

LEGEND

— SURVEYED LINE	▨ 18' WIDE GRAVEL ROAD
— SETBACK	▨ GRAVEL DRIVEWAY
● IRON ROD FOUND	▨ 18' WIDE PAVED ROAD
○ EXISTING CONTOUR	▨ PROPOSED GRASSED UNDERDRAIN SOIL FILTER
○ PROPOSED CONTOUR	— PROPOSED UNDERDRAIN
○ EXISTING UTILITY POLE	— PROPOSED WATER LINE
○ EXISTING GUY ANCHOR	— PROPOSED SHUTOFF VALVE
○ EXISTING OVERHEAD UTILITY LINE	— PROPOSED UTILITY POLE
○ EXISTING WELL	— PROPOSED OVERHEAD UTILITIES
— EXISTING STORM PIPE	— PROPOSED UNDERGROUND UTILITIES
○ CONIFEROUS TREE	— PROPOSED PUMP STATION
○ DECIDUOUS TREE	— PROPOSED FORCE MAIN
— VEGETATION LIMITS	— PROPOSED SANITARY LINE (GRAVITY)
— WETLANDS (SURVEY LOCATED)	▨ PROPOSED CATCH BASIN
— APPROXIMATE WETLANDS (GPS LOCATED)	▨ PROPOSED STORMWATER LINE
○ TEST PIT	▨ PROPOSED SEDIMENT BARRIER
— 25' STREAM SETBACK	▨ PROPOSED TREE CLEARING LINE
— 75' STREAM SETBACK	▨ PHASE 1
○ PROPOSED LIGHT	▨ PHASE 2

GENERAL SITE NOTES:

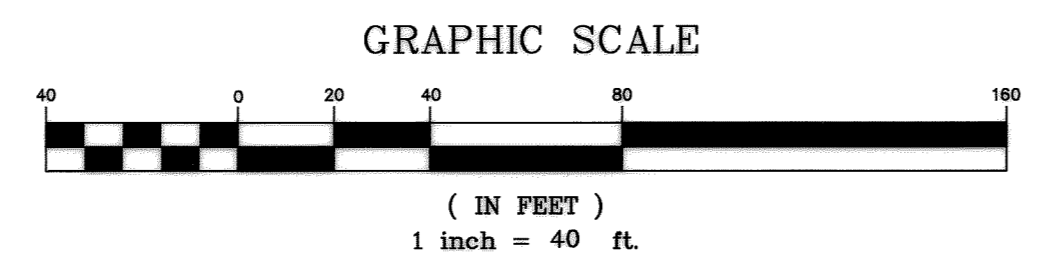
- LOT INFORMATION:**
PHYSICAL ADDRESS: COMMERCIAL STREET
TAX MAP 10 LOT 60
ZONING: MIXED BUSINESS & RESIDENTIAL
ALLOWABLE BUILDING FOOTPRINT: 10,000 S.F.
LOT AREA: 10.8 ACRES
DEED: BK. 4895 PG. 287
- OWNER & APPLICANT:**
RIDGE AT ROCKPORT, L.L.C. - TONY CASELLA
55 HILLTOP DRIVE
ROCKPORT, ME 04856
- ENGINEER:**
GARTLEY & DORSKY ENGINEERING & SURVEYING, INC.
598 UNION STREET - P.O. BOX 1031 - CAMDEN ME - 04843
(207) 236-4365
- NUMBER OF UNITS:** 20
- NUMBER OF PARKING SPACES:** 40
- PROPOSED WETLAND IMPACT:** 14,957 S.F.
- SEWAGE DISPOSAL:** PRIVATE SHARED SEPTIC SYSTEMS
- WATER SUPPLY:** PRIVATE SHARED WELLS
- UTILITIES:** ALL UTILITIES SHOWN ON THIS PLAN ARE SCHEMATIC ONLY. ALL UTILITIES SHALL BE INSTALLED PER ALL LOCAL AND STATE REGULATIONS.
MAINTAIN 10' MIN. SEPARATION BETWEEN ALL WATER LINES AND SANITARY LINES.
MAINTAIN 10' MIN. SEPARATION BETWEEN WATER LINES AND UNDERGROUND ELECTRICAL LINES.

PLAN REFERENCES:

- "BOUNDARY SURVEY, THE RIDGE AT ROCKPORT" BY GARTLEY & DORSKY ENGINEERING & SURVEYING DATED AUGUST 21, 2013.

SURVEYOR'S NOTES:

- THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE BASED ON PLAN REFERENCE #1.
- ALL IRON PINS SET ARE 5/8" REBAR MARKED WITH A PLASTIC SURVEYOR'S CAP STAMPED "G4D 2290-2424-2366".
- ALL DIRECTIONS ARE REFERENCED THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON A RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99992421.
- ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON AUGUST 16, 2013 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).
- THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED IN AUGUST, 2013.
- OWNER INFORMATION IS TAKEN FROM THE TOWN OF ROCKPORT TAX COMMITMENT DATED 2013.
- BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS.
- WETLAND BOUNDARY UPDATED BY DAVID MARCEAU, L.S.E., CERTIFIED SOIL SCIENTIST & WETLAND SCIENTIST, AUGUST 2013.



