City of Hallowell Planning Board
Minor Subdivision Application
for Hallowell II, LLC.
Hallowell, Maine

Project No. 106-20

Prepared by:

A.E. Hodsdon Engineers
10 Common Street
Waterville, Maine
873-5164

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A.E.Hodsdon
CONSULTING ENGINEERS
10 COMMON ST., WATERVILLE, ME
04901 (207) 873-5164

September 9, 2020
106-20

Mr. Doug Ide
Code Enforcement Officer
City of Hallowell
1 Winthrop Street
Hallowell, Maine

Subject: Minor Subdivision Application
Hallowell II, LLC
132-136 Water Street
Hallowell, Maine

Dear Doug:

Please find enclosed our application, narrative, and fee for a minor subdivision application for Hallowell II, LLC at 132-136 Water Street. We look forward to presenting the project to the planning board.

If you have any questions, please feel free to call me at 873-5164.

Sincerely,

Benjamin Murray, P.E.
A.E. Hodsdon Consulting Engineers

HALLOWELL PLANNING BOARD

Subdivision Application

Date Received by CEO _____

Application Fee _____

☐ Preliminary Plan for Major Subdivision
☒ Final Plan for Minor Subdivision

This application shall be submitted in duplicate. It shall be accompanied by eleven (11) complete sets of plans and submissions conforming to Chapter 9 Land Use Control and Sections 9-601 to 9-644, 9-701 to 9-723, and 9-801 to 9-822 (Conditional Use permit Provisions and Performance Standards) of the Zoning Ordinance as applicable.

A. INFORMATION ABOUT THE APPLICANT

1. Name of Owner HALLOWELL II, LLC
   Postal address P.O. BOX 6 KENTS HILL, MAINE 04349
   email address mainedogg@aol.com Telephone (207) 577-0363
2. Name of Applicant SAME
   Postal Address _____
   email Address _____ Telephone _____
3. If applicant is a corporation, state whether the corporation is licensed to do business in the State of Maine ☒ Yes ☐ No and attach a copy of the Secretary of State's Registration.
4. What interest does the applicant have in the parcel to be subdivided?
   ☐ Option ☐ Purchase Contract ☒ Ownership of Record ☐ Other _____
   (Attach documentation of this interest)

B. INFORMATION ABOUT THE PARCEL TO BE SUBDIVIDED

1. Deed Reference Book 10454 Page 246
2. Location of Property Map 5/9 Lot 179/167A
3. Present Land Use RETAIL SPACE ON FIRST FLOOR/APARTMENT UNITS ON UPPER FLOORS
4. Proposed Land Use SAME
5. Current Zoning District DOWNTOWN DT Minimum Lot Size N/A
6. Acreage of Parcel to be Subdivided N/A No. of Lots N/A Avg. Lot Size N/A
7. Has this parcel(s) been part of a division within the past five (5) years? ☐ Yes ☒ No
8. Does the Preliminary Plan cover the entire contiguous holdings of the applicant? ☒ Yes ☐ No
9. Does the applicant or a member of the immediate family have an interest in abutting property?
   ☒ Yes ☐ No If yes, identify on an attached sheet.
10. Are there any easements relating to the property? ☒ Yes ☐ No If Yes, attach a complete statement of all easements.
11. Indicate the nature of any restrictive covenants included or to be placed on present or proposed deeds:
    NONE ARE BEING PROPOSED.

C. INFORMATION ABOUT THE SUBDIVISION

1. Proposed name of subdivision (if any) HALLOWELL WHARF BUILDING CONDOMINIUM ASSOCIATION
2. Number of dwelling units or non-residential buildings proposed (4) RETAIL UNIT AND (6) DWELLING UNITS

   Type of ownership: ☐ Individual ☒ Condo ☐ Apartments ☐ Other _____
3. Name, address and license of Engineer, Land Surveyor, Architect and/or Planner
   E.S. COFFIN ENGINEERING & SURVEYING, INC. KANE COFFIN 1292
4. Does applicant propose to submit a Final Subdivision Plan to cover the entire Preliminary Plan or to file same in sections? NO

   If so, how many? _____ Proposed completion date for this section _____
5. Does applicant propose to dedicate to the public all streets/highways shown on the plan?
   ☐ Yes ☒ No
6. If Planned Unit Development to Cluster, state number of acres applicant proposes to dedicate to common usage for parks, playgrounds, and/or other uses. N/A
7. Does the proposed subdivision lie within 250' of a stream, river, or valued wetland or in the Flood Plain as defined in the Shoreland Zoning Ordinance? ☒ Yes ☐ No
8. Does the subdivision contain wetlands? ☐ Yes ☒ No If so, indicate on site map.
   Proposed action, if any: _____
9. Each lot will be served by: ☒ City Water ☒ City Sewer
   ☐ Ind. Well ☐ Ind. Septic System
   ☐ Central Well ☐ Collector System
10. (For individual septic systems) Has one soils test been conducted for each proposed lot by a licensed soils engineer? ☐ Yes ☐ No Attach findings with engineer's name and license number.
11. Does this project require State or Federal approval? ☐ Yes ☒ No Specify _____

NOTE: All plans for review should include all of the required information unless specifically waived. If any requirement is not applicable, so identify.

To the best of my knowledge, all information on this application and attached documents is true and correct.

Signature of Owner/Agent _____ Date 9/9/20

ACTION BY PLANNING BOARD

Application approved without condition _____ Date _____

Application approved with conditions _____ Date _____

Conditions: 1. _____

2. _____

3. _____

4. _____

Application denied _____ _____ _____

Date Reason

(Revised 01/2012)

A.E.Hodsdon
CONSULTING ENGINEERS
10 COMMON ST., WATERVILLE, ME
04901 (207) 873-5164

PROJECT NARRATIVE

HALLOWELL II, LLC
106-20

The proposed project located at 132-136 Water Street consists of a condominium conversation of the existing tenants located within the four-story building. The basement and first floors consist of existing commercial mercantile space with the upper floors consisting of six separate existing dwelling units on each level. In order to convert the building into condominiums, the State of Maine classifies the project as a subdivision, which requires local planning board approval. The attached plans clearly delineate the area that is dedicated to each of the four units, common areas belonging to the condominium association, and a boundary survey of the entire lot.

In response to Section 9-813 MINOR SUBDIVISION SUBMISSIONS, the following is a listing of the responses to items listed in section 2 and 3 of the required submission materials. Portions of the criteria items listed are not applicable to this type of subdivision and we have requested waivers for each. Please find below a response to each ofthe required submission items:

Section 2

A) The required information has been provided on the attached plans.

B) The required information has been provided on the attached plans.

C) The required information has been provided on the attached plans.

D) The required information has been provided on the attached plans.

