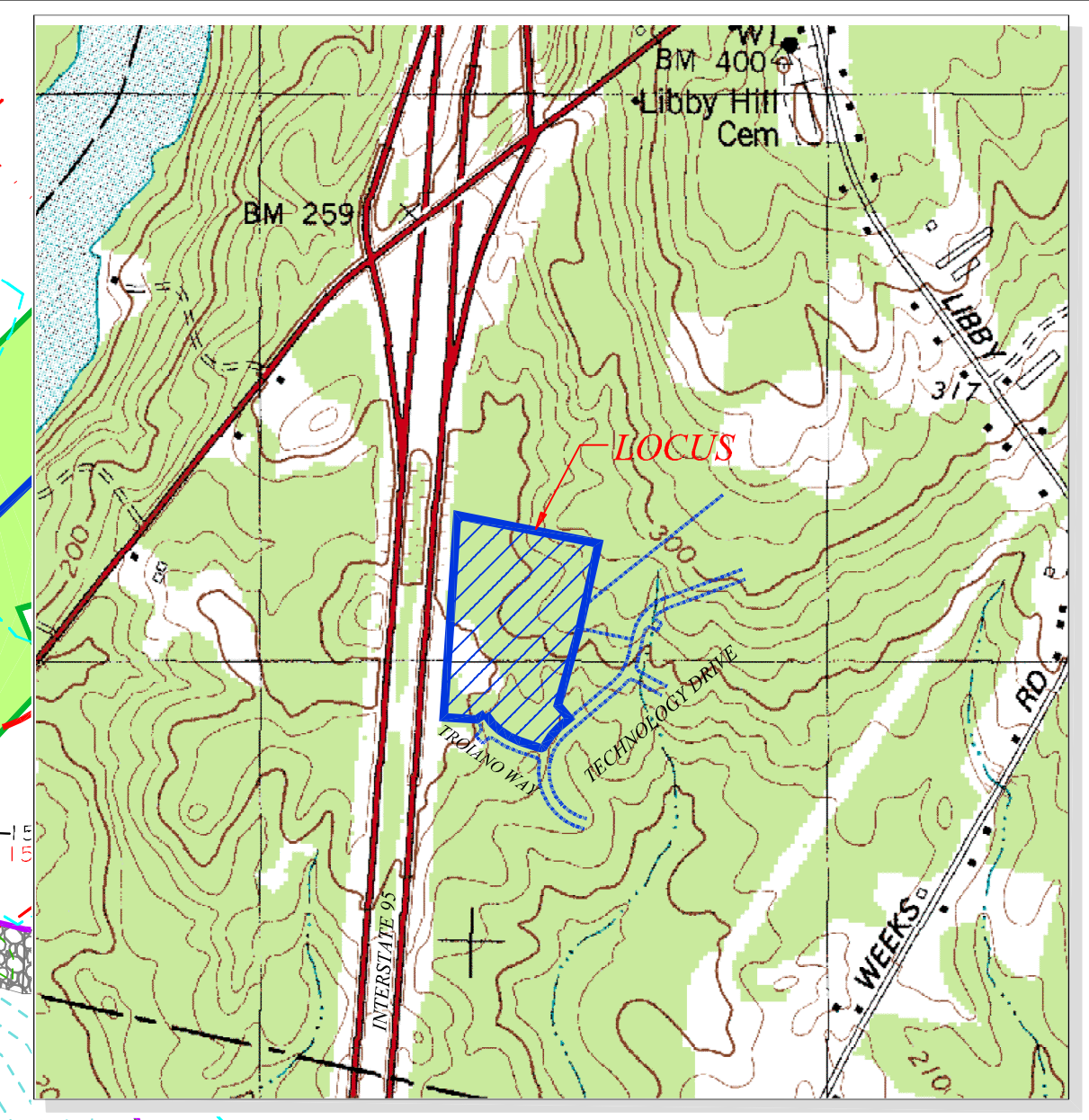
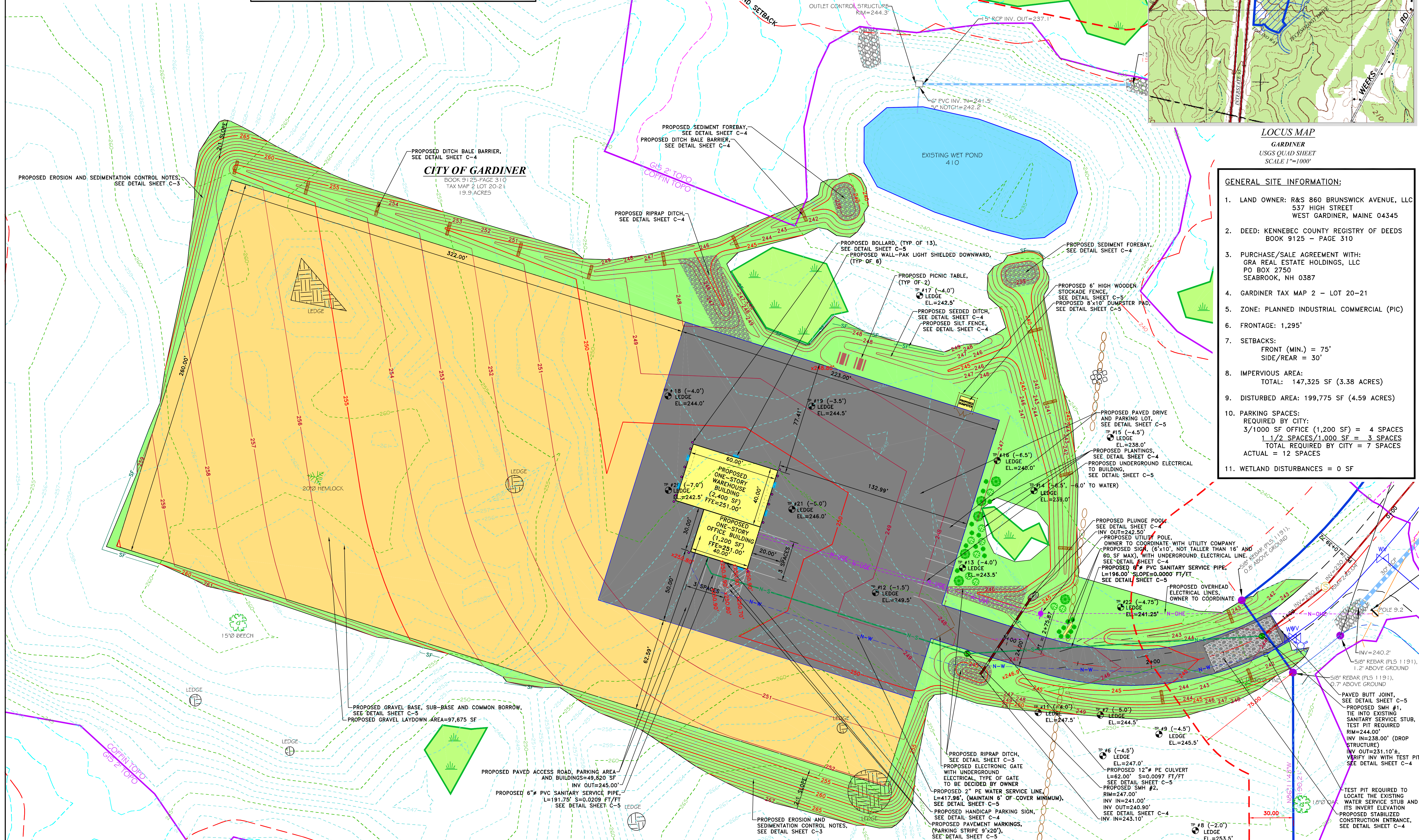


