

**55 SEA STREET, ROCKPORT, MAINE
SITE PLAN REVIEW**

**SUBMISSION LIST
March 10, 2021**

<u>Description of Document</u>	<u>Document Date</u>
1. Cover Letter	March 10, 2021
2. Site Plan Review Application	March 10, 2021
3. Agent Authorization Letter	February 1, 2021
4. Written Statement	March 10, 2021
5. Warranty Deeds (Book 5619, Page 32)	October 1, 2020
6. Site Location Map	March 2021
7. Aerial Photo	March 2021
8. Site Photos	March 2021
9. Rockport Tax Map 28	April 1, 2011
10. Abutters Map	February 3, 2021
11. Overall Site Plan, C0	March 9, 2021
12. Pier Plan, C1	February 5, 2021

March 10, 2021

Town of Rockport Planning Board
101 Main Street
Rockport, ME 04856

Jeremy Fletcher: Site Plan Review Application
Project 2020-268

Dear Planning Board:

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the Town of Rockport for Jeremy Fletcher, owner of the property located at 55 Sea Street in Rockport. The owner is proposing to construct a 73' pier with a seasonal gangway and float. Planning Board review is required for the construction of all permanent piers.

Local sea traffic consists primarily of commercial and recreational boats.

The Rights, Title and Interest of the property are summarized as follows:

Owner: 55 Sea Street, LLC
Subject Parcel: Map 28 Lot 75
Deed: Book 5619 Page 32
Zone: Harbor Village

We are requesting placement on the March 25th Planning Board agenda. We look forward to presenting the proposed project to the board.

Sincerely,

Gartley & Dorsky Engineering & Surveying Inc.



William B. Gartley, P.E.
President

APPLICATION - SITE PLAN REVIEW

OWNER & APPLICANT INFORMATION (please print)

Property Owner(s): 55 Sea Street, LLC

Owner(s) Mailing Address: 55 Sea Street, Rockport, ME 04843

Owner(s) Tel. # (310) 480-5391 Fax _____ Email jeremy.b.fletcher@gmail.com

Applicant/Agent Gartley & Dorsky Engineering & Surveying Inc

Agent's Mailing Address PO Box 1031, Camden, ME 04843

Agent's Tel. # (207) 236-4365 Fax (207) 236-3055 E-mail apulver@gartleydorsky.com

PROJECT INFORMATION

Name of Project Pier, Gangway, and Float

Map: 28 Lot: 75 Lot Area: +/- 0.54 ac Project Footprint: n/a

911E Street Address 55 Sea Street, Rockport, ME

Site Plan Applicability:

- New non-residential or multi-family building
- Enlargement of non-residential or multi-family building
- Paving, filling or grading more than 5,000 square feet
- New use or change of use
- Pier, dock or bulkhead
- Other

Please provide a brief written description of proposed project (*use a word processor if easier*)

The owner seeks permission to construct a pier, gangway, and float on his property located at 55 Sea Street, Rockport, ME.

To the best of my knowledge, all information submitted with this application is true and correct.

Signature of Applicant  Date: 3-10-21

February 1, 2021

Mr. William Gartley, P.E.
Gartley & Dorsky Engineering & Surveying, Inc.
P.O. Box 1031
Camden, Maine 04843

Subject: Agent Authorization

Dear Mr. Gartley,

The intent of this letter is to authorize Gartley & Dorsky Engineering & Surveying, Inc. to act as my agent in submitting municipal, state and federal applications and answering questions associated with the pier project in Rockport, Maine. The project is located at 55 Sea St., Rockport, Maine.

Sincerely,

A handwritten signature in black ink that reads "Jeremy Fletcher". The signature is written in a cursive style with a large, prominent "J" and "F".

Jeremy Fletcher for 55 Sea St. LLC

MEMORANDUM

To: Rockport Planning Board

From: William Gartley, P.E.
Gartley & Dorsky Engineering & Surveying, Inc.

Date: March 10, 2021

Subject: **Site Plan Content, Written Statement, and Land Use Standards
55 Sea Street, Rockport**

Gartley & Dorsky Engineering & Surveying, Inc. submits this Written Statement on behalf of Jeremy Fletcher, in support of his proposal to construct a +/- 73' pier with a 40' gangway and a 14' x 50' float. The proposed project is located at 55 Sea Street in Rockport, ME.

The following are responses to the requirements in section 1304 of the Site Plan Review ordinance and section 1415 of the Land Use Standards:

1304.1. Site Plan Content

A site plan or plans prepared at a scale of not less than 1 inch equals 40 feet, containing the following information: ***The project plans have been prepared at a scale of 1 inch equals 10 feet.***

1. Name and address of the applicant or his authorized agent and name of proposed development and any land within 500 feet of the proposed development in which the applicant has title or interest.
Provided: See sheet C1.
2. Municipal map and lot numbers and names of abutting landowners.
An abutter list is provided as an attachment.
3. Plans drawn to scale detailing total floor area and footprint of each proposed structure and the lot coverage as defined in Section 300 of the Land Use Ordinance.
Provided: See sheet C1
4. Elevations drawn to scale detailing the proposed siding and roofing materials, sizes of door and window openings and other features that may assist the Planning Board in making appropriate findings related to Architectural Review as noted in Section 1003 of this Ordinance.
This section is not applicable. A pier profile is provided on sheet C1.
5. Scale, true north arrow, legend and a space for dates of any revisions that may be required.
Provided: See sheet C1.
6. Exact dimensions and acreage of parcel to be built upon. The corners of the parcel shall be located and marked on the ground and shall be referenced on the plan. For any site for which construction or grading is proposed, other than an enlargement of an existing building or construction of an accessory building, the Planning Board may require that the site plan includes