E) The warranty deed has been provided in the application submission.

F) Along with the warranty deed, we have provided the easement deeds for the property.

G) There are no existing or proposed deed restrictions on the site.

H) The attached REC1 consists of a full boundary survey for the property conducted by E.S. Coffin Engineering.

I) The required information has been provided on the attached plans.

J) The required information has been provided on the attached plans.

K) The 100-year base flood elevation is noted in the Surveyor's Report on REC1.

L) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

M) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

N) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

O) The required information has been provided on the attached plans.

P) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

Q) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

R) There are no proposed improvements with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

S) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

T) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

U) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision. All trash is currently and will be handled with a dumpster on site.

Section 3

A) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

B) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

C) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

D) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

E) There is no proposed development with this project. Therefore, a waiver is requested for this item due to the type of subdivision.

Exhibit

A

Minor Subdivision Permit Application for Hallowell II, LLC., Hallowell, ME

A. Secretary of State's Registration for Hallowell II, LLC.

State of Maine

Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this ninth day of September 2020.

Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
HALLOWELL II, LLC	Registered Agent	STEPHEN B. HAMMOND	20103221DC	GOOD STANDING

Home Office Address (of foreign entity)	Other Mailing Address
	480 POINT DRIVE MT VERNON, ME 04352

Exhibit

B

Minor Subdivision Permit Application for Hallowell II, LLC., Hallowell, ME

B. Warranty and Easement Deed

Doc # 2010015905
Book 10454 Page 0246

Received Kennebec SS.
06/25/2010 11:59AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

TRANSFER
TAX
PAID

WARRANTY DEED

Clifford A. Vining and **Anne M. Vining** of Hallowell, Maine for consideration paid, grant to

Hallowell II, LLC a limited liability organized under the laws of the State of Maine with an address of **P.O. Box 6, Kents Hill, Maine 04349**

with **WARRANTY COVENANTS**

two certain lots or parcels of land, together with any buildings and improvements thereon, situated in **Hallowell,** County of **Kennebec,** State of **Maine,** bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantors have set their hands and seals this 18th day of June, 2010.

Witness

Clifford A. Vining

to both

Witness

Anne M. Vining

State of Maine
County of Kennebec, ss. June 18, 2010

Then personally appeared the above-named Clifford A. Vining and Anne M. Vining and acknowledged the foregoing to be their free act and deed.

Before me,

Name:
Notary Public/Attorney-at-Law
Commission expires:_____

SEAL

WILLIAM S. HILL
Notary Public, Maine
My Commission Expires July 9, 2013

② KSB

EXHIBIT A

Two certain lots or parcels of land, together with any buildings and improvements thereon, situated in Hallowell, County of Kennebec, State of Maine, bounded and described as follows:

PARCEL ONE: On the west by Water Street; on the south by the town landing, so-called; on the east by the Kennebec River; on the north by land formerly of Ellen F. Shepherd.

Together with all right, title and interest in and to the wharf, known as Kennebec Wharf.

Excepting and reserving private easement to Hallowell Water District, dated August 1, 1981, recorded in Kennebec County Registry of Deeds in Book 2372, Page 336.

Excepting and reserving private easement for use of abutting landowners to the rear of the brick buildings.

This conveyance includes such interest or reversionary rights as grantors may have in the right-of-way granted to the City of Hallowell by deed, dated August 31, 1807, recorded in said Registry in Book 16, Page 25. See also restrictions contained in original deed now kept at Hallowell City Hall.

PARCEL TWO: Commencing at the southwest corner of the land hereby conveyed in the dividing line between land now or formerly owned by Samuel Titcomb and land now or formerly owned and occupied by the Northerly National Bank of Hallowell and the Hallowell Savings Institution at a point forty (40) feet east of the east side of the stores now or formerly occupied by S. T. Preble and Jacob B. Thomas; thence running northerly in a line parallel with the east side of said stores and distance easterly therefrom forty (40) feet to the south side of a road or street leading from Water Street to Kennebec River; thence easterly by said road or street to low water mark of said river; thence southerly by said low water mark to said dividing line between said premises now or formerly owned by said Samuel Titcomb and land of said adjoining owners on the south; thence westerly by said dividing line to the bound first mentioned, together with the wharf thereon and all right of passage in common to and from the said wharf in the passageway to and from Water Street to be used in common with others.

Excepting and reserving from said premises hereby conveyed a strip of land twenty (20) feet wide extending from the north to the south line thereof bounded westerly by the west line of the premises hereby conveyed and easterly by a line parallel with said west line and distant easterly therefrom twenty (20) feet for a passageway, and to be used in common with others as and for a passageway.

Meaning and intending to convey the same premises described in the deed from Clifford A. Vining to Clifford A. Vining and Anne M. Vining, dated November 25, 2003, recorded in Kennebec County Registry of Deeds in Book 7747, Page 192.

BOOK 2372 PAGE 336 HALLOWELL SEWER PROJECT

EASEMENT AGREEMENT

04074

MEMORANDUM OF AGREEMENT entered into this First day of August, A.D. 1980, by and between Hallowell Water District, hereinafter known as the District, and Eben L. Elwell and Rita S. Elwell, hereinafter known as the Owner(s) in consideration of the sum of one dollar($1.00) to each in hand paid and the mutual agreement herein set forth, the owner(s) and the District agree as follows:

The Owner(s) grant to the District a permanent easement over and upon the property of said grantor(s) described as Lot 179, Map 5, of the tax maps of the City of Hallowell as filed at City Hall, said property also being the premises described on Page 11, Volume 1970, in the Kennebec County Register of Deeds. Said easement grants the right to the District to enter on said property with men and equipment by itself or by its agents, employees or assigns for the purpose of installing, cleaning, maintaining, repairing and replacing a system of piping and appurtenances known as a sanitary sewage system along the approximate route as shown on plans entitled "Construction of Sanitary Wastewater Interceptors, Hallowell Water District, Hallowell, Maine, June 1980, by "James W. Sewall Co., Old Town, Maine"

It is understood and agreed that this easement includes but is not limited to the right to excavate; to clear and trim trees, shrubs and other growth; to temporarily remove fences, posts and similar minor structures; to relocate minor structures in the event their present location conflicts with the proposed location of said line; to fill and grade low areas in a manner as to prevent ponding of water; to provide a minimum of four (4) feet of cover over said line and to cross other land of the grantors as necessary to perform any of the within works.

It is specifically understood that this easement does not include the right to store equipment on said lot other than that being used in the area immediately adjacent thereto, that no driveways shall be blocked overnight by parked vehicles or equipment, and that no vehicles or equipment shall be stored or parked on the premises when not in use, except overnight during construction.

Owner will not assume responsibility for any flood damage related to installation of the sewer line.

