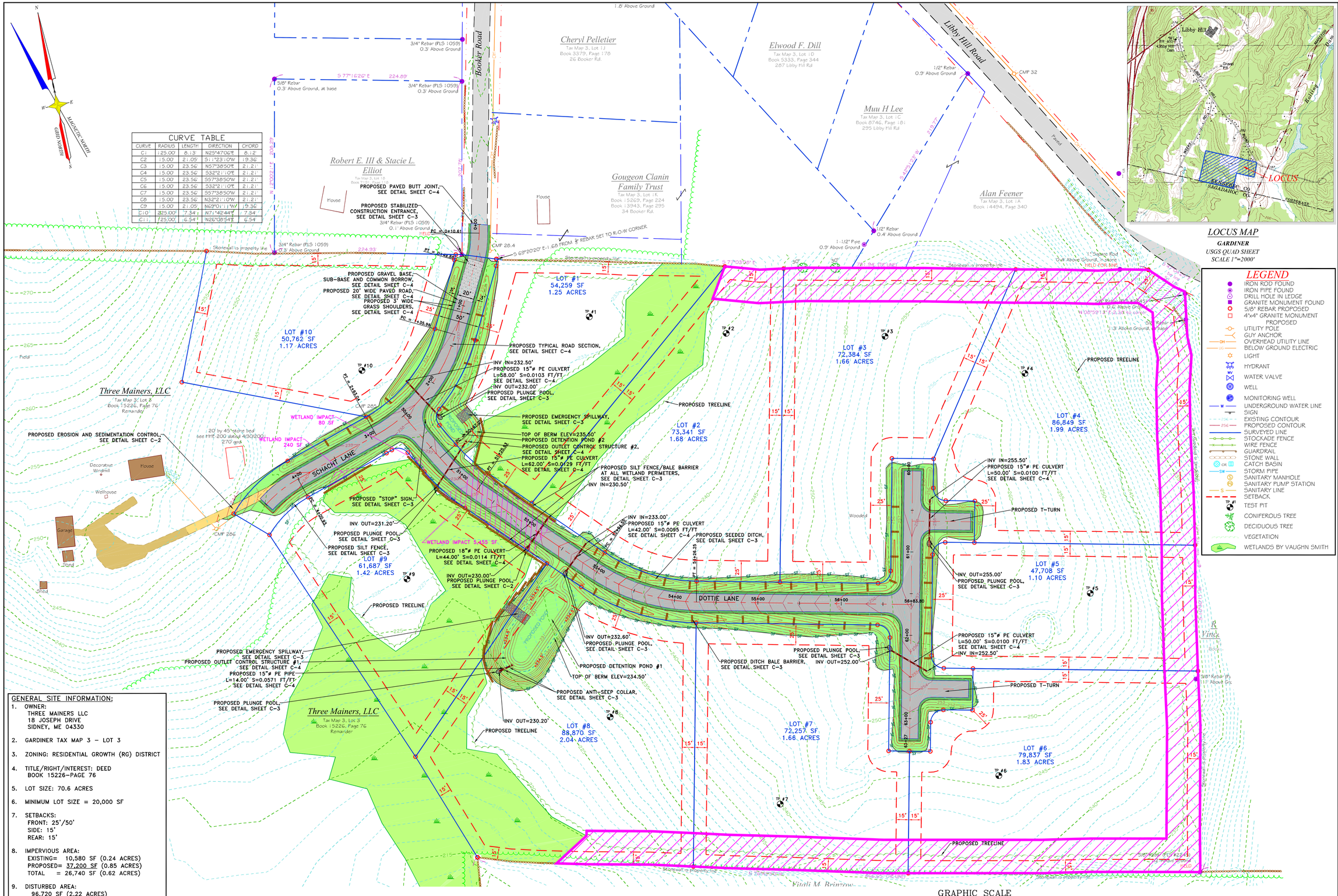

CURVE TABLE				
CURVE	RADIUS	LENGTH	DIRECTION	CHORD
C1	125.00'	8.13'	N25°47'06"E	8.12'
C2	15.00'	21.05'	S11°23'10"W	19.36'
C3	15.00'	23.56'	N57°38'50"E	21.21'
C4	15.00'	23.56'	S32°21'10"E	21.21'
C5	15.00'	23.56'	S57°38'50"W	21.21'
C6	15.00'	23.56'	S32°21'10"E	21.21'
C7	15.00'	23.56'	S57°38'50"W	21.21'
C8	15.00'	23.56'	N32°21'10"W	21.21'
C9	15.00'	21.05'	N69°01'11"W	19.36'
C10	225.00'	7.34'	N71°42'44"E	7.34'
C11	125.00'	6.54'	N26°08'54"E	6.54'

GENERAL SITE INFORMATION:

1. OWNER:
   THREE MAINERS LLC
   18 JOSEPH DRIVE
   SIDNEY, ME 04330
2. GARDINER TAX MAP 3 – LOT 3
3. ZONING: RESIDENTIAL GROWTH (RG) DISTRICT
4. TITLE/RIGHT/INTEREST: DEED
   BOOK 15226–PAGE 76
5. LOT SIZE: 70.6 ACRES
6. MINIMUM LOT SIZE = 20,000 SF
7. SETBACKS:
   FRONT: 25'/50'
   SIDE: 15'
   REAR: 15'
8. IMPERVIOUS AREA:
   EXISTING= 10,580 SF (0.24 ACRES)
   PROPOSED= 37,200 SF (0.85 ACRES)
   TOTAL = 26,740 SF (0.62 ACRES)
9. DISTURBED AREA:
   96,720 SF (2.22 ACRES)
10. WETLAND IMPACTS = 5,775 SF
11. ROAD RIGHT-OF-WAY = 1.76 ACRES
12. LOTS 1–10 = 15.80 ACRES

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
- SETBACK
- TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- WETLANDS BY VAUGHN SMITH

THIS PLAN PRELIMINARY WITHOUT SIGNATURE

STATE OF MAINE — KANE COFFIN #1292 — PROFESSIONAL LAND SURVEYOR

ES COFFIN ENGINEERING & SURVEYING
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E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road Chelsea, Maine 04330
Phone (207) 623-9475 Fax (207) 623-8016

NO.	REVISIONS	DATE

SHEET TITLE: SITE PLAN

SCALE: 1 INCH=50 FEET

DATE: DECEMBER 15, 2025

DRAWN BY: TGH

CHECKED BY: JEC

CLIENT/PROJECT: THREE MAINERS LLC
SUNSET RIDGE SUBDIVISION

LOCATION: BOOKER ROAD

TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2024-110

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