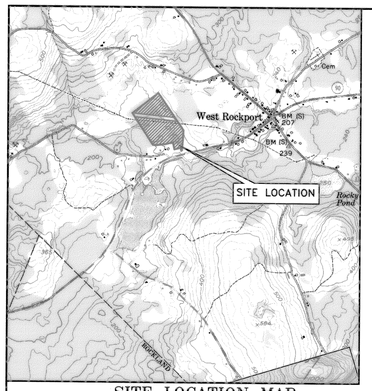



SITE LOCATION MAP

SCALE: 1" = 2000'

## SURVEYOR'S NOTES:

1) All iron pins set are 5/8" rebar, marked with a plastic surveyor's cap stamped "DORSKY PLS 2290".

2) Penmeter property lines are based on plan reference #1.

3) All directions are referenced to Magnetic North 1999, based in plan reference #1.

4) Elevations are referenced to NAVD 88 based on Static GPS Observations performed on July 20, 2006 that were tied to NGS brass disk "ROCK", having elevation 226.04'. Add 0.68' for elevations referenced to NGVD 1929.

5) The 100 year flood elevation of 183 feet relative to NGVD 1929 was taken from plan reference 2 and was determined by water levels observed by Rockport Public Works Director Steve Bevendge dunng previous floods.

6) The subject property is subject to and benefits from rights as described in the deed to Central Maine Power Company recorded in Book 1370, Page 337 of the Knox County Registry of Deeds.

## SOILS FOUND ON/NEAR SITE

| CLASSIFICATION | NAME / DESCRIPTION |
|---|---|
| BoB | BOOTHBAY SILT LOAM, 3 TO 8 PERCENT SLOPE |
| Bp | BOROSAPRISTS, PONDED |
| BtB | BRAYTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPE |
| HeC | HERMON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPE |
| Sw | SWANVILLE SILT LOAM |

INFORMATION REFERENCED FROM U.S. DEPT. OF AGRICULTURE S.C.S. "SOIL SURVEY OF KNOX & LINCOLN COUNTIES, MAINE"

## PLAN REFERENCES:

1) "Standard Boundary Survey for Basil W. Robinson, West Street, Rockport, Maine, Knox County", dated October 1999, by Landmark Survey Company.

2) "Final Subdivision Plan, Rockport Associates, Oak Ridge Subdivision" by Gartley & Dorsky Engineering & Surveying dated June 8, 2005.

## LOT INFORMATION

| LOT# | AREA (ACRES) |
|---|---|
| 107-2 | 0.96 |
| 107-3 | 1.10 |
| 107-4 | 1.28 |
| 107-5 | 2.06 |
| 107-6A | 3.27 |
| 107-6B | 2.04 |
| 107-7 | 1.42 |
| 107-8 | 2.04 |
| 107-9 | 1.84 |

## GENERAL SITE NOTES

1) **LOT INFORMATION:**
PHYSICAL ADDRESS: WEST STREET EXTENSION
TAX MAP: 16 LOT: 107
ZONING:
907 – MIXED BUSINESS/RESIDENTAL
LOT AREA:
SUBDIVISION: 17.99 ACRES

2) **OWNER & APPLICANT:**
WEST ROCKPORT MEADOWS, LLC.
P.O. BOX 599
ROCKPORT, ME 04856
DEED – BOOK 3592, PAGE 157

3) **ENGINEER:**
GARTLEY & DORSKY ENGINEERING & SURVEYING, INC.
59B UNION STREET, CAMDEN, ME 04843

4) **SEWAGE DISPOSAL:**
ALL LOTS WILL HAVE PRIVATE SEWAGE DISPOSAL SYSTEMS.

5) **WATER SUPPLY SYSTEM:**
WATER WILL BE SUPPLIED BY PRIVATE WELLS ON ALL LOTS.

6) **WETLAND IMPACT:** 14,965 S.F. (0.34 ACRES)

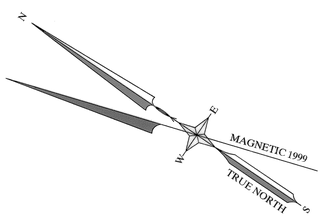
7) THERE ARE NO AQUIFERS OR AQUIFER RECHARGE AREAS ON OR NEAR THE SITE.

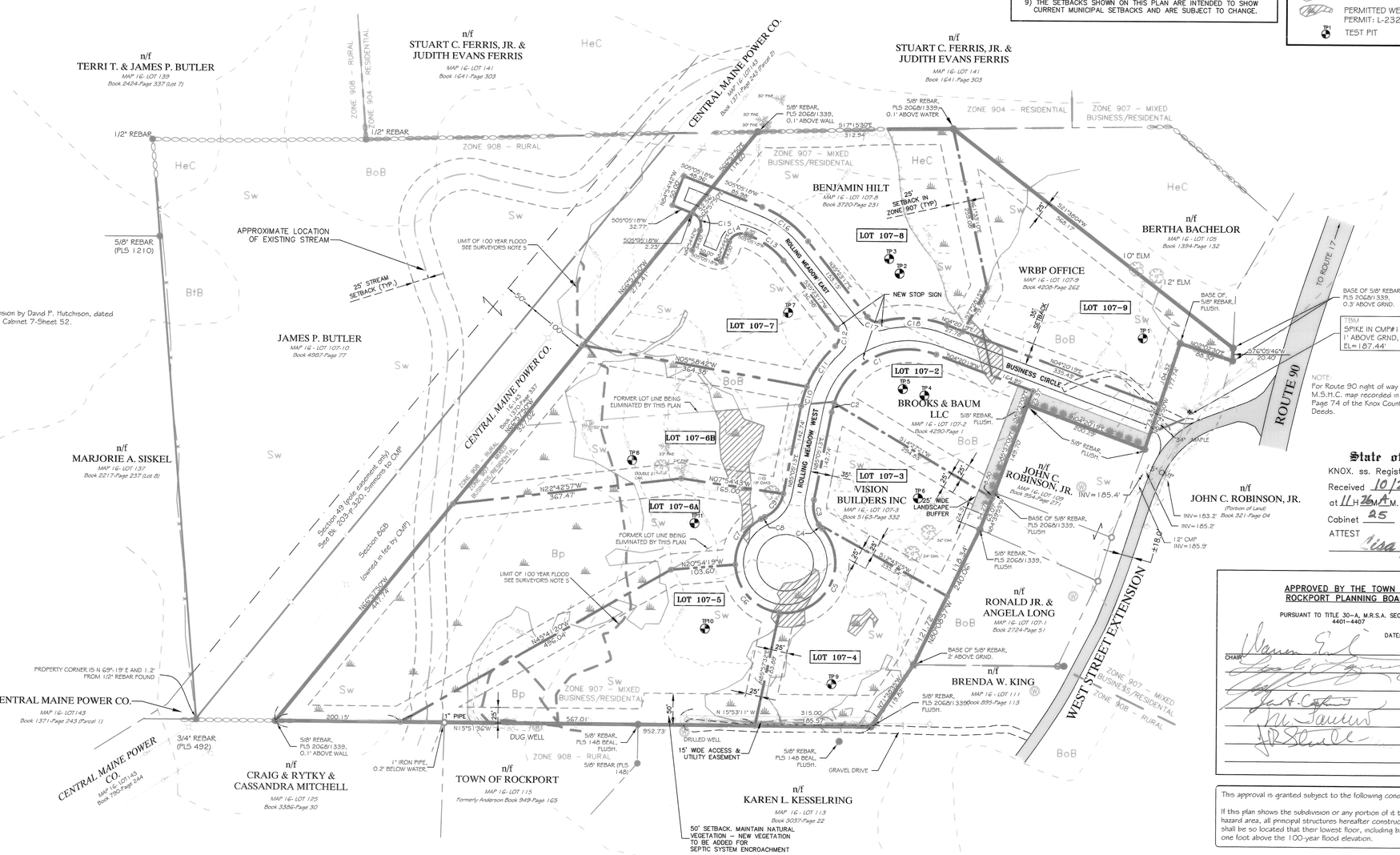
8) WEST ROCKPORT MEADOWS, LLC SHALL BE RESPONSIBLE FOR PLANTING WHITE PINES AS SHOWN WITHIN THE 25' LANDSCAPE BUFFER. ADDITIONAL PLANTINGS WILL BE DETERMINED AT SITE PLAN REVIEW FOR EACH INDIVIDUAL LOT OWNER. ADDITIONAL LANDSCAPE PLANTINGS WILL BE ADDED ALONG THE ROAD AT TIME OF CONSTRUCTION.

9) THE SETBACKS SHOWN ON THIS PLAN ARE INTENDED TO SHOW CURRENT MUNICIPAL SETBACKS AND ARE SUBJECT TO CHANGE.

## LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8" REBAR PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- WIRE FENCE
- EXISTING CONTOUR
- EXISTING PROPERTY LINE (SEE PLAN REFERENCE #1)
- EXISTING SUBDIVISION LOT LINE
- PROPOSED SUBDIVISION LOT LINE
- SETBACK (SEE NOTE 9)
- STONE WALL
- STORM PIPE
- EXISTING WELL
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- WETLANDS
- PERMITTED WETLAND IMPACTS PERMIT: L-23257-TC-A-N
- TP1 TEST PIT




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD |
| C1 | 202.12 | 125.00 | 92°38'42" | N41° 40' 05"W | 180.81 |
| C2 | 15.10 | 125.00 | 6°55'22" | S88° 32' 53"W | 15.09 |
| C3 | 40.46 | 52.00 | 44°35'05" | S62° 47' 40"W | 39.45 |
| C4 | 8.83 | 52.00 | 9°43'47" | S35° 36' 13"W | 8.82 |
| C5 | 195.00 | 80.00 | 139°39'29" | N79° 23' 56"W | 150.19 |
| C6 | 113.21 | 80.00 | 81°05'00" | N30° 58' 18"E | 104.00 |
| C7 | 87.65 | 80.00 | 62°47'52" | S77° 05' 16"E | 83.36 |
| C8 | 7.11 | 80.00 | 5°05'25" | S43° 08' 37"E | 7.11 |
| C9 | 49.29 | 52.00 | 54°18'53" | S67° 45' 21"E | 47.47 |
| C10 | 29.67 | 174.99 | 9°42'50" | N89° 15' 24"W | 29.63 |
| C11 | 79.33 | 174.99 | 25°58'26" | N71° 24' 46"W | 78.65 |
| C12 | 31.59 | 21.00 | 86°11'06" | S78° 28' 50"W | 28.69 |
| C13 | 66.10 | 125.00 | 30°17'59" | S20° 14' 17"W | 65.34 |
| C14 | 32.99 | 21.00 | 90°00'00" | S39° 54' 42"E | 29.70 |
| C15 | 32.99 | 21.00 | 90°00'00" | S50° 05' 18"W | 29.70 |
| C16 | 92.55 | 175.00 | 30°17'59" | N20° 14' 17"E | 91.47 |
| C17 | 24.26 | 21.00 | 66°14'36" | N02° 15' 59"E | 22.95 |
| C18 | 107.49 | 175.00 | 35°11'38" | N13° 15' 30"W | 105.81 |

GRAPHIC SCALE

80 0 40 80 160 320

( IN FEET )

1 inch = 80 ft.

## APPROVED BY THE TOWN OF ROCKPORT PLANNING BOARD

PURSUANT TO TITLE 30-A, M.R.S.A. SECTIONS 4401-4407

DATE: 10/24/18

CHAIR

This approval is granted subject to the following condition:

If this plan shows the subdivision or any portion of it to be within a flood hazard area, all principal structures hereafter constructed or placed therein shall be so located that their lowest floor, including basement, is at least one foot above the 100-year flood elevation.

THIS PLAN IS AN AMENDMENT OF A PREVIOUSLY APPROVED AND RECORDED SUBDIVISION PLAN ENTITLED "WEST ROCKPORT MEADOWS, LLC., FIRST AMENDED SUBDIVISION PLAN" BY GARTLEY & DORSKY ENGINEERING & SURVEYING DATED OCTOBER 29, 2013 AND RECORDED IN CABINET 23, SHEET 52 OF THE KNOX COUNTY REGISTRY OF DEEDS. THE PURPOSE OF THIS AMENDMENT IS TO RECONFIGURE LOTS 107-5, 107-6 AND 107-7 INTO LOTS 107-5, 107-6A, 107-6B, AND 107-7 AND TO RENAME THE SUBDIVISION AND ROADS WITHIN IT.

STATE OF MAINE WILLIAM B. GARTLEY 7961 REGISTERED PROFESSIONAL ENGINEER 10-09-18

**State of Maine**
KNOX. ss. Registry of Deeds
Received 10/25/18
at 11H 26M A.M. and recorded in
Cabinet 25 Sheet 131
ATTEST Lisa J Cottrell REGISTRAR

| NO. | REVISIONS | DATE |
|---|---|---|

SHEET TITLE: **SECOND AMENDED SUBDIVISION PLAN**

SCALE: 1" = 80' DATE: OCTOBER 9, 2018

CLIENT/PROJECT: **WEST ROCKPORT MEADOWS, LLC. WEST ROCKPORT MEADOWS**

LOCATION: WEST STREET EXTENSION

TOWN: ROCKPORT COUNTY: KNOX STATE: MAINE


Gartley & Dorsky ENGINEERING & SURVEYING
59B Union Street P.O. Box 1031 Camden, ME 04843-1031
Ph. (207) 236-4365 Fax: (207) 236-3055 Toll Free 1-888-262-4365


THIS PLAN PRELIMINARY WITHOUT SIGNATURE

STATE OF MAINE JAMES A. DORSKY 12290 REGISTERED PROFESSIONAL LAND SURVEYOR

PROJ. NO. 2006-088

C-0

Rec # 107269
CAB: 25 SH: 131
10/25/2018 11:26:02 AM
1 Pages
# 2018-69
Attest: Lisa J. Cottrell, Knox Co Registry of Deeds