The District agrees that it will advise it agents and contractors engaged in the construction that the work is to be confined to the narrowest limits practical along said line, that access to the said line through private property shall be discussed beforehand with the owner and be confined to the mutually agreed upon route, and fences, posts and other removed structures shall be reset as nearly as possible in their original location and condition. Paved areas which are disturbed will be repaired and the District further agrees to regrade and reseed disturbed areas of lawn and field, and take other measures for erosion control as needed.

It is further understood the District will insert in it contracts for construction specific instructions to the contractor(s) to do what this easement requires.

It is understood and agreed that it shall not be the District's responsibility to maintain the ground surface after the initial installation of said pipe and restoration of the area has been completed except to repair damage caused by equipment or materials in the performance of pipe maintenance duties.

The owner(s) agree that he (they) will build no permanent structure within five (5) feet of the center line of said sanitary sewer, except by written agreements. Other use on the easement which does not prelude access to the sanitary sewer line shall be permitted.

Connection to the system and up to 25 ft. of service line will be provided. (but no closer than 6 ft. to the buildings)

The tax map is used only as a reference and is not meant to be a legal description.

Ralph L. Bean, Chairman

Owner, Eben L. Elwell

Rita S. Elwell

THE STATE OF MAINE

Then personally appeared the above named Eben L. & Rita S. Elwell and Ralph L. Bean in his authority as Chairman of the Hallowell Water District and acknowledged the foregoing instrument to be their free act and deed,

SEAL

Dated August 1 1980

Before me, William E. MacDonald
Notary Public

MY COMMISSION EXPIRES JUNE 27, 1982

KENNEBEC SS: APR 14 1981
RECEIVED 2 H. - M.
AND RECORDED FROM ORIGINAL

Doc # 2010019295
Book 10481 Page 0168

Received Kennebec SS.
07/26/2010 9:13AM
Pages 1 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

EASEMENT DEED

CHARLOTTE WARREN, of Hallowell, Maine, for consideration paid grants to **HALLOWELL II, LLC.**, a Maine Limited Liability Company, with a mailing address of P.O. Box 6, Kents Hill, Maine 04349 an easement over property in Hallowell, County of Kennebec and State of Maine, bounded and described as follows:

An easement to construct, repair, replace and maintain a connection for emergency ingress and egress only between Grantee's building at 132-136 Water Street and Grantor's building at 128 Water Street. Such connection between the rear decks shall be maintained at Grantee's expense.

Grantor, grants an easement in common with Grantor for emergency ingress and egress only from the property line across the connection and the deck thence via stairways to the ground.

For Grantor's source of title reference is made to deed of Cynthia Chick dated October 6, 2004 and recorded in Book 8153, Page 79.

This easement shall be appurtenant to premises of Grantee as described in Deed of Clifford A. Vining and Ann M. Vining dated June 18, 2010 and recorded in Book 10454, Page 246.

This easement shall run with the land and shall be binding upon and inure to the benefit of the respective parties, their heirs and assigns.

WITNESS my hand and seal this 23 day of July, 2010.

7-23-2010
Charlotte Warren

STATE OF MAINE
COUNTY OF KENNEBEC July 23, 2010

Personally appeared the above-named **CHARLOTTE WARREN**, and acknowledged the signing of the foregoing instrument to be her free act and deed.

Before me,

Notary Public
(Type or print name below line)

HL/ck
File# T3379

DIANE D. POLKY
Notary Public, Maine
My Commission Expires February 22, 2014

(1) Valley R
89 Water St
Hallowell Me 04347

ROAD STATUS:

This survey held the right-of-way line of Water Street as shown on Plan Reference 3.

A layout for Front Street was not found. It appears to be a private road with public rights because of long time use by the public.

Wharf Street is described in the deed from John Merrick to the Town of Hallowell in Book 16, Page 25, dated August 31, 1807, as that piece of land between two parallel lines, at right angles to Front Street (Water Street) and extending to the Kennebec River. The southerly line begins on the Easterly side of Front Street, four feet to the north of Mes'r S. & N. Moody's store. The northerly line begins at the southerly edge of a post on which the southwest corner of Jer. Perley's office stands. This survey held the northerly line as shown on Plan Reference 1. Hallowell Records, Vol. II (April 4, 1814), Page 276, Art. 2: discontinued two feet on the north side and accepted two feet on the south side.

LEGEND

- IRON ROD FOUND
- 5/8" REBAR PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- LIGHT
- HYDRANT
- WATER VALVE
- SIGN
- EXISTING CONTOUR
- SURVEYED LINE
- CATCH BASIN
- SANITARY MANHOLE
- SANITARY LINE
- SETBACK
- VEGETATION

Fly James Brown PRIOR OWNER

PLAN REFERENCES:

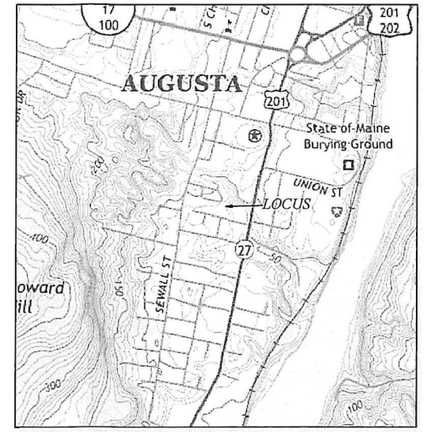
1) "Sketch of Lots No. 126 to 134, Water Street, Hallowell, Me." by W. W. Hill, Eng., dated Jan. 14, 1946, recorded at the Kennebec County Registry of Deeds in Plan Book 15-Page 1.

2) "Plan of 130-132-134 Water St., Hallowell, Maine" by W. W. Hill, Eng., dated March 26, 1979, recorded at the Kennebec County Registry of Deeds in Plan Book C-82046.

