



Perimeter boundaries are taken from plan entitled "Boundary Survey-Three Mainers LLC, Booker Road, Gardiner, Kennebec County, Maine" by E.S. Coffin Engineering & Surveying, Inc., dated March 3, 2025. Lots 1-10 comprise 15.79 acres of land and the right-of-way of the road is 1.80 acres of land.

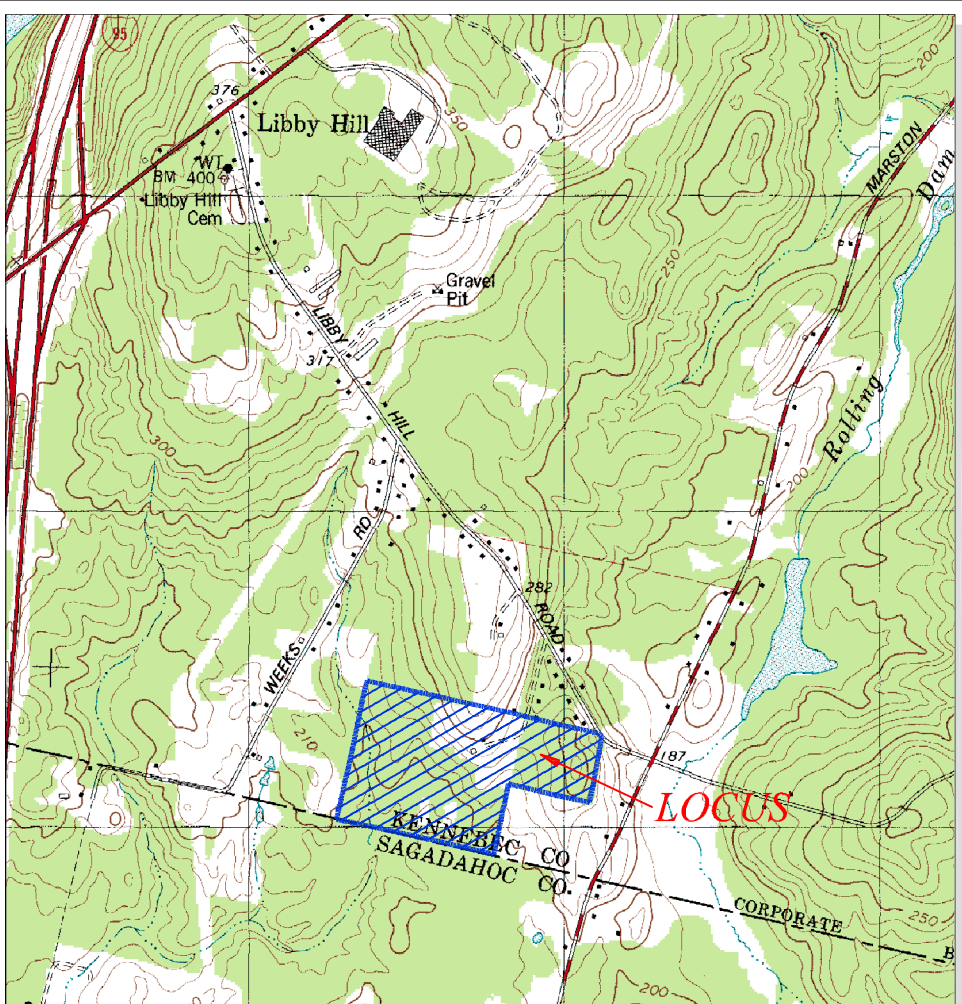
CURVE#	RADIUS	LENGTH	DIRECTION	CHORD
C1	125.00'	81.3'	N25°47'06"E	81.2'
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*Gougeon Clanin*  
*Family Trust*  
Tax Map 3, Lot 1K  
Book 15269, Page 224  
Book 13943, Page 295

Muu H Lee  
Tax Map 3, Lot 1C  
Book 8746, Page 181

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





**E.S. COFFIN**  
ENGINEERING  
& SURVEYING, INC.

© 2022  
E.S. COFFIN ENGINEERING & SURVEYING, INC.  
432 Cor. Broad, Chebese, Maine 04330  
Phone (207) 623-9475 Fax (207) 623-6016

THIS PLAN PRELIMINARY



*J. Kane* *J. Coffin*

WITHOUT SIGNATURE

[illegible]

SHEET TITLE:	
<b>RECORDING PLAT</b>	
SCALE: 1 INCH=50 FEET	
DRAWN BY: KPC CHECKED BY: CSC	No.
DATE: DECEMBER 10, 2025	No.

