

March 11, 2021

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

Buck Holdings, LLC: Site Plan Review Pre-Application Meeting
Project 2020-350

Dear Planning Board:

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the Town of Rockport for Buck Holdings, LLC, owner of the property located at 1132 Commercial Street. The owner is proposing to construct a 16' x 32' retail building and 19' x 54' greenhouse. The applicant is proposing to maintain the existing building located at 1126 Commercial Street and use it as a retail space. A 20' wide driveway is proposed between the two lots. The proposed driveway will also cross Lot 90 on the Town of Rockport Tax Map 1.

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

Owner: Buck Holdings, LLC

Subject Parcel: Map 1 Lots 80, 90 and 100

Deed: Book 5645, Page 310, Book 5654, Page 9 & Book 5649 Page 210

Zone: Mixed Business Residential, Building Footprint 4,000 SF (906)

We are requesting placement on the March 25th Planning Board agenda for a pre-application meeting. 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): Buck Holdings, LLC

Owner(s) Mailing Address: P.O. Box 64, South Thomaston, ME 04856

Owner(s) Tel. # _____ Fax _____ Email buckh@midcoast.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 Plants Unlimited

Map: 1 Lot: 80, 90 & 100 Lot Area: 0.48, 3.76 & 0.73 Project Footprint: _____

911E Street Address 1132 Commercial Street

Site Plan Applicability:

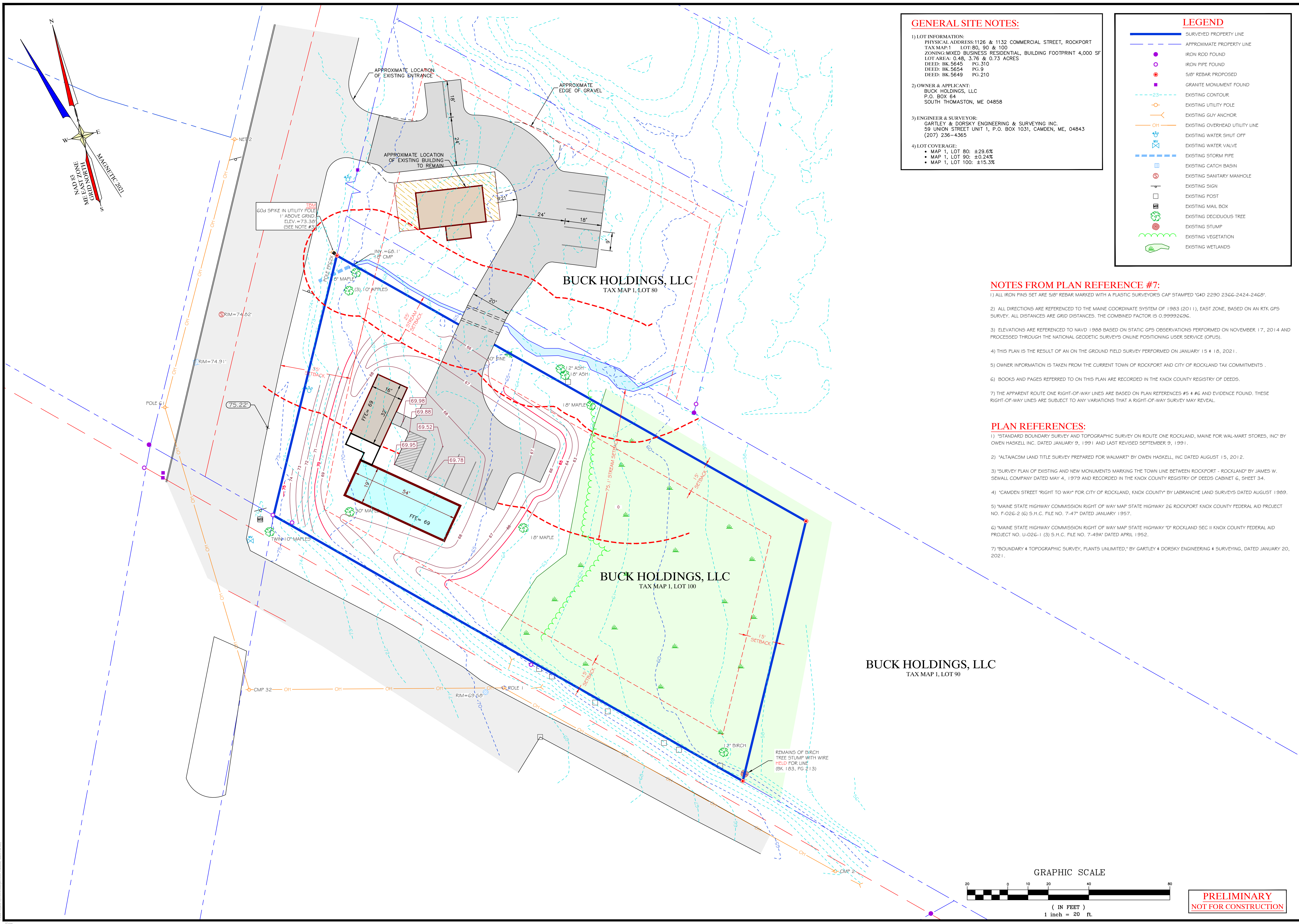
- New non-residential or multi-family building
- Enlargement of non-residential or multi-family building
- Paving, filling or grading more than 5,000 square feet
- New use or change of use
- Pier, dock or bulkhead
- Other

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

See attached documents.

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

Signature of Applicant  Date: 3-10-21



GENERAL SITE NOTES:

- 1) LOT INFORMATION:
 PHYSICAL ADDRESS: 1126 & 1132 COMMERCIAL STREET, ROCKPORT
 TAX MAP: 1 LOT: 80, 90 & 100
 ZONING: MIXED BUSINESS RESIDENTIAL, BUILDING FOOTPRINT 4,000 SF
 LOT AREA: 0.48, 3.76 & 0.73 ACRES
 DEED: BK 5645 PG. 310
 DEED: BK 5654 PG. 9
 DEED: BK 5649 PG. 210
- 2) OWNER & APPLICANT:
 BUCK HOLDINGS, LLC
 P.O. BOX 64
 SOUTH THOMASTON, ME 04858
- 3) ENGINEER & SURVEYOR:
 GARTLEY & DORSKY ENGINEERING & SURVEYING INC.
 59 UNION STREET UNIT 1, P.O. BOX 1031, CAMDEN, ME, 04843
 (207) 236-4365
- 4) LOT COVERAGE:
 • MAP 1, LOT 80: ±29.6%
 • MAP 1, LOT 90: ±0.24%
 • MAP 1, LOT 100: ±15.3%

LEGEND

	SURVEYED PROPERTY LINE
	APPROXIMATE PROPERTY LINE
	IRON ROD FOUND
	IRON PIPE FOUND
	5/8" REBAR PROPOSED
	GRANITE MONUMENT FOUND
	EXISTING CONTOUR
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER SHUT OFF
	EXISTING WATER VALVE
	EXISTING STORM PIPE
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING SIGN
	EXISTING POST
	EXISTING MAIL BOX
	EXISTING DECIDUOUS TREE
	EXISTING STUMP
	EXISTING VEGETATION
	EXISTING WETLANDS

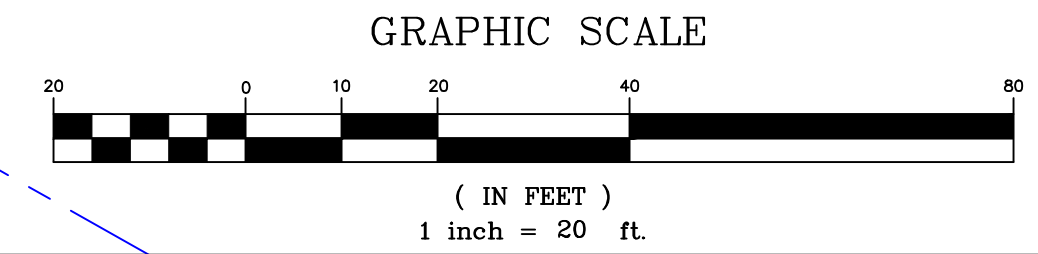
NOTES FROM PLAN REFERENCE #7:

- 1) ALL IRON PINS SET ARE 5/8" REBAR MARKED WITH A PLASTIC SURVEYOR'S CAP STAMPED 'G4D 2290 2366-2424-2468'.
- 2) ALL DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99992696.
- 3) ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON NOVEMBER 17, 2014 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).
- 4) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED ON JANUARY 15 & 16, 2021.
- 5) OWNER INFORMATION IS TAKEN FROM THE CURRENT TOWN OF ROCKPORT AND CITY OF ROCKLAND TAX COMMITMENTS.
- 6) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS.
- 7) THE APPARENT ROUTE ONE RIGHT-OF-WAY LINES ARE BASED ON PLAN REFERENCES #5 & #6 AND EVIDENCE FOUND. THESE RIGHT-OF-WAY LINES ARE SUBJECT TO ANY VARIATIONS THAT A RIGHT-OF-WAY SURVEY MAY REVEAL.

PLAN REFERENCES:

- 1) "STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY ON ROUTE ONE ROCKLAND, MAINE FOR WAL-MART STORES, INC" BY OWEN HASKELL INC. DATED JANUARY 9, 1991 AND LAST REVISED SEPTEMBER 9, 1991.
- 2) "ALTAACSM LAND TITLE SURVEY PREPARED FOR WALMART" BY OWEN HASKELL, INC DATED AUGUST 15, 2012.
- 3) "SURVEY PLAN OF EXISTING AND NEW MONUMENTS MARKING THE TOWN LINE BETWEEN ROCKPORT - ROCKLAND" BY JAMES W. SEWALL COMPANY DATED MAY 4, 1979 AND RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS CABINET 6, SHEET 34.
- 4) "CAMDEN STREET 'RIGHT TO WAY' FOR CITY OF ROCKLAND, KNOX COUNTY" BY LABRANCHE LAND SURVEYS DATED AUGUST 1989.
- 5) "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 26 ROCKPORT KNOX COUNTY FEDERAL AID PROJECT NO. F-026-2 (6) S.H.C. FILE NO. 7-47" DATED JANUARY 1957.
- 6) "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 'D' ROCKLAND SEC II KNOX COUNTY FEDERAL AID PROJECT NO. U-026-1 (3) S.H.C. FILE NO. 7-49A" DATED APRIL 1952.
- 7) "BOUNDARY & TOPOGRAPHIC SURVEY, PLANTS UNLIMITED," BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED JANUARY 20, 2021.

SHEET TITLE: PRELIMINARY SITE PLAN SKETCH		NO.	DATE
CLIENT/PROJECT: PLANTS UNLIMITED		DRAWN BY: LP	REVISIONS
LOCATION: COMMERCIAL STREET		CHECKED BY: HBS	
TOWN: ROCKPORT		SCALE: 1:20	
COUNTY: KNOX		STATE: MAINE	
DATE: MARCH 11, 2021			
Gartley & Dorsky ENGINEERING & SURVEYING 59 Union Street, Unit 1, P.O. Box 1031, Camden, ME 04843-1031 Ph: (207) 236-4365 Fax: (207) 236-3055 Toll Free: 1-888-282-4365 165 Main Street, Suite 210 P.O. Box 1072 Damariscotta, Maine 04843 Ph: (207) 790-5005			
ADVANCE COPY			
PROJ. NO. 2020-350			
C1			



PRELIMINARY NOT FOR CONSTRUCTION