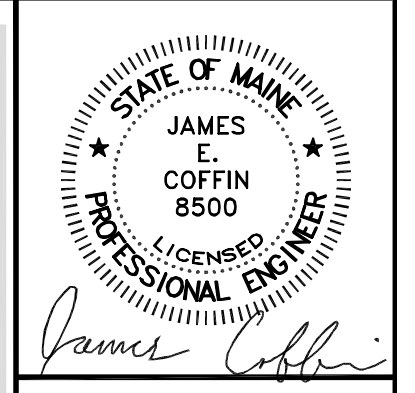


LOCUS MAP
GARDINER
USGS QUAD SHEET
SCALE 1"=2000'



E.S. COFFIN
LANDSCAPING
SURVEYING
P.L.L.C.
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NO.	REVISIONS	DATE
1	ADD 65' TO BLD, MOVE DET POND, ADD CB, REGRADE	9/14/23
2	REGRADE NORTH & SOUTH SIDES OF BLD & RECONFIGURE PARKING STALLS & ADD MAN DOORS	7/5/23
1	REGRADE DITCH, MOVE CULTVERT, FENCE, SEWER, ELEC	6/7/2023

SITE PLAN

CLIENT/PROJECT: **PEP RACING, P & M REALTY, LLC**

LOCATION: **24 GRIFFIN STREET**

TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**

SCALE: **1 INCH=30 FEET**

DRAWN BY: **TCH** CHECKED BY: **JEC**

DATE: **APRIL 10, 2023**

PROJ. NO. **2021-144**

C-1

LANDSCAPING NOTES
Plantings per 100'
Partial-Screen Option #3, 10' Wide
Understory 6
Shrub 6

LANDSCAPE LEGEND

Partial-Screen Option #3
Required Plantings for 160' (EAST PL)

SYMBOL	COMMON NAME	SIZE	QTY.
	UNDERSTORY TREE	1 1/2" - 2" dbH CAL.	10
	DECIDUOUS SHRUB	18"/24" TALL	10

Note: the south & west property line comply with Semi-Screen Option #1 with a 6' high stockade fence for abutting residential uses.

- 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 LINE
 - SETBACK
 - TEST PIT
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - VEGETATION
 - APPROXIMATE WETLANDS

- GENERAL SITE INFORMATION:**
- LAND OWNER: PMP REALTY LLC
32 PRESCOTT STREET
GARDINER, MAINE 04345
 - DEEDS: KENNEBEC COUNTY REGISTRY OF DEEDS
BOOK 6716 - PAGE 303
 - GARDINER TAX MAP 28 - LOT 64
 - ZONE: MIXED USE VILLAGE (MUV)
 - IMPERVIOUS AREA:
EXISTING: 105,010 SF (2.4 ACRES)
NEW: 32,060 SF (0.7 ACRES)
TOTAL: 137,070 SF (3.1 ACRES)
 - DISTURBED AREA: 69,820 SF (1.6 ACRES)
 - PARKING SPACES:
REQUIRED BY CITY: NO REQ'MTS FOR MUSEUM
RECOMMENDED: 1 SPACES/EMPL = 4 SPACES
ACTUAL = 12 SPACES
 - WETLAND DISTURBANCES = 3,490 SF