PLAN NOTES:

- ALL NECESSARY PERMITS SHALL BE SECURED FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PRIOR TO CONSTRUCTION; FULL STORMWATER MANAGEMENT PERMIT, NATURAL RESOURCE PROTECTION ACT (WETLAND DISTURBANCE, PERMIT-BY-RULE (ACTIVITY WITHIN 75' TO RESOURCE)), PERMIT-BY-RULE (STREAM CROSSING).
- UNIT SIZE AND LOCATIONS ARE SUBJECT TO CHANGE, BUILDING FOOTPRINT SHALL NOT EXCEED 1,500 S.F. WITHOUT PLANNING BOARD APPROVAL.
- PROPOSED STORMWATER MEASURES ARE SUBJECT TO CHANGE PER DEPS REQUIREMENTS.
- OVERHEAD UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CMP APPROVAL. CONTRACTOR SHALL COORDINATE UTILITY INSTALLATION WITH CMP PRIOR TO CONSTRUCTION.
- SEPTIC SYSTEM LOCATION AND SIZE MAY VARY. SEE HIE-200 DESIGN FOR CONSTRUCTION DETAILS.
- SUBDIVISION MAY BE CONSTRUCTED IN PHASES AS DEPICTED ON THE PLANS. FOR EACH PHASE OF THE DEVELOPMENT THE DEVELOPER SHALL CONSTRUCT THE ROADS, STORMWATER MEASURES, WELL AND SEPTIC SYSTEM PRIOR TO THE TOWN ISSUING ANY OCCUPANCY PERMITS FOR THE UNITS LOCATED IN PHASE.
PHASE 1: UNITS 1-5 PHASE 2: UNITS 5-7 PHASE 3: UNITS 8-14 PHASE 4: UNITS 15-20
- SITE LIGHTING SHALL BE FULLY SHIELDED DARK SKY FIXTURES. PROPOSED LIGHT LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. LIGHT FIXTURES SHALL NOT INCREASE IN LUMENS ON ABUTTING PROPERTY AS DETERMINE BY THE LIGHT MANUFACTURERS PHOTOMETRIC ANALYSIS FOR SELECTED LIGHT DESIGN.
- ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE TO BE MAINTAINED BY THE DEVELOPER OR HOME OWNERS ASSOCIATION AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN, UNTIL THEY MEET THE CURRENT MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS AT THE TIME OF THE REQUEST TO BECOME PUBLIC STREETS.
- A PERFORMANCE GUARANTEE SHALL BE PROVIDED TO THE TOWN PRIOR TO THE CONSTRUCTION OF EACH PHASE OF THE DEVELOPMENT IN ACCORDANCE WITH ARTICLE 13 OF THE SUBDIVISION ORDINANCE.
- ALL SIGNS SHALL COMPLY WITH BOTH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE TOWN OF ROCKPORT'S LAND USE ORDINANCE SECTION 1100 SIGNS AND ADVERTISING. STOP SIGNS SHALL BE PLACED AT THE END OF RIDGE ROAD, STA. 0+00 & 6+10.
- THE DEVELOPER OR HOME OWNERS ASSOCIATION SHALL MAINTAIN VEGETATION ALONG THE FRONTAGE OF THIS PARCEL ADJACENT TO THE ROUTE ONE TO ENSURE A CLEAR LINE-OF-SIGHT ALONG ROUTE 1 CORRIDOR FROM THE ACCESS ROAD. THE SIGHT DISTANCES SHALL BE MAXIMIZED TO THE GREATEST EXTENT PRACTICABLE AND AS INDICATED ON THIS PLAN.

APPROVED BY THE TOWN OF ROCKPORT PLANNING BOARD

PURSUANT TO TITLE 30-A, M.R.S.A. SECTION 4404

DATE: 1/9/2014

CHAIR: *[Signature]*

MEMBERS: *[Signatures]*

CONDITIONS: PLAN MUST BE RECORDED AT THE KNOX COUNTY REGISTRY OF DEEDS WITHIN TWO YEARS OF PLANNING BOARD APPROVAL TO REMAIN VALID.

State of Maine
KNOX, ss. Registry of Deeds
Received January 13, 2014
at 2:41 P.M. and recorded in
Cabinet 23 Sheet 73
ATTEST: *[Signature]*
REGISTRAR

CLIENT/PROJECT: RIDGE AT ROCKPORT, LLC
RIDGE AT ROCKPORT

SUBDIVISION PLAN

COMMERCIAL STREET (ROUTE 1)

ROCKPORT COUNTY: KNOX STATE: MAINE

DATE: DECEMBER 23, 2013

SCALE: 1" = 40'

DRAWN BY: JAM

CHECKED BY: AH

INCREASED TURNAROUND DISTANCE #

ADDED NOTES #, 9, 10 & 11.

REVISIONS

NO.

DATE

Gartley & Dorsky ENGINEERING & SURVEYING

598 Union Street, P.O. Box 1031, Camden, ME 04843-1031
PH: (207) 236-4365 Fax: (207) 236-9055 Toll Free: 1-888-282-4365

ANDREW D. HEDRICH 12658 LICENSED PROFESSIONAL ENGINEER

PROJ. NO. 2013-172

REC-1

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1 Pages
PLAN
Instr: # 2014-3
ATTEST: Lisa J. Simmons, Knox County Registry of Deeds