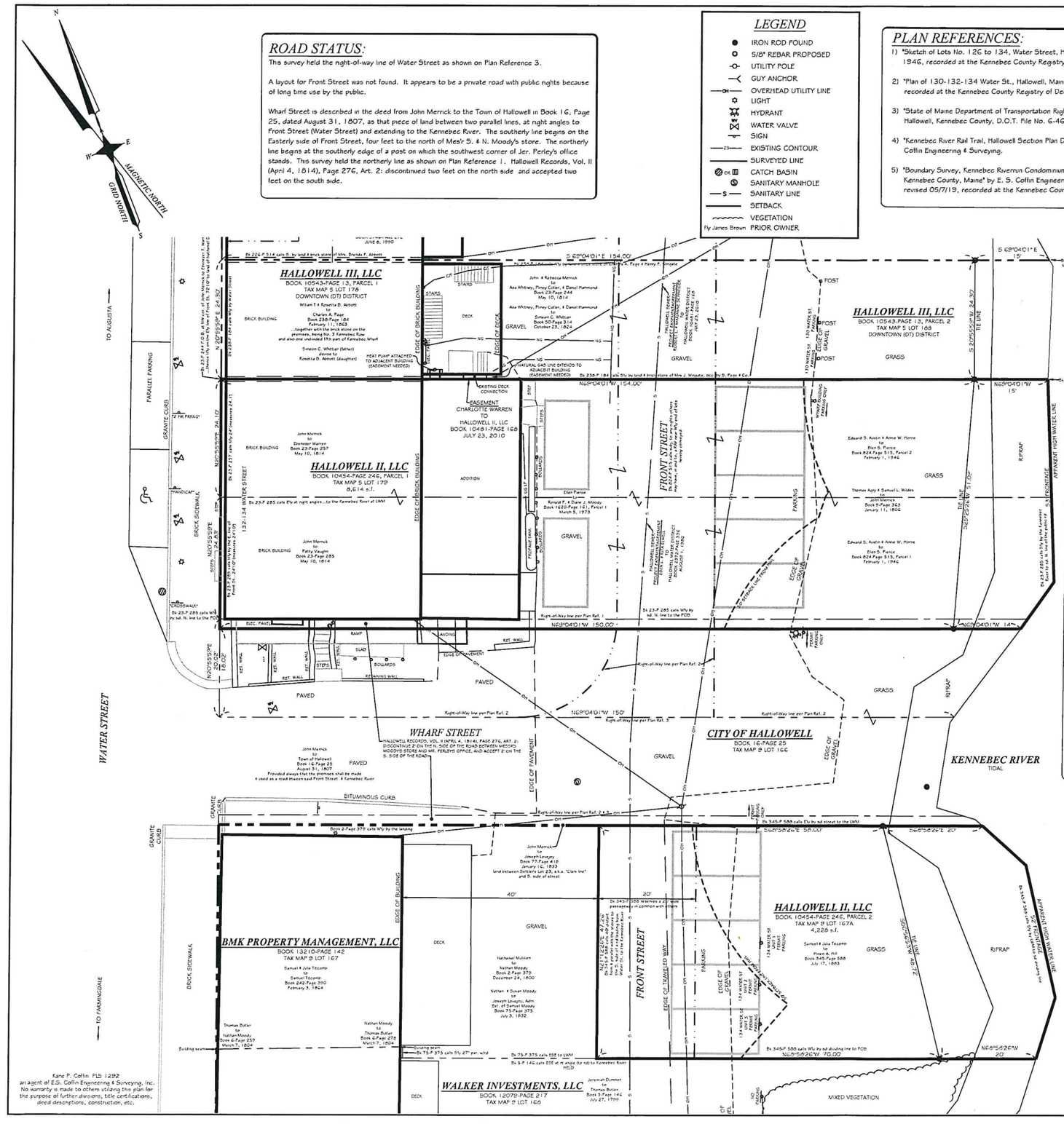
3) "State of Maine Department of Transportation Right of Way Map, Water Street + U.S. Route 201, Hallowell, Kennebec County, D.O.T. File No. 6-468" dated August 2017.

4) "Kennebec River Rail Trail, Hallowell Section Plan D3, Kennebec County, Maine", dated 1996, by Coffin Engineering & Surveying.

5) "Boundary Survey, Kennebec Riverrun Condominium Association, 130 Water Street, Hallowell, Kennebec County, Maine" by E. S. Coffin Engineering & Surveying, Inc., dated February 27, 2019, revised 05/7/19, recorded at the Kennebec County Registry of Deeds in Plan Book 2020-Page 34



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



SURVEYOR'S REPORT:

The deed from Clifford A. & Anne M. Vining to Hallowell II, LLC (Kennebec County Registry of Deeds Book 10454-Page 246, dated June 18, 2010) is comprised of two parcels. Parcel one, Lot 179 of Tax Map 5, is derived from John & Rebecca Merrick to Ebenezer Warren (Book 23, Page 257, dated May 10, 1814), Merrick to Petty Vaughan (Book 23, Page 285, dated May 10, 1814), and a two (2) foot strip of land on the southwesterly side of the brick building being a portion of Wharf Street discontinued as described in Hallowell Records, Volume II (April 4, 1814), Page 276, Article 2. Parcel two, Lot 167A of Tax Map 9, is derived from Samuel & Julia Titcomb to Hiram A. Hill (Book 345, Page 588, dated July 17, 1883) and a two (2) foot strip of land added to the southwesterly side of Wharf Street as described in Hallowell Records, Volume II (April 4, 1814), Page 276, Article 2.

The porperty lines shown on this plan are derived entirely from record ownership. The locus parcel has improvements in Wharf Street outside of the record lines. This survey held the center of the brick building partition walls and extensions to the Kennebec River as the deeded lines, where applicable. Plan References 2 & 3 show Wharf Street being twenty (20) feet wide and the northeasterly right-of-way line being parallel and twenty (20) feet distant from the southwesterly line of the building on Parcel one. Extensive research did not find any record supporting this location or width.

The above mentioned deeds also convey all interests in and to the Kennebec Wharf. Consultation with legal counsel is recommended as to what rights remain because the wharf no longer exists.

No warranty is made of the location of the underground utilities shown. No easements were found for existing utilities crossing the surveyed parcel for adjacent lots and vice versa.

Parcel one is subject to the following:
Hallowell Sewer Project Easement Agreement between Hallowell Water District and Eben L. & Rita Elwell, Book 2372, Page 336, dated August, 1980.

A private easement for use by abutting land owners to the rear of the brick buildings. This may have over time become Front Street.

Parcel two is subject to the following:
A twenty (20) foot wide passageway to be used in common with others over the westerly portion of the lot. This appears to be Front Street.

The parcel is within the 100-year flood zone as shown on Flood Insurance Rate Map, Kennebec County, Maine, Panel 516 of 775, Map Number 23011C0516D, effective date June 16, 2011. The 100-year flood elevation is 27.9' (NAVD 1988) taken from the Flood Insurance Study for Kennebec County, Maine, effective date June 16, 2011, Table 10, Kennebec River cross sections AN/AO.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (E S COFFIN ENG 1292). All directions are Grid North derived from Plan Reference 4. Elevations are NAVD 1988 and are shown to the nearest one-foot contour interval derived from Plan Reference 4. Plan Reference 4 was based on NGVD 1929 datum which was converted to NAVD 1988 for this survey.

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

Member Chairperson

Date: _____

Conditions of approval: _____

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.