- an actual field survey of the boundary lines of the lot, giving complete descriptive data by bearings and distances made and certified by a registered land surveyor.
The project parcel is ±0.54 acres. A Topographic Survey, by Gartley & Dorsky is included in this submission.
7. Existing and proposed locations and dimensions of any utility lines, sewer lines, waterlines, easements, drainage ways, and public or private rights-of-way.
There are no existing utilities within the area of the proposed pier. No new utilities are proposed.
 8. The size, shape, and location of existing and proposed buildings on the parcel.
All existing structures, on the project parcel, have been demolished.
 9. If the site is to be served by a subsurface wastewater disposal system, a report by a licensed site evaluator shall be provided.
This section is not applicable: The proposed project does not require a wastewater disposal system.
 10. Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, design of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines.
This section is not applicable. There are no proposed changes to the existing parking areas, ingress or egress.
 11. Landscaping plan showing location, type and approximate size of plantings and location and dimensions of all fencing and screening. Maintenance and replanting provisions shall be noted.
No new landscaping is proposed.
 12. Natural contours at intervals of two (2) feet and final contours at intervals of two (2) feet, the natural contours to be shown by dashed lines and the final contours to be shown by solid lines. Where sufficient detail cannot be shown with two (2) foot contours, spot evaluations shall be required, with existing spot evaluations shown in parentheses to be distinguishable from final spot elevations. Where construction will not disturb the entire lot proposed for development, the requirement to map contours or spot elevations shall apply only to those portions of the lot that will be altered in any way and portions of the lot downslope from the proposed alterations to an extent sufficient to clearly delineate the existing and proposed course of drainage and the point or points of discharge from the lot.
Provided: See sheet C1 for existing 1' contours in the area of the proposed pier.
 13. Specification of quantities and grades of materials to be used if land-filling is proposed.
This section is not applicable. Land-filling is not proposed.
 14. Photos of the project area prior to any site preparation shall be submitted with the map.
Photos of the project site are provided as an attachment.
 15. A digital copy of lot lines and buildings shall be submitted, if available.
A digital copy of the Site Plan will be provided to the Town of Rockport upon Site Plan approval.

The following is a list of the items requested in section 1304.2 of the Site Plan Review ordinance:

1304.2 Written Statement

1. Evidence by the applicant of his title and interest on the land that the application covers.
Subject Parcel: Map 28, Lot 75
Deed Book: 5619 Page: 32
See attached Deed.
2. A description of the proposed uses to be located on the site.
This site plan application is to construct a pier, gangway, and float on the property located at 55 Sea Street, Rockport, ME.
3. Total floor area and footprint of each proposed building and structure and the lot coverage as defined in the Rockport Land Use Ordinance.
Pier, gangway, and float surface area= +/- 1,305 sq. ft.
Direct impact of 2 granite piles = ±88 sq. ft. (intertidal)
Floor area is not applicable to this project.
Area of structure and impervious area above the highest annual tide = +/- 647 sq. ft.
Approximate total lot coverage = +/- 2.75%
4. Summary of existing and proposed easements, restrictions, and covenants on the property.
A copy of the current deed is attached.
5. Method of solid, liquid, chemical, or other waste disposal.
Not Applicable to this project.
6. Erosion and sedimentation control plan, stormwater drainage control plan, and soils information.
Erosion and sedimentation control measures are required for construction activity as outlined in the basic stabilization standards of Maine's Erosion and Sedimentation Control Law 38 MRSA § 420-C. Erosion and sedimentation control practices during construction shall be performed as outlined in the Maine Erosion and Sediment Control Best Management Practices (BMP's). The new structure will be supported on existing ledge. There will be minimal soil disturbance.
7. Approximate amount of blasting required, if any, and a disposition plan for removed materials. Any blasting shall be performed in accordance with Section 813 of this Ordinance.
Not applicable, no blasting is anticipated.
8. If public water and sewer are to be used, written statements from the water utility and sewer district shall be provided commenting on the capacity of the system and availability of the utility to provide service to the new development.
Not applicable. This project will not impact public water and sewer.
9. An estimate of the date when construction will start and be completed.
Construction will begin in summer of 2021 and be completed in 3 to 4 weeks.
10. List of approvals and permits required by the Office of the State Fire Marshal and other State and Federal Agencies.
The State Fire Marshal does not require a permit for a pier, gangway, and float.

Town of Rockport Harbor Committee is scheduled to review this project at their March 17, 2021 meeting
Maine DEP approval is pending.
Army Corps of Engineers approval is pending.

The following are responses to the requirements in section 1400 of the Shoreland Zoning ordinance:

1415. Land Use Standards.

B. Piers, Docks, Wharves, Bridges and Other Structures and Uses Extending Over or Below the Normal High-Water Line of a Water Body or Within a Wetland, and Shoreline Stabilization

- (1) No more than one pier, dock, wharf or similar structure extending or located below the normal high-water line of a water body or within a wetland is allowed on a single lot; except that when a single lot contains at least twice the minimum shore frontage as specified in Section 1415(A), a second structure may be allowed and may remain as long as the lot is not further divided.

There are no existing piers, docks, wharfs or similar structures that extend below the normal high-water line of Rockport Harbor, on the project parcel. See attached site plan for location of proposed pier.

- (2) Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.

See attached site plan C1 and project photos. The new structure will be supported on ledge and new granite piers.

- (3) The location shall not interfere with existing developed or natural beach areas.
The proposed pier does not interfere with any existing developed or natural beach area, see attached photos.

- (4) The facility shall be located so as to minimize adverse effects on fisheries.
The pier location was chosen to minimize adverse effects on fisheries.

- (5) The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with the surrounding character and uses of the area. A temporary pier, dock or wharf in non-tidal waters shall not be wider than six feet for non-commercial uses.
The permanent pier is 6' wide and its length is kept to the minimal length required to provide reasonable water depth at low tide.

- (6) No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water body or wetland as an operational necessity.
No new structure is proposed to be built on, over or abutting an existing pier, wharf, dock or other structure extending beyond the normal high-water line of a water body.

- (7) New permanent piers and docks on non-tidal waters shall not be permitted unless it is clearly demonstrated to the Planning Board that a temporary pier or dock is not

feasible, and a permit has been obtained from the Department of Environmental Protection, pursuant to the *Natural Resources Protection Act*.

