



PLAN REFERENCES:
 1) "BOUNDARY & TOPOGRAPHIC SURVEY, FOR BUCK HOLDINGS, LLC" BY GARTLEY & DORSKY ENGINEERING & SURVEYING, INC. DATED JANUARY 20, 2021 AND LAST REVISED MARCH 6, 2021.

SURVEYOR'S NOTES:
 1) 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.
 2) ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON NOVEMBER 17, 2014 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE (OPUS).
 3) OWNER INFORMATION IS TAKEN FROM THE CURRENT TOWN OF ROCKPORT AND CITY OF ROCKLAND TAX COMMITMENTS.
 4) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS.

GENERAL SITE NOTES:

- 1) LOT INFORMATION:
 PHYSICAL ADDRESS: 1126 & 1132 COMMERCIAL STREET, ROCKPORT, ME 04856
 TAX MAP: 1 LOT: 80, 90 & 100
 ZONING: MIXED BUSINESS RESIDENTIAL, BUILDING FOOTPRINT 4,000 SF (906)
 LOT AREA: 0.45, 3.76 & 0.73 ACRES
 DEED: BK. 5645 PG. 310, BK. 5654 PG. 9 & BK. 5649 PG. 210
- 2) OWNER & APPLICANT:
 BUCK HOLDINGS, LLC
 P.O. BOX 64, SOUTH THOMASTON, ME, 04856
- 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:
 ALLOWABLE: 50%
 MAP 1, LOT 80: ±37.2%
 MAP 1, LOT 90: ±0.28%
 MAP 1, LOT 100: ±15.3%

LEGEND

	SURVEYED PROPERTY LINE
	APPROXIMATE PROPERTY LINE
	IRON ROD FOUND
	IRON PIPE FOUND
	5/8" REBAR SET
	GRANITE MONUMENT FOUND
	EXISTING CONTOUR
	PROPOSED 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
	AIR CONDITIONER

APPROVED:
 TOWN OF ROCKPORT PLANNING BOARD

DATE: _____

CHAIR _____

SHEET TITLE: SITE PLAN	
SCALE: 1:20	DRAWN BY: AGP
TOWN: ROCKPORT	CHECKED BY: HEG
COUNTY: KNOX	STATE: MAINE
DATE: APRIL 7, 2021	
CLIENT/PROJECT: CANOPY	
LOCATION: COMMERCIAL STREET	
PROJ. NO. 2020-350	

Gartley & Dorsky
 ENGINEERING SURVEYING

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WILLIAM B. GARTLEY
 No. 7961
 LICENSED PROFESSIONAL ENGINEER

PROJ. NO. 2020-350

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