State of Maine

KENNEBEC. ss. Registry of Deeds

Received _____

at __H__M__M. and recorded in

File # _____

ATTEST

_____ REGISTRAR

OWNER: HALLOWELL II, LLC
ADDRESS: P.O. BOX 6
KENTS HILL, MAINE 04349

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

THIS PLAN PRELIMINARY WITHOUT SIGNATURE

STATE OF MAINE KANE P. COFFIN #1292 PROFESSIONAL LAND SURVEYOR

ENGINEERING E.S. COFFIN SURVEYING © 2019
E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Camp Road, P.O. Box 4657, Augusta, Maine 04330
Ph. (207) 622-9175 Fax (207) 622-0016 Toll Free 1-800-244-9475

NO.	REVISIONS	DATE

SHEET TITLE: **BOUNDARY SURVEY**

SCALE: 1 INCH=10 FEET
DATE: AUGUST 27, 2020
DRAWN BY: CSC
CHECKED BY: KPC

CLIENT/PROJECT: HALLOWELL WHARF BUILDING CONDOMINIUMS
LOCATION: 132-136 WATER STREET
TOWN: HALLOWELL COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2019-052

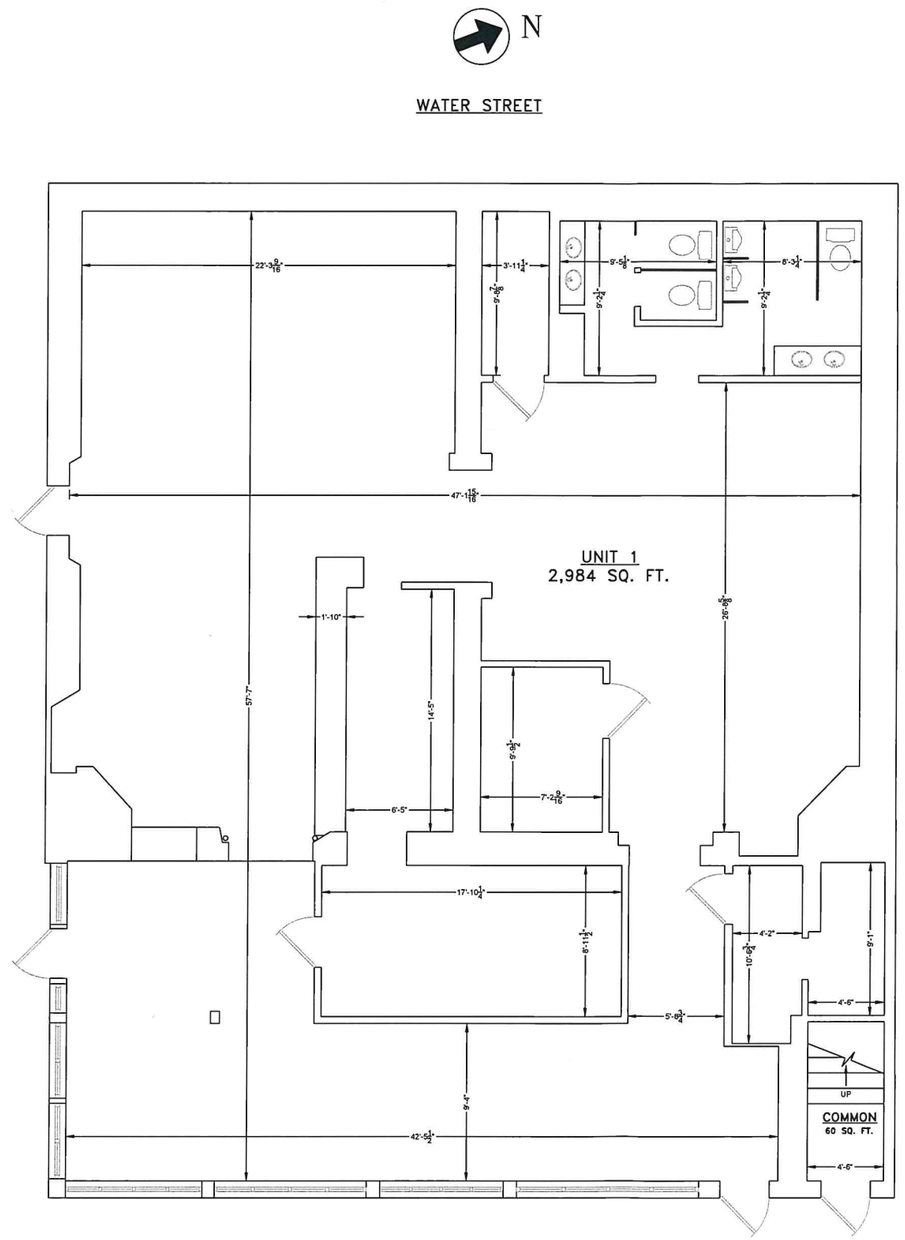
REC 1

Exhibit

C

Minor Subdivision Permit Application for Hallowell II, LLC., Hallowell, ME

C. Recording Plans



BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

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

Member

Chairperson

Date: _____

Conditions of approval: _____

State of Maine
KENNEBEC. ss. Registry of Deeds
Received _____
at ___H___M___M. and recorded in
File # _____
ATTEST
_____
REGISTRAR

GENERAL SITE INFORMATION:

1. OWNER: HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, ME 04349

AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

NO:	APP'D	DATE:	REVISIONS:

STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED
PROFESSIONAL ENGINEER

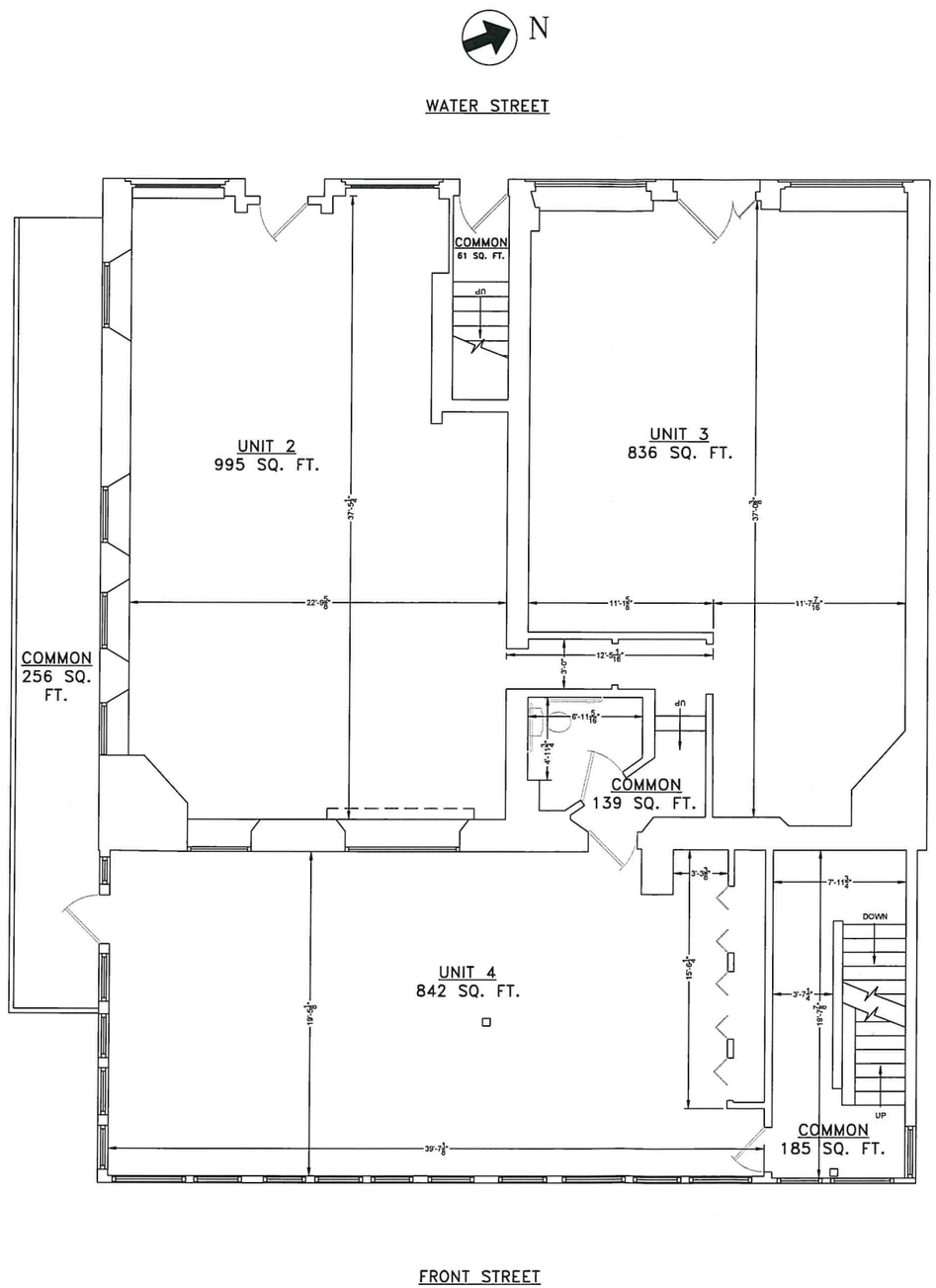
PRELIMINARY WITHOUT GENERAL SIGNATURE AND SEAL

BASEMENT FLOOR CONDOMINIUM PLANS
OF:
HALLOWELL WHARF BUILDING CONDOMINIUMS
132-136 WATER STREET
HALLOWELL, MAINE
FOR:
HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, MAINE

DRAWN	CHECKED
MG	BM
SCALE	DATE
1/4" = 1'	09-09-2020

REC2

PROJECT#: 106-20



State of Maine

KENNEBEC. ss. Registry of Deeds

Received _____

at ___H___M___M. and recorded in

File # _____

ATTEST

_____

REGISTRAR

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

0 4' 8'

SCALE: 1/4" = 1'

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

Member

Chairperson

Date: _____

Conditions of approval: _____

GENERAL SITE INFORMATION:

1. OWNER: HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, ME 04349

AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

NO:	APP'D	DATE:	REVISIONS:

STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED
PROFESSIONAL ENGINEER

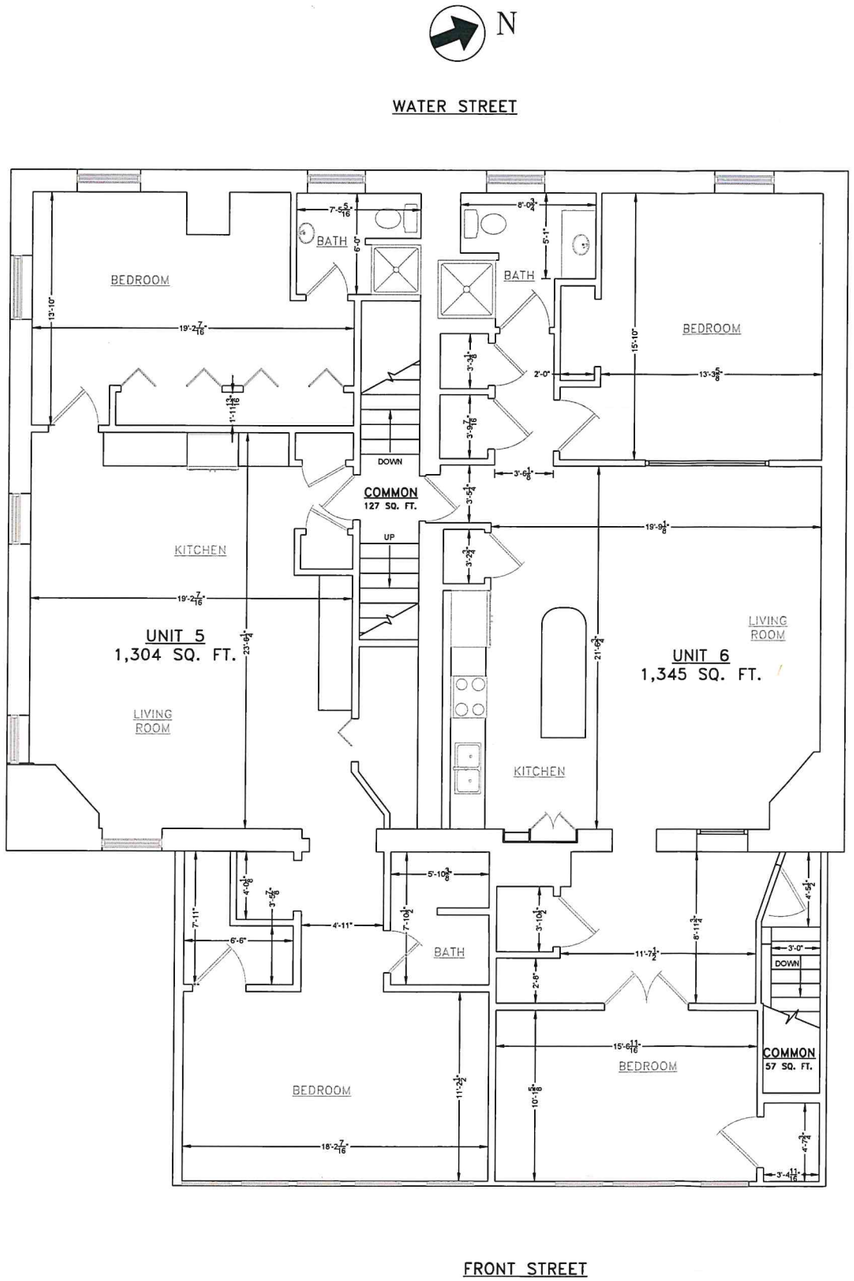
PRELIMINARY WITHOUT ORIGINAL SIGNATURE AND SEAL

FIRST FLOOR CONDOMINIUM PLANS
OF:
HALLOWELL WHARF BUILDING CONDOMINIUMS
132-136 WATER STREET
HALLOWELL, MAINE
FOR:
HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, MAINE