Not applicable. The Pier is proposed on tidal waters.

- (8) No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any district.

This section is not applicable. The applicant is not proposing to alter an existing structure.

- (9) Access from the shore shall be subject to approval of the Planning Board under Site Plan review. Soils shall be deemed appropriate for such use and constructed to control erosion.

Erosion and sedimentation control measures are required for construction activity as outlined in the basic stabilization standards of Maine's Erosion and Sedimentation Control Law 38 MRSA § 420-C. Erosion and sedimentation control practices during construction shall be performed as outlined in the Maine Erosion and Sediment Control Best Management Practices (BMP's). Erosion and sedimentation control practices during construction shall be performed as indicated on the Plan Set by Gartley and Dorsky Engineering and Surveying, Inc. The access to the proposed pier is across the existing lawn area with no changes proposed.

- (10) Vegetation may be removed in excess of the standards in Section 1415(P) of this ordinance in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Planning Board. Construction equipment must access the shoreline by barge when feasible as determined by the Planning Board.

(a) When necessary, the removal of trees and other vegetation to allow for construction equipment access to the stabilization site via land must be limited to no more than 12 feet in width. When the stabilization project is complete the construction equipment accessway must be restored.

(b) Revegetation must occur in accordance with Section 1415(S).

This section is not applicable. This is not a shoreline stabilization project.

- (11) A deck over a river may be exempted from the shoreland setback requirements if it is part of a downtown revitalization project that is defined in a project plan approved by the legislative body of the municipality, and may include the revitalization of structures formerly used as mills that do not meet the structure setback requirements, if the deck meets the following requirements:

(a) The total deck area attached to the structure does not exceed 700 square feet;

(b) The deck is cantilevered over a segment of a river that is located within the boundaries of the downtown revitalization project;

- (c) The deck is attached to or accessory to an allowed commercial use in a structure that was constructed prior to 1971 and is located within the downtown revitalization project;
- (d) The construction of the deck complies with all other applicable standards, except the shoreline setback requirements in section 1415(B); and
- (e) The construction of the deck complies with all other state and federal laws.

This section is not applicable. The proposed pier is not part of the downtown revitalization project.

Real Estate Transfer Tax Paid

DLN: 1002040114060

Receipt # 121595 KNOX SS: RECEIVED

ERECORDED

VOL 5619 PG 32

10/02/2020 09:56:24 AM

5 Pages

Instr # 2020-9656

ATTEST: Madelene F. Cole, Knox Co Registry of Deeds

WARRANTY DEED
Maine Short Form

We, **NICHOLAS C. RUFFIN and PATRICIA H. BOYD**, of Rockport, Knox County, Maine for consideration paid, **grants to 55 SEA STREET, LLC**, a Maine Limited Liability Company organized and existing under the laws of the State of Maine, with **Warranty Covenants**, a certain lot or parcel of land together with any buildings thereon, situated in Rockport, County of Knox, State of Maine, bounded and described as follows:

A certain lot of parcel of land, together with the buildings thereon, situated on the easterly side of Sea Street in Rockport, Maine, and bounded and described as follows:

BEGINNING at a drill hole in ledge in the easterly line of Sea Street at the northwesterly corner of land now or formerly of Swan (formerly Whipple); thence Norther 15° East along line of Sea Street nine (9) feet, more or less, to an angle' thence North 19° 5' West still by Sea Street forth-seven and seven tenths (47.7) feet, more or less, to a corner of land now or formerly of Whipple; thence South 78° East along line now or formerly of Whipple one hundred forty-four and five tenths (144.5) feet, more or less, to a stake at top of bank; thence same course to shore; thence southerly as shore runs about fifty (50) feet to a point which bears South 78° East from a stake at top of bank in the northerly line of land now or formerly of aforesaid Swan; thence North 78° West to top of bank and same course ninety-eight and two tenths (98.2) feet, more or less, to place of beginning; together with any rights which the grantor may have to the shore and flats adjoining.

MEANING AND INTENDING to convey a fifty (50) foot strip of land running parallel to the northerly line of land now or formerly of Swan, and being a portion of the property conveyed by the Rockland-Rockport Lime Company to Allen Agency, as Trustee, and conveyed by Allen Agency to Seymour N. Fox by deed dated August 17, 1950, recorded in the Knox County Registry of Deeds at Book 314, Page 384.

For further reference, see deed of Seymour N. Fox to Vladimir Sokoloff and Eleanor Sokoloff dated August 27, 1954, and recorded in the Knox County Registry of Deeds at Book 336, Page 182.

ALSO CONVEYING a certain lot of parcel of land situated on the easterly side of Sea Street in Rockport, County of Knox and State of Maine, bounded and described as follows:

BEGINNING at a point in the easterly line of Sea Street at the northwesterly corner of land owned now or formerly by Seymour Fox; thence North $19^{\circ}5'$ West along the line of Sea Street, one hundred sixteen (116) feet, more or less, to a corner; thence South 78° East two hundred forty-eight (248) feet, more or less, to an iron bolt on the shore of the harbor; thence southerly along the shore about one hundred (100) feet to the land now or formerly of Fox; thence by Fox land North 78° West to a stake at top of bank and same course, one hundred forty-four and five tenths (144.5) feet, more or less, to place of beginning; together with shore rights and privileges.

MEANING AND INTENDING hereby to convey the same premises as conveyed to Mary Meeker Cramer by Esther R. Whipple by deed dated August 19, 1953, recorded in the Knox County Registry of Deeds in Book 333, Page 39.

For reference, see deed from Katharine S. McLaughlin and Laurie Sokoloff to Nicholas C. Ruffin and Patricia H. Boyd dated November 27, 2019 and recorded in the Knox County Registry of Deeds at Book 5492, Page 174.

ALSO CONVEYING, with **Quitclaim Covenants** only, the following surveyor derived description of the subject parcels:

A certain lot or parcel of land located on the northeasterly side of Sea Street and on the Westerly side of Rockport Harbor in the Town of Rockport, County of Knox, State of Maine, and being more particularly described as follows:

BEGINNING at a 5/8 inch rebar proposed at a corner of a chain link fence on the northeasterly right-of-way line of Sea Street and at the southwesterly corner of land of The Inhabitants of The Town of Rockport as described in deeds recorded in Book 3298, Page 225 and Book 317, Page 16 of the Knox County Registry of Deeds. Said point of beginning being S $41^{\circ}14'17''$ E a distance of 116.26 feet from a 5/8 inch rebar found at the northwest corner of said land of The Inhabitants of The Town of Rockport.

THENCE N 68°15'27" E along said land of The Inhabitants of The Town of Rockport and along said chain link fence a distance of 18.20 feet to an angle in said fence.

THENCE N 89°13'52" E along said land of The Inhabitants of The Town of Rockport and along said chain link fence a distance of 80.06 feet to an angle in said fence.

THENCE S 76°24'26" E along said land of The Inhabitants of The Town of Rockport and along said chain link fence a distance of 70.89 feet to a 5/8 inch rebar proposed.

THENCE S 76°24'26" E along said land of The Inhabitants of The Town of Rockport and along said chain link fence a distance of 37 feet more or less to the apparent high water line of Rockport Harbor.

THENCE southerly along said apparent high water line of Rockport Harbor a distance of 166 feet more or less to the northeasterly corner of land of Jeremy B. Fletcher and Charlotte W. Fletcher, Trustees of the Fletcher Living Trust as described in a deed recorded in Book 4023, Page 81 of the Knox County Registry of Deeds.

THENCE S 84°15'56" W along said land of said Trust a distance of 27 feet more or less to a 1 inch iron rod found which bears S 06°42'06" E a distance of 134.05 feet from last mentioned 5/8 inch rebar proposed.

THENCE S 84°15'56" W along said land of said Trust a distance of 98.20 feet to a 5/8 inch rebar proposed on said northeasterly right-of-way line of Sea Street.

THENCE northwesterly along said Sea Street right-of-way line a distance of 174 feet more or less back to the point of beginning which bears N 28°54'07" W a distance of 173.39 feet from the last mentioned 5/8 inch rebar proposed.

TOGETHER WITH to the shore and flats appurtenant to the above described parcel.

SUBJECT to an easement granted by these Grantors to Jeremy B. Fletcher and Charlotte W. Fletcher in their capacity as Trustees of the Fletcher Living Trust recorded in Book 5492 Page 60 in the Knox County Registry of Deeds. This easement runs for the benefit of said land of said Trust to maintain and replace a brick driveway over the southwesterly corner of the above described parcel and being more particularly described as follows;

BEGINNING at a 5/8 inch rebar proposed on the northeasterly right-of-way line of Sea Street at the southwesterly corner of land of Katherine S. Mclaughlin as described in a deed recorded in Book 3915, Page 338 of the Knox County Registry of Deeds. Said point of beginning being S 28°54'07" E a distance of 173.39 feet from a 5/8 inch rebar proposed at the northwest corner of said land of Mclaughlin.

THENCE N 20°50'35" W along said right-of-way line a distance of 1.50 feet.

THENCE N 84°15'56" E a distance of 4.44 feet.

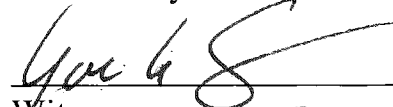
THENCE S 05°44'04" E a distance of 1.45 feet to the northerly property line of land of Jeremy B. Fletcher and Charlotte W. Fletcher, Trustees of the Fletcher Living Trust as described in a deed recorded in Book 4023, Page 81 of the Knox County Registry of Deeds.

THENCE S 84°15'56" W along said land of said Trust a distance of 4.05 feet back to the point of beginning.

MEANING and intending to describe 24,807 square feet of land as shown on a plan titled "*BOUNDARY AND TOPOGRAPHIC SURVEY, NICK RUFFIN & HOLLY BOYD*" by Gartley & Dorsky Engineering & Surveying dated October 1, 2019 and last revised November 14, 2019.

All directions are referenced to the Maine Coordinate System of 1983 (2011), East Zone. All distances are grid distances with a combined scale factor of 0.99992921. All 5/8 inch rebar set are marked with a plastic surveyor's cap stamped "G&D 2290-2366-2424-2473".

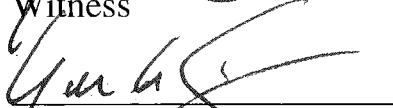
Witness my hand and seal this 1 day of October, 2020.



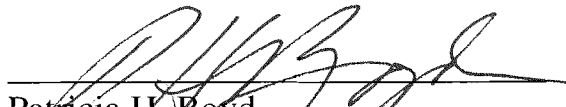
Witness



Nicholas C. Ruffin



Witness



Patricia H. Boyd

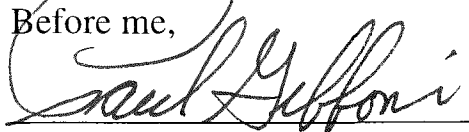
ACKNOWLEDGMENT

State of Maine
County of KNOX, ss.

Date: *October 1, 2020*

Then personally appeared before me the above-named Nicholas C. Ruffin and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

Paul Gibbons

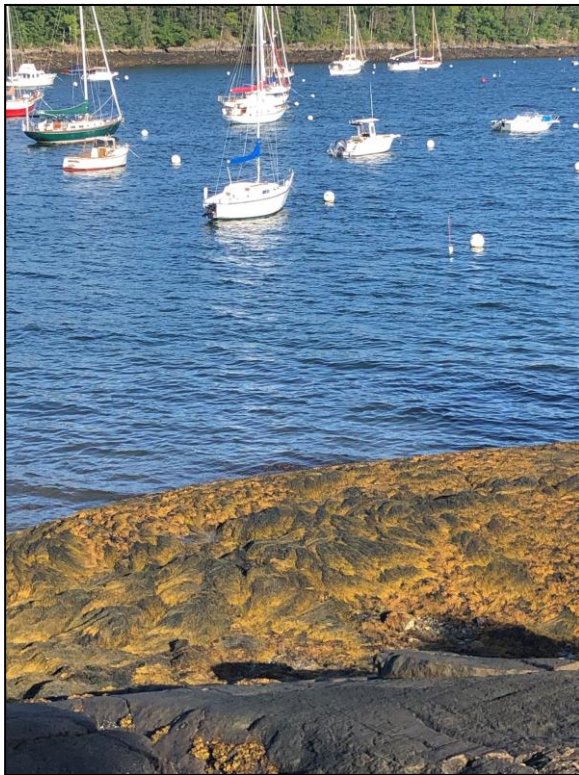






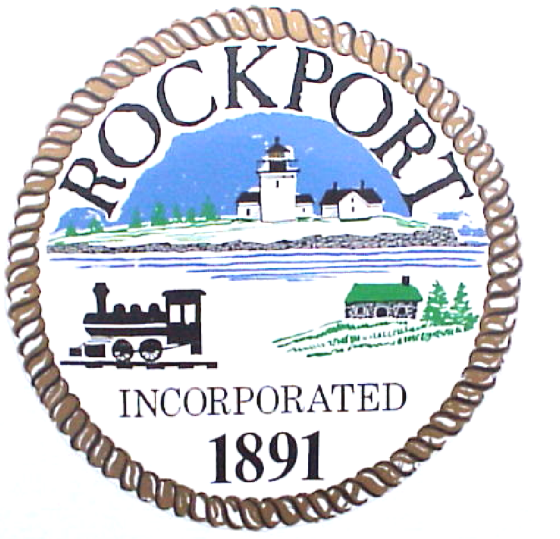
PICTURE 1

DATE: 10/7/20



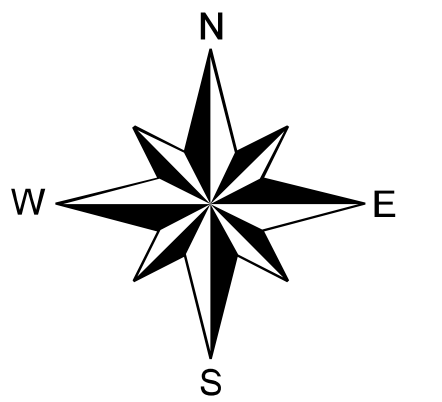
PICTURE 2

DATE: 10/7/20



TOWN OF
ROCKPORT
KNOX COUNTY, MAINE

April 1, 2011

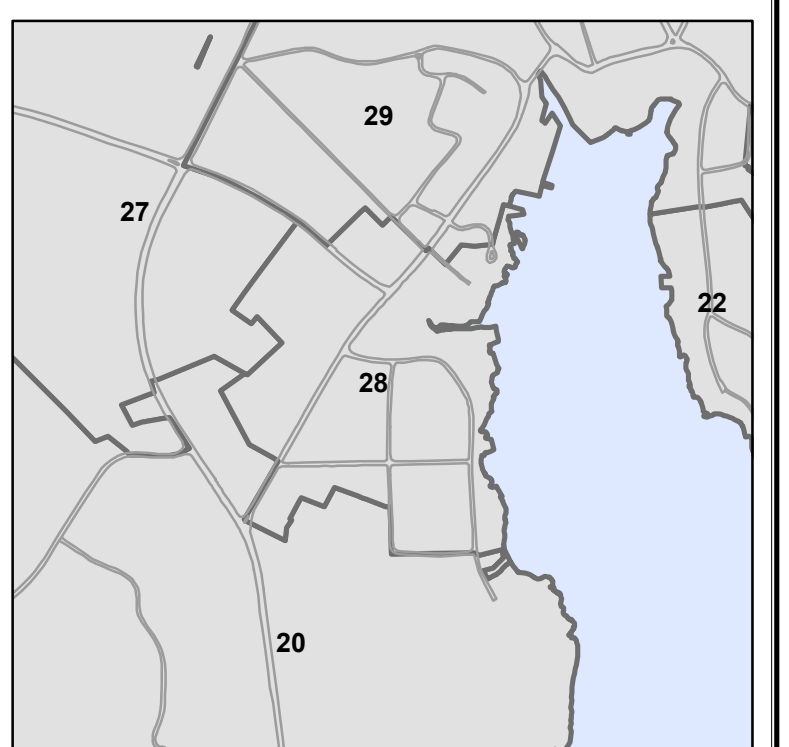
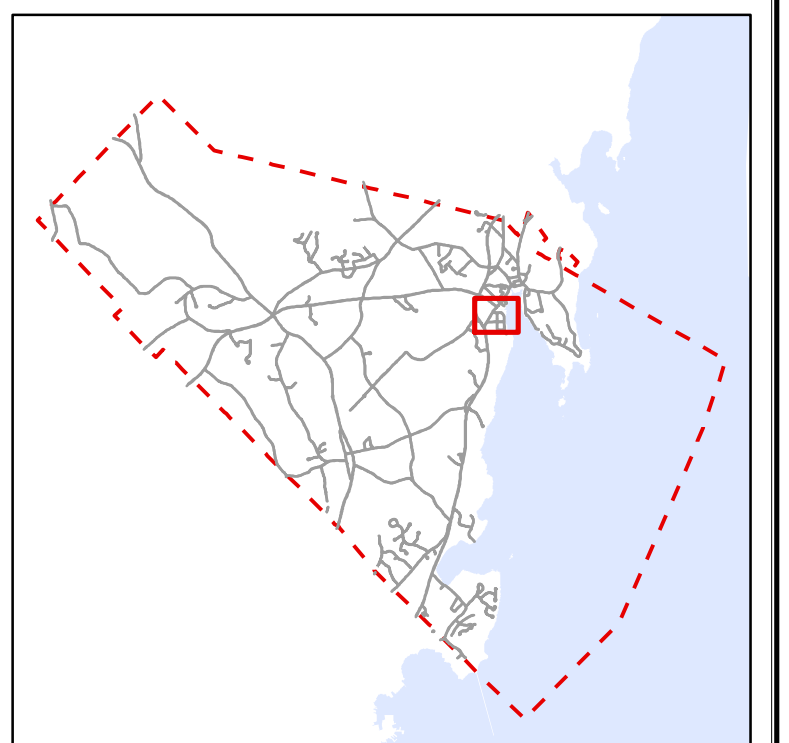


DISCLAIMER

Tax maps are compiled from 2001 aerial photography, existing surveys, deeds, and landowner's descriptions. They are to be used for assessment purposes only.

