

**LETTER OF TRANSMITTAL**

**PROJECT NO. #** 2013-172

**DATE:** May 12, 2021

**TO:** Town of Rockport  
101 Main St.  
Rockport, ME 04856

**ATTENTION:** Town Clerk

**RE:** Subdivision Pre-Application  
Herb, LLC  
Ridge Creek  
Commercial St.  
Rockport, ME

WE ARE SENDING YOU

enclosed

under separate cover

Prints

Mylar

Deed description

Proposal

Billing

Letter

Report

Copy of letter

HHE 200

Application

COPIES	DATE	DESCRIPTION
2	May 12, 2021	Subdivision Application
1	May 12, 2021	Check #37974 \$50.00

**THESE ARE TRANSMITTED AS CHECKED BELOW:**

As requested

For your use

For approval

For Review and Comment

Return with Corrections

Other

**REMARKS:**

If you have any questions, please call us at 236-4365. Thank you for your attention to this matter.

Sincerely,

**Gartley & Dorsky Engineering & Surveying Inc.**



Carole Gartley  
Permitting

**Herb, LLC Map 10 Lot 60, COMMERCIAL STREET, ROCKPORT, MAINE  
SUBDIVISION REVIEW  
PRE-APPLICATION**

**SUBMISSION LIST  
May 12, 2021**

<u>Description of Document</u>	<u>Document Date</u>
1. Cover Letter	May 12, 2021
2. Subdivision Application	May 12, 2021
3. Location Map	May 12, 2021
4. Subdivision Plan C1	May 12, 2021

May 12, 2021

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

**Herb, LLC: Subdivision Pre-Application Meeting**  
Project 2013-172

Dear Planning Board:

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the Town of Rockport for Herb, LLC, owner of the property identified as Map 10, Lot 60. The property is located off Commercial Street (Route 1) in Rockport. The subdivision is known as "Ridge Creek" and was also previously known as "The Ridge at Rockport". In 2013, the previous applicant, Ridge at Rockport, LLC, obtained Subdivision and Site Plan approval from the Town of Rockport Planning Board for a 20-unit condominium project located on the 10.8-acre parcel identified as Ridge at Rockport. In 2019 Herb, LLC amended the approved subdivision plan and reduced the total condominium units to 18, which included renaming the development, Ridge Creek. At this time, Herb, LLC would like to amend the project to convert it from an 18-unit condominium development to a 7-lot single-family subdivision. The developer intