 1 7/8" = 1'-0"

SCALE 2" = 1'-0"

SCALE 2 1/4" = 1'-0"

SCALE 2 1/2" = 1'-0"

SCALE 2 3/4" = 1'-0"

SCALE 3" = 1'-0"

SCALE 3 1/4" = 1'-0"

SCALE 3 1/2" = 1'-0"

SCALE 3 3/4" = 1'-0"

SCALE 4" = 1'-0"

SCALE 4 1/4" = 1'-0"

SCALE 4 1/2" = 1'-0"

SCALE 4 3/4" = 1'-0"

SCALE 5" = 1'-0"

SCALE 5 1/4" = 1'-0"

SCALE 5 1/2" = 1'-0"

SCALE 5 3/4" = 1'-0"

SCALE 6" = 1'-0"

SCALE 6 1/4" = 1'-0"

SCALE 6 1/2" = 1'-0"

SCALE 6 3/4" = 1'-0"

SCALE 7" = 1'-0"

SCALE 7 1/4" = 1'-0"

SCALE 7 1/2" = 1'-0"

SCALE 7 3/4" = 1'-0"

SCALE 8" = 1'-0"

SCALE 8 1/4" = 1'-0"

SCALE 8 1/2" = 1'-0"

SCALE 8 3/4" = 1'-0"

SCALE 9" = 1'-0"

SCALE 9 1/4" = 1'-0"

SCALE 9 1/2" = 1'-0"

SCALE 9 3/4" = 1'-0"

SCALE 10" = 1'-0"

SCALE 10 1/4" = 1'-0"

SCALE 10 1/2" = 1'-0"

SCALE 10 3/4" = 1'-0"

SCALE 11" = 1'-0"

SCALE 11 1/4" = 1'-0"

SCALE 11 1/2" = 1'-0"

SCALE 11 3/4" = 1'-0"

SCALE 12" = 1'-0"

SCALE 12 1/4" = 1'-0"

SCALE 12 1/2" = 1'-0"

SCALE 12 3/4" = 1'-0"

SCALE 13" = 1'-0"

SCALE 13 1/4" = 1'-0"

SCALE 13 1/2" = 1'-0"

SCALE 13 3/4" = 1'-0"

SCALE 14" = 1'-0"

SCALE 14 1/4" = 1'-0"

SCALE 14 1/2" = 1'-0"

SCALE 14 3/4" = 1'-0"

SCALE 15" = 1'-0"

SCALE 15 1/4" = 1'-0"

SCALE 15 1/2" = 1'-0"

SCALE 15 3/4" = 1'-0"

SCALE 16" = 1'-0"

SCALE 16 1/4" = 1'-0"

SCALE 16 1/2" = 1'-0"

SCALE 16 3/4" = 1'-0"

SCALE 17" = 1'-0"

SCALE 17 1/4" = 1'-0"

SCALE 17 1/2" = 1'-0"

SCALE 17 3/4" = 1'-0"

SCALE 18" = 1'-0"

SCALE 18 1/4" = 1'-0"

SCALE 18 1/2" = 1'-0"

SCALE 18 3/4" = 1'-0"

SCALE 19" = 1'-0"

SCALE 19 1/4" = 1'-0"

SCALE 19 1/2" = 1'-0"

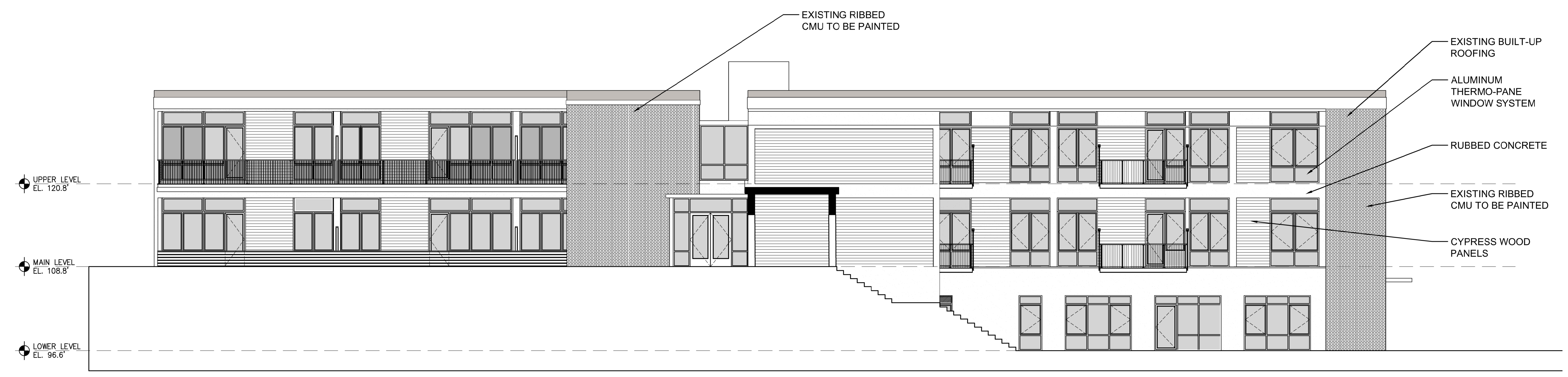
SCALE 19 3/4" = 1'-0"

SCALE 20" = 1'-0"

NEWPORT COLLABORATIVE ARCHITECTS, INC



01 NORTH ELEVATION
A-100 1/8"=1'-0"




02 SOUTH ELEVATION
A-100 1/8"=1'-0"

Approved by the City of Gardiner
Planning Board pursuant to Title
30-A M.R.S.A. Sections
4401-4407:

Member
Chairperson

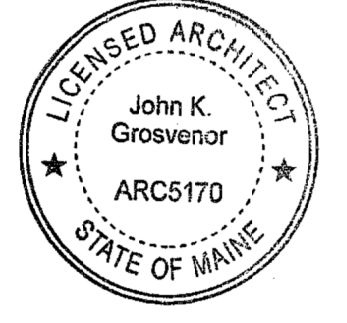
Date:
Conditions of approval:

Architect of Record:



Newport Collaborative Architects

2 Marlborough Street
Newport, RI 02840
Phone: (401) 466-7900
Web Site: newportcollaborativearchitects.com



Consultants:

Owner:

HATHAWAY HOLDINGS, LLC
PAUL BOGHOSSIAN
HATHAWAY CENTER
10 WATER STREET BOX 68
WATERVILLE, MAINE 04901

Number	Date	Description

Project Name:
GARDINER GREEN

Submission Type: FOR REVIEW ONLY
NOT FOR CONSTRUCTION
SCHEMATIC DESIGN

Project Type:

Sheet Name:
**B-1
NORTH &
SOUTH
ELEVATIONS**

Drawing Scale:
1/8" = 1'

Project Number:

Date Issued:
11-11-2022

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

SCALE 1/8"=1'-0"

SCALE 1/4"=1'-0"

SCALE 1/2"=1'-0"

SCALE 3/4"=1'-0"

SCALE 1"=1'-0"

SCALE 1 1/4"=1'-0"

SCALE 1 1/2"=1'-0"

SCALE 1 3/4"=1'-0"

SCALE 2"=1'-0"

SCALE 3"=1'-0"

SCALE 4"=1'-0"

SCALE 6"=1'-0"

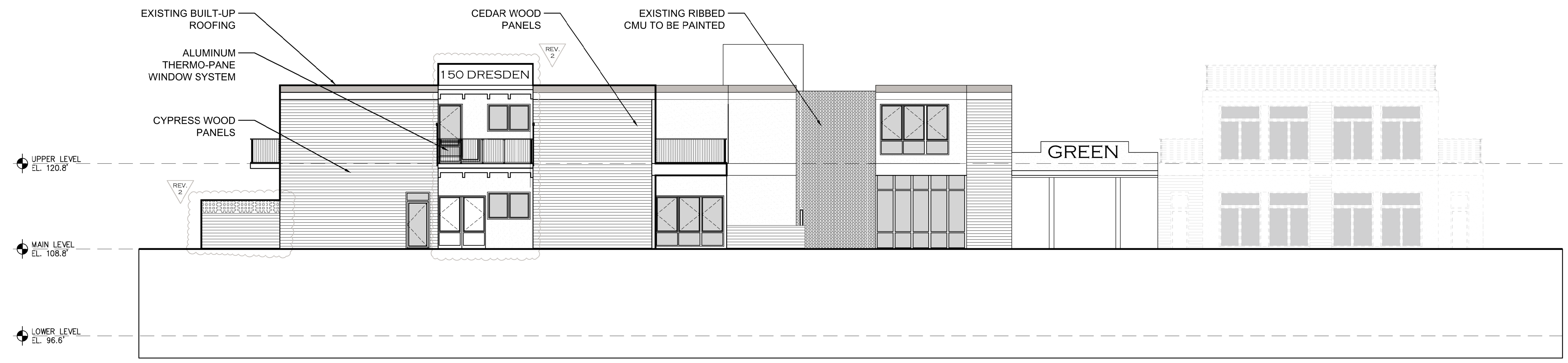
SCALE 12"=1'-0"

SCALE 24"=1'-0"

NEWPORT COLLABORATIVE ARCHITECTS, INC



01 EAST ELEVATION
A-101 1/8"=1'-0"




02 WEST ELEVATION
A-101 1/8"=1'-0"

Approved by the City of Gardiner
Planning Board pursuant to Title
30-A M.R.S.A. Sections
4401-4407:

Member
Chairperson

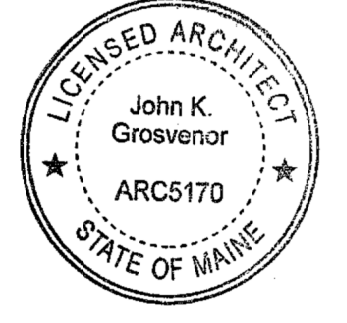
Date:
Conditions of approval:

Architect of Record:



Newport
Collaborative
Architects

2 Marlborough Street
Newport, RI 02840
Phone: (401) 466-7900
Web Site: newportcollaborativearchitects.com



Certification:

Consultants:

Owner:
HATHAWAY HOLDINGS, LLC
PAUL BOGHOSSIAN
HATHAWAY CENTER
10 WATER STREET BOX 68
WATERVILLE, MAINE 04901

Number	Date	Description

Revisions:

Project Name:
GARDINER
GREEN

Submission Type: FOR REVIEW ONLY
NOT FOR CONSTRUCTION
SCHEMATIC DESIGN

Project Type:

Sheet Name:
B-2
EAST &
WEST
ELEVATIONS

Drawing Scale: 1/8" = 1'
Project Number:
Date Issued: 11-11-2022

150 DRESDEN