LEGEND

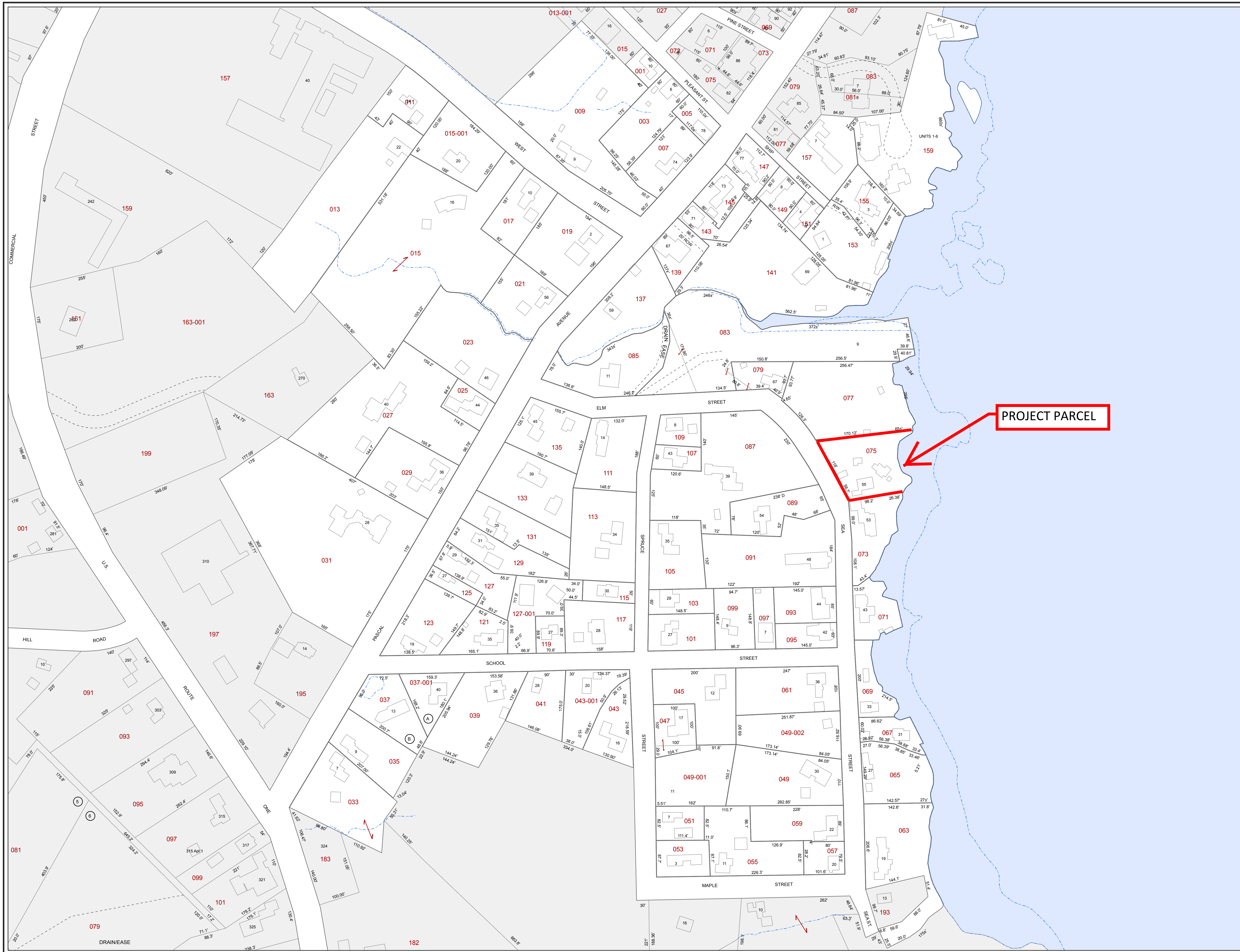
- Property Hook
- Easement Line
- Hydrography Line
- Town Line
- Parcel
- Water
- Subdivision Lot No.
- Building w/ Street Number



Map 28



Printed: 12/2/2011



ABUTTING LAND OWNERS

SYMBOL	OWNER	MAP - LOT
①	JEREMY B. & CHARLOTT FLETCHER TRUSTEES-FLETCHER LIVING TRUST 53 SEA STREET ROCKPORT, ME 04856	MAP 28 - LOT 73
②	TOWN OF ROCKPORT 101 MAIN STREET ROCKPORT, ME 04856	MAP 28 - LOT 77
③	NANCY & WILLIAM OTTAVIANO OTTAVIANO FAMILY TRUST 525 N ANGELINA DRIVE PLACENTIA, CA 92870	MAP 28 - LOT 87
④	JOHN W. WELSH, TRUSTEE JOHN WHITTINGTON WELSH TRUST 54 SEA STREET ROCKPORT, ME 04856	MAP 28 - LOT 89