CLIENT/PROJECT:	THREE MAINERS LLC SUNSET RIDGE SUBDIVISION	
LOCATION:	BOOKER ROAD	
TOWN:	GARDINER	COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2024-110

**REC**

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

Member

Chairperson

8: \_\_\_\_\_

ditions of approval: \_\_\_\_\_

State of Maine

KENNEBEC. ss. Registry of Deeds

Received \_\_\_\_\_

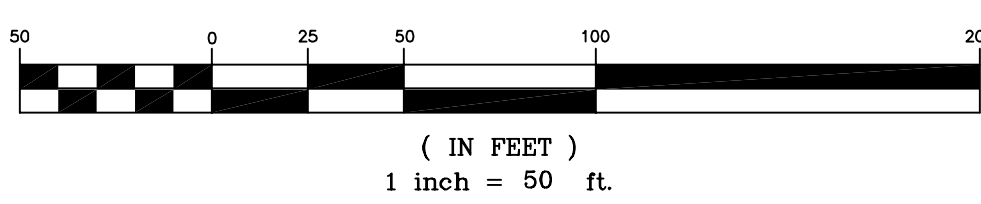
at \_\_\_H\_\_\_M\_\_\_M. and recorded in

File # \_\_\_\_\_

REGISTRAR

*Vitali M. Brinzow*  
Tax Map 3, Lot 6  
Book 2276, Page 319

GRAPHIC SCALE



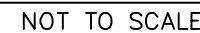
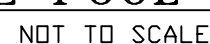




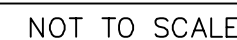
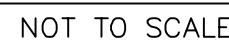








NOT TO SCALE





AGGREGATE FOR GRAVEL BASE

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES		
	TYPE A AGGREGATE	TYPE D AGGREGATE	STRUCTURAL FILL
2" / 3" / 4"	100 (2")	100 (3")	100 (4")
1/2 INCH	45-70	35-80	90-100
1/4 INCH	30-55	25-65	25-90
No. 40	0-20	0-30	0-30
No. 200	0-6	0-7	0-5

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TYPE "D" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 6 INCH SQUARE MESH SIEVE.

EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PROPERLY CONSTRUCTED.

THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE 3/8 INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

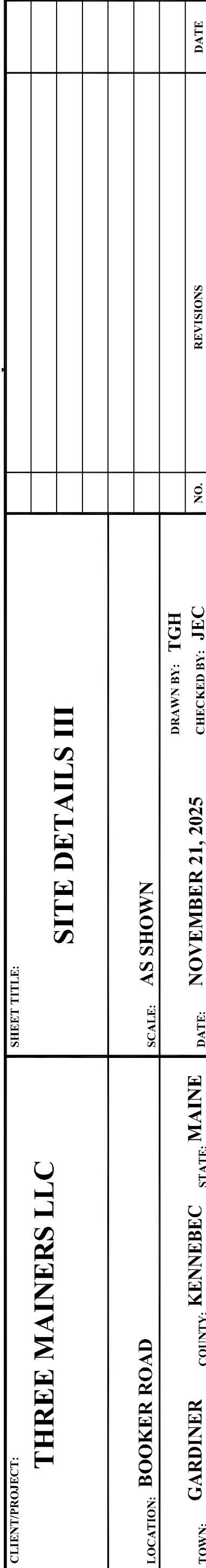
THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



**TYPICAL SANITARY  
TRENCH SECTION**  
NOT TO SCALE

1. CONTRACTOR SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REGULATIONS PERTAINING TO THE EXCAVATION OF ALL TRENCHES. CONTRACTOR SHALL ALLOW FOR PAYMENT OF ADDITIONAL EXCAVATION, TRENCH BOXES AND BACKFILL WITH REGARD TO COMPLYING WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS.
2. ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIF



PROJ. NO. 2024-110

**C-4**



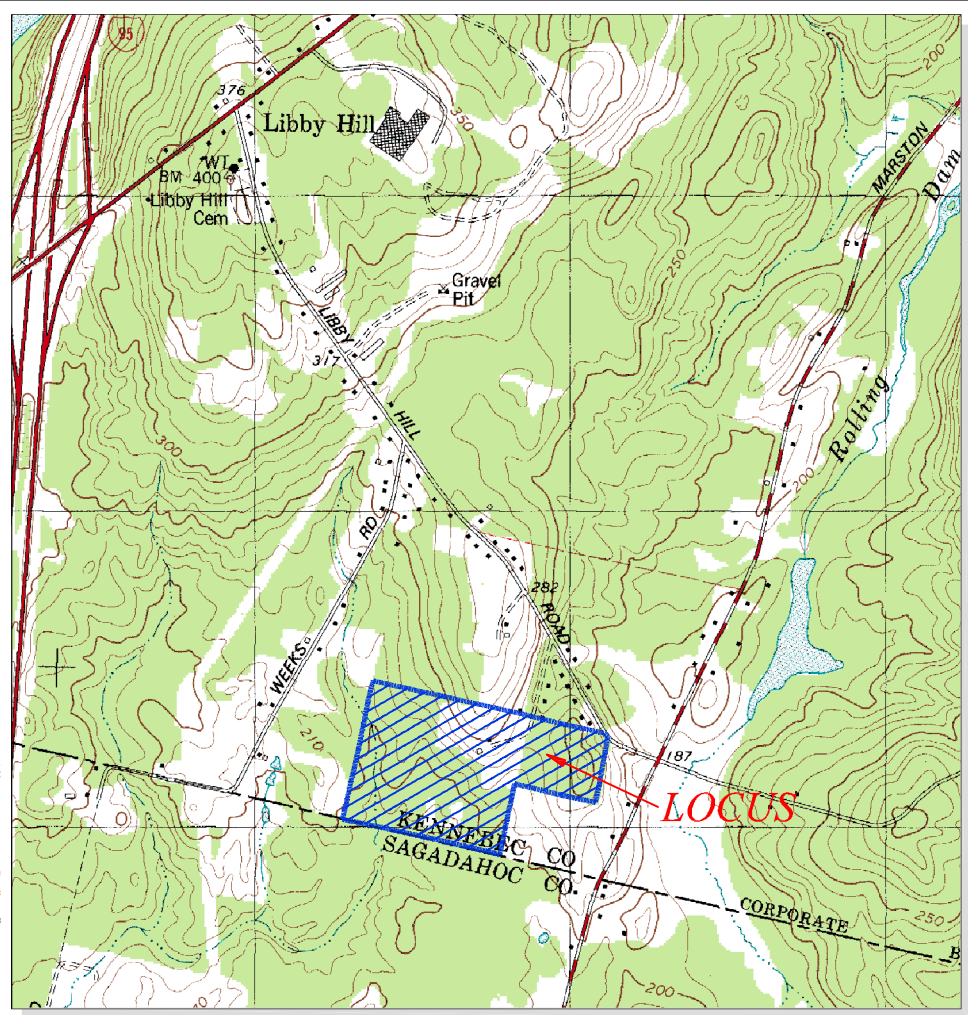
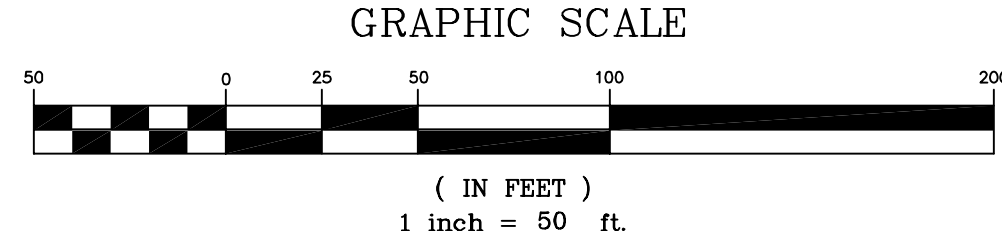






CURVE TABLE				
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- LEGEND**
- IRON ROD FOUND
  - IRON PIPE FOUND
  - DRILL HOLE IN LEDGE
  - GRANITE MONUMENT FOUND
  - 5/8" REBAR PROPOSED
  - 4"x4" GRANITE MONUMENT PROPOSED
  - UTILITY POLE
  - GUY ANCHOR
  - OVERHEAD UTILITY LINE
  - BELOW GROUND 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

ENGINEERING

**E.S. COFFIN**

SURVEYING

432 Camp Road, Chelsea, Maine 04330

Phone (207) 623-9492 Fax (207) 623-9016

CLIENT/PROJECT:

THREE MAINERS LLC  
SUNSET RIDGE SUBDIVISION

LOCATION:

BOOKER ROAD

TOWN:

GARDINER

COUNTY:

KENNEBEC

STATE:

MAINE

SHEET TITLE:

SITE ANALYSIS PLAN

SCALE:

1 INCH=50 FEET

DATE:

DECEMBER 15, 2025

DRAWN BY:

TCH

CHECKED BY:

JEC

PROJ. NO.:

2024-110

SA