DRAWN	CHECKED
MG	BM
SCALE	DATE
1/4" = 1'	09-09-2020

REC3

PROJECT#: 106-20



State of Maine

KENNEBEC. ss. Registry of Deeds

Received _____

at __H__M__M. and recorded in

File # _____

ATTEST

_____

REGISTRAR

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

0 4' 8'

SCALE: 1/4" = 1'

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

Member

Chairperson

Date: _____

Conditions of approval: _____

GENERAL SITE INFORMATION:

1. OWNER: HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, ME 04349

AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

NO:	APP'D	DATE:	REVISIONS:

STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED
PROFESSIONAL ENGINEER

PRELIMINARY WITHOUT CONSENT, SIGNATURE AND SEAL

SECOND FLOOR CONDOMINIUM PLANS
OF:
HALLOWELL WHARF BUILDING CONDOMINIUMS
132-136 WATER STREET
HALLOWELL, MAINE
FOR:
HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, MAINE

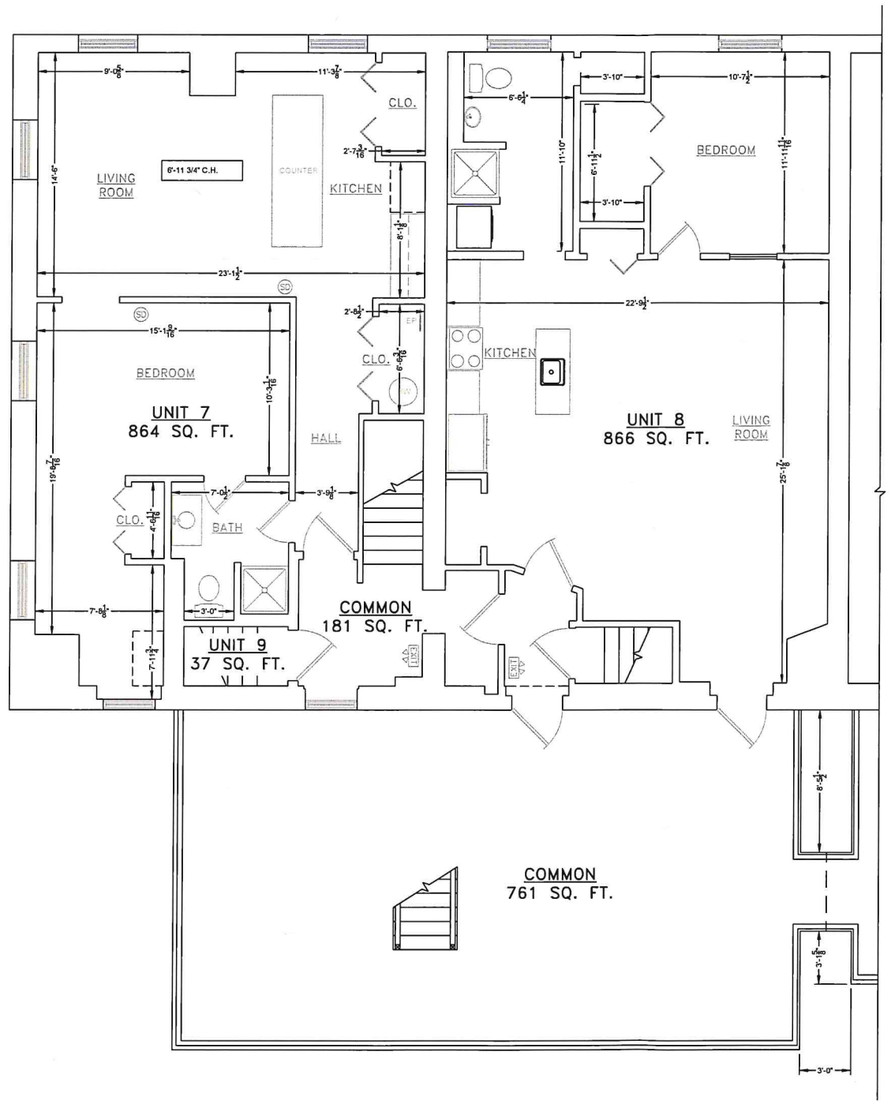
DRAWN	CHECKED
MG	BM
SCALE	DATE
1/4" = 1'	09-09-2020

REC4

PROJECT#: 106-20

N

WATER STREET



FRONT STREET

THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

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

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

Member

Chairperson

Date: _____

Conditions of approval: _____

GENERAL SITE INFORMATION:

1. OWNER: HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, ME 04349

State of Maine

KENNEBEC, ss. Registry of Deeds

Received _____

at __H__M__M. and recorded in

File # _____

ATTEST

_____
REGISTRAR

© AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

NO.	APP'D.	DATE:	REVISIONS:

STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED
PROFESSIONAL ENGINEER

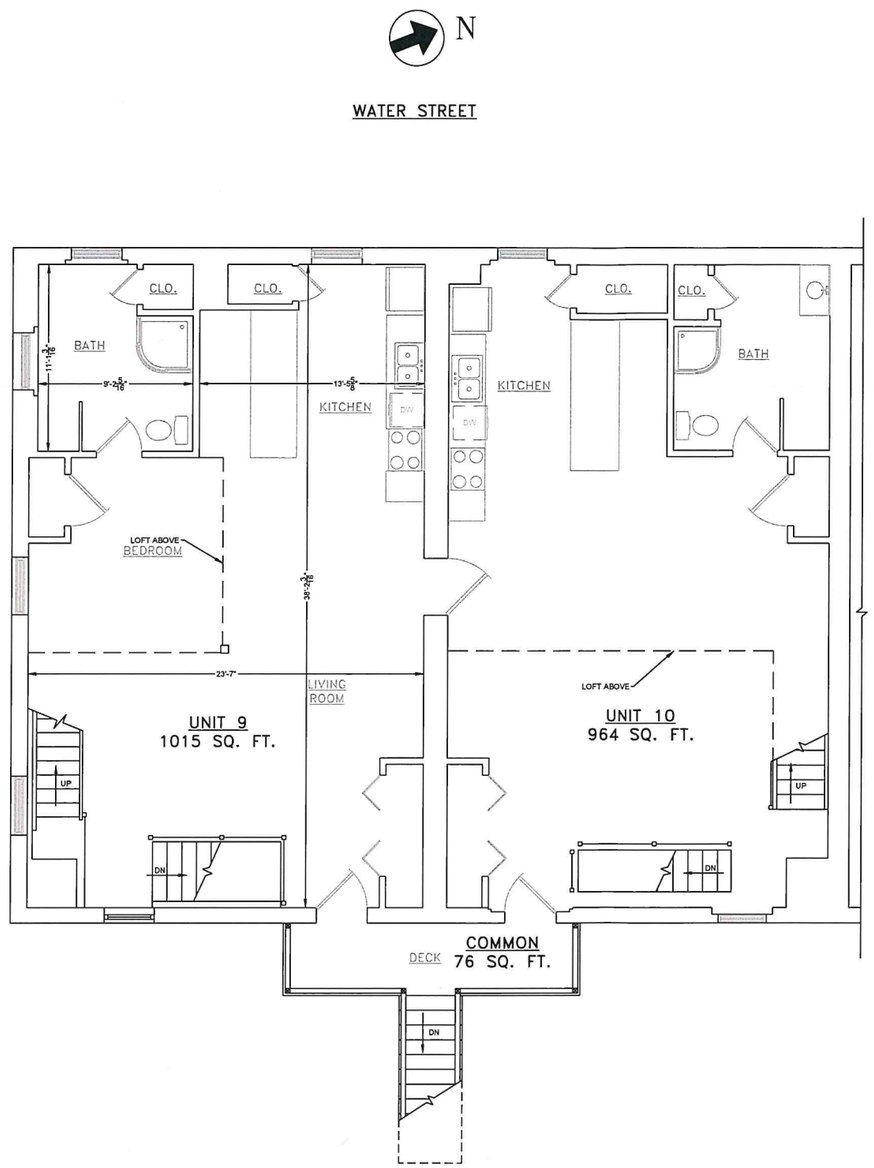
PRELIMINARY DRAFT ORIGINAL SIGNATURE AND SEAL

THIRD FLOOR CONDOMINIUM PLAN
OF:
HALLOWELL WHARF BUILDING CONDOMINIUMS
132-136 WATER STREET
HALLOWELL, MAINE
FOR:
HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, MAINE

DRAWN	CHECKED
MG	BM
SCALE	DATE
1/4" = 1'	09-09-2020

REC5

PROJECT#: 106-20



State of Maine

KENNEBEC. ss. Registry of Deeds

Received _____

at ___H___M___M. and recorded in

File # _____

ATTEST

_____

REGISTRAR

FOURTH FLOOR PLAN

SCALE 1/4" = 1'-0"

0 4' 8'

SCALE: 1/4" = 1'

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

Member

Chairperson

Date: _____

Conditions of approval: _____

GENERAL SITE INFORMATION:

1. OWNER: HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, ME 04349

AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

NO:	APP'D	DATE:	REVISIONS:

STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED
PROFESSIONAL ENGINEER

PRELIMINARY WITHOUT ORIGINAL SIGNATURE AND SEAL

FOURTH FLOOR CONDOMINIUM PLAN
OF:
HALLOWELL WHARF BUILDING CONDOMINIUMS
132-136 WATER STREET
HALLOWELL, MAINE
FOR:
HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, MAINE

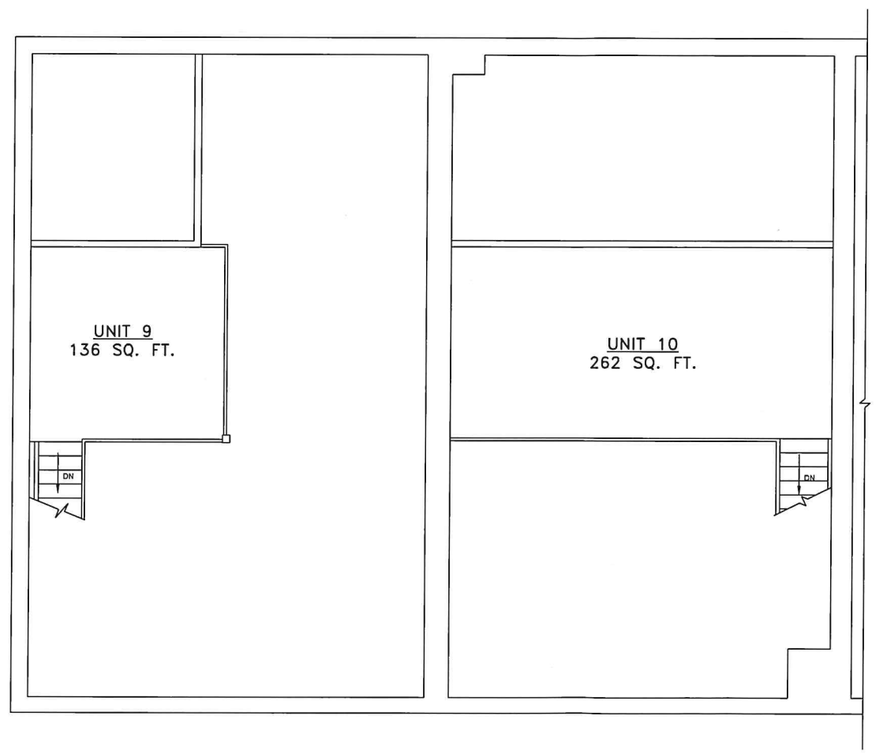
DRAWN	CHECKED
MG	BM
SCALE	DATE
1/4" = 1'	09-09-2020

REC6

PROJECT#: 106-20

N

WATER STREET



State of Maine

KENNEBEC. ss. Registry of Deeds

Received _____

at ___H ___M ___M. and recorded in

File # _____

ATTEST

_____

REGISTRAR

LOFT PLAN

SCALE 1/4" = 1'-0"

0 4' 8'

SCALE: 1/4" = 1'

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

Member

Chairperson

_____

_____

_____

_____

_____

_____

_____

_____

Date: _____

Conditions of approval: _____

_____

_____

_____

GENERAL SITE INFORMATION:

1. OWNER: HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, ME 04349

© AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

NO.	APP'D	DATE	REVISIONS:

STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED
PROFESSIONAL ENGINEER

PRELIMINARY STAGE DRAWING, SIGNATURE AND SEAL

LOFT CONDOMINIUM PLAN
OF:
HALLOWELL WHARF BUILDING CONDOMINIUMS
132-138 WATER STREET
HALLOWELL, MAINE
FOR:
HALLOWELL II, LLC
P.O. BOX 6
KENTS HILL, MAINE

DRAWN	CHECKED
MG	BM
SCALE	DATE
1/4" = 1'	09-09-2020

REC7

PROJECT#: 106-20