LEGEND

●	IRON ROD FOUND	---	EXISTING CONTOUR
○	IRON PIPE FOUND	---	PROPOSED CONTOUR
○	DRILL HOLE IN LEDGE	---	SURVEYED LINE
○	GRANITE MONUMENT FOUND	---	STOCKADE FENCE
○	5/8" REBAR PROPOSED	---	WIRE FENCE
○	UTILITY POLE	---	GUARDRAIL
○	GLY ANCHOR	---	STONE WALL
○	OVERHEAD UTILITY LINE	---	CATCH BASIN
○	BELOW GROUND ELECTRIC	---	STORM PIPE
○	LIGHT	---	SANITARY MANHOLE
○	HYDRANT	---	SANITARY LINE
○	WATER VALVE	---	SETBACK
○	WELL	---	TEST PIT
○	UNDERGROUND WATER LINE	---	CONIFEROUS TREE
○	SIGN	---	DECIDUOUS TREE
○	FLAG	---	VEGETATION
		---	APPROXIMATE WETLANDS



- GENERAL SITE INFORMATION:**
- LAND OWNER: R&S 860 BRUNSWICK AVENUE, LLC
537 HIGH STREET
WEST GARDINER, MAINE 04345
 - DEED: KENNEBEC COUNTY REGISTRY OF DEEDS
BOOK 9125 - PAGE 310
 - PURCHASE/SALE AGREEMENT WITH:
GRA REAL ESTATE HOLDINGS, LLC
PO BOX 2750
SEABROOK, NH 0387
 - GARDINER TAX MAP 2 - LOT 20-21
 - ZONE: PLANNED INDUSTRIAL COMMERCIAL (PIC)
 - FRONTAGE: 1,295'
 - SETBACKS:
FRONT (MIN.) = 75'
SIDE/REAR = 30'
 - IMPERVIOUS AREA:
TOTAL: 147,325 SF (3.38 ACRES)
 - DISTURBED AREA: 199,775 SF (4.59 ACRES)
 - PARKING SPACES:
REQUIRED BY CITY:
3/1000 SF OFFICE (1,200 SF) = 4 SPACES
1 1/2 SPACES/1,000 SF = 3 SPACES
TOTAL REQUIRED BY CITY = 7 SPACES
ACTUAL = 12 SPACES
 - WETLAND DISTURBANCES = 0 SF

STATE OF MAINE
JAMES F. COFFIN
8500
LICENSED PROFESSIONAL ENGINEER
James Coffin

E.S. COFFIN
ENGINEERING & SURVEYING, INC.
433 Corn Road, P.O. Box 467, Augusta, Maine 04330
Ph: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-249-9473

NO.	REVISIONS	DATE

SITE PLAN

SCALE: 1 INCH=30 FEET

CLIENT/PROJECT: **GRA REAL ESTATE HOLDINGS, LLC**

LOCATION: FIRST RIGHT ROAD & TECHNOLOGY DRIVE

TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE

DATE: AUGUST 24, 2023

DRAWN BY: TCH
CHECKED BY: JEC

PROJ. NO. 2023-059

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