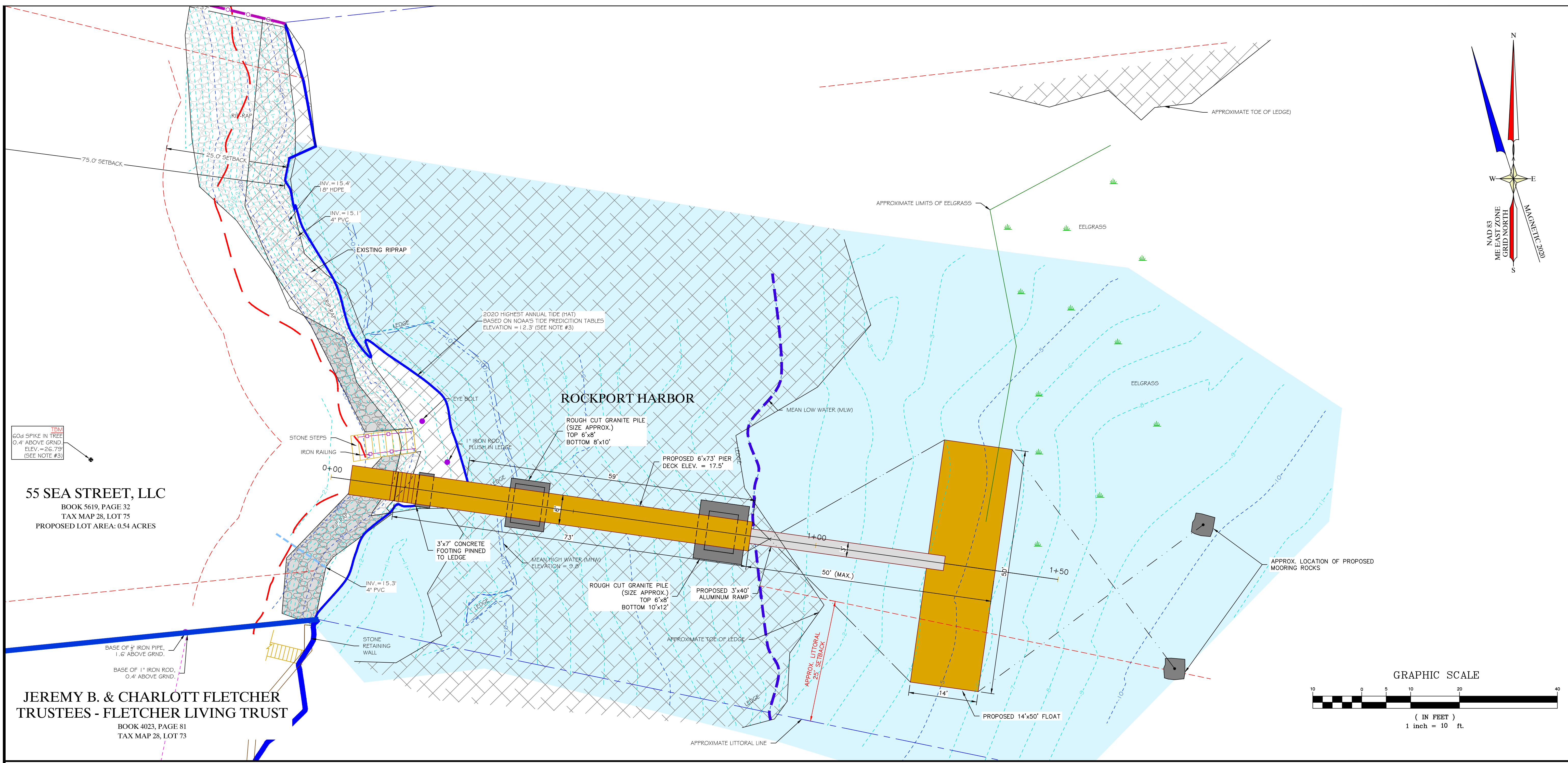


H:\Land Projects\3\2020\Drawings\2020\Abutters Map.dwg

Gartley & Dorsky
ENGINEERING SURVEYING
CAMDEN, MAINE (207) 236-4365
DAMARISCOTTA, MAINE (207) 790-5005
WWW.GARTLEYDORSKY.COM

ABUTTERS MAP
55 SEA STREET
ROCKPORT, MAINE

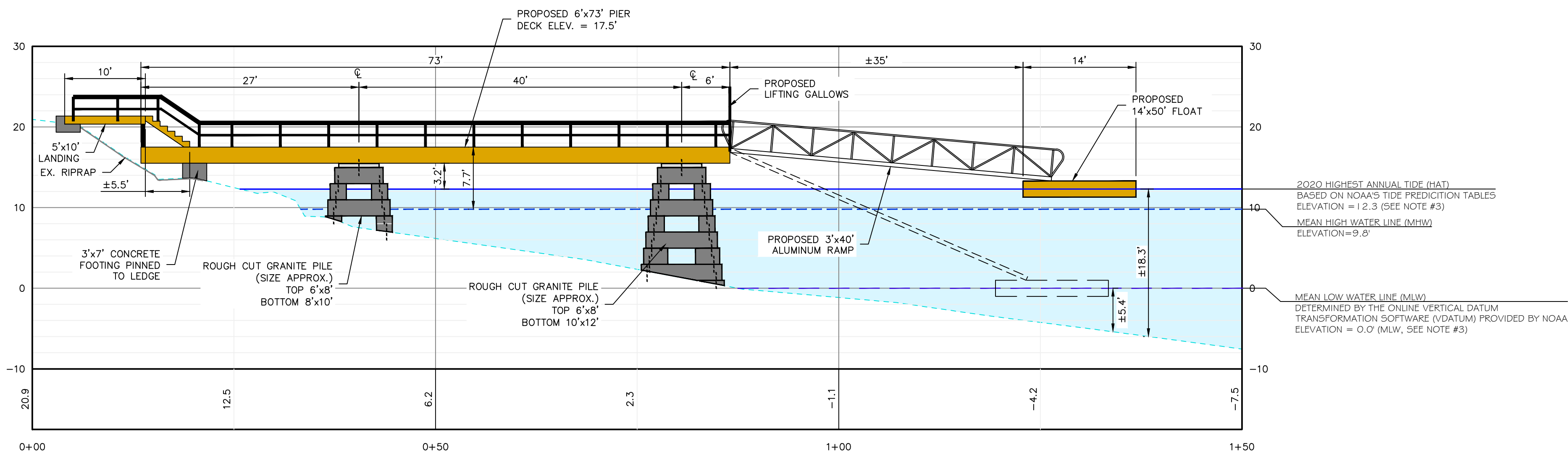
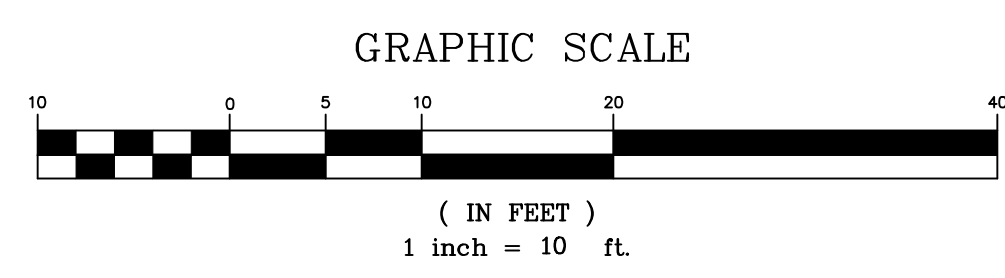
FEBRUARY 3, 2021 PROJ. NO. 2020-268 SITE PLAN REVIEW



604 SPIKE IN TREE
0.4' ABOVE GRND.
ELEV. = 26.79'
(SEE NOTE #3)

55 SEA STREET, LLC
BOOK 5619, PAGE 32
TAX MAP 28, LOT 75
PROPOSED LOT AREA: 0.54 ACRES

JEREMY B. & CHARLOTT FLETCHER TRUSTEES - FLETCHER LIVING TRUST
BOOK 4023, PAGE 81
TAX MAP 28, LOT 73



PIER PROFILE
SCALE: 1" = 10'

LEGEND

- APPROXIMATE PROPERTY LINE
- IRON ROD FOUND
- EXISTING CONTOUR
- STORM PIPE
- CHAIN LINK FENCE

GENERAL SITE NOTES:

- LOT INFORMATION:
PHYSICAL ADDRESS: 55 SEA STREET, ROCKPORT, ME 04843
TAX MAP: 28 LOT: 75
ZONING: HARBOR VILLAGE
- LOT COVERAGE BASED ON PROPOSED PROPERTY LINE ADJUSTMENT AND THE PROPOSED PIER:
LOT AREA = 0.54 ACRES = 23,522.4 SF
ALLOWABLE LOT COVERAGE = ±4,705 SF = 20%
EXISTING LOT COVERAGE = 647 SF = 2.75%
• STAIRS = ±45 SF
• RIPRAP = ±336 SF
• PIER = ±131 SF
• DRIVEWAY = ±115 SF
REMAINING ALLOWABLE LOT COVERAGE: 17.25% (±4,058 SF)
- OWNER & APPLICANT:
JEREMY FLETCHER
55 SEA STREET
ROCKPORT, ME 04843
- ENGINEER & SURVEYOR:
GARTLEY & DORSKY ENGINEERING & SURVEYING INC.
59 UNION STREET UNIT 1, P.O. BOX 1031, CAMDEN, ME, 04843
(207) 236-4365
- NOTES:
• THE PROPOSED PIER WILL BE LOCATED IN THE MIDDLE HARBOR.
• THE EXISTING PIER TO THE SOUTH IS APPROXIMATELY 120' AWAY.
- IMPACTS IN THE TIDAL ZONES:
• DIRECT IMPACTS = ±88 SF
• 2 GRANITE PILES = ±88 SF (INTERTIDAL)
• INDIRECT IMPACTS = ±1,186 SF
• PIER = ±376 SF (INTERTIDAL)
• RAMP & FLOAT = ±810 SF (SUBTIDAL)

PLAN REFERENCES:

- 'BOUNDARY AND TOPOGRAPHIC SURVEY, NICK RUFFIN & HOLLY BOYD' BY GARTLEY & DORSKY ENGINEERING & SURVEYING DATED OCTOBER 1, 2019 AND LAST REVISED NOVEMBER 19, 2019.
- 'TOPOGRAPHIC SURVEY, JEREMY FLETCHER,' BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED OCTOBER 29, 2020.

NOTES FROM PLAN REFERENCE #2:

- THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE TAKEN FROM PLAN REFERENCE #1.
- PLAN ORIENTATION IS REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY.
- ELEVATIONS ARE REFERENCED TO MEAN LOW WATER (MLW) BASED ON STATIC GPS OBSERVATIONS PERFORMED ON JUNE 5, 2015 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). NAVD 1988 ELEVATIONS WERE ADJUSTED TO MLW BY ADDING 5.3' BASED ON DATUM CALCULATION.
- THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED ON OCTOBER 26, 2020.
- OWNER INFORMATION IS TAKEN FROM THE TOWN OF ROCKPORT TAX COMMITMENT DATED 2020.
- BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS.

FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION

PIER PLAN	JEREMY FLETCHER	JEREMY FLETCHER	JEREMY FLETCHER	JEREMY FLETCHER
SCALE: 1"=10'	DATE: FEBRUARY 5, 2021	STATE: MAINE	COUNTY: KNOX	NO.
DRAWN BY: AGP	CHECKED BY:	TOWN: ROCKPORT	REVISIONS	DATE

Gartley & Dorsky
ENGINEERING & SURVEYING

59 Union Street, Unit 1, P.O. Box 1031, Camden, ME 04843-1031
Ph: (207) 236-4365 Fax: (207) 236-9055 Toll Free: 1-888-282-4365
105 Main Street, Suite 212, P.O. Box 1072, Damariscotta, Maine 04843
Ph: (207) 790-5005

PROJ. NO. 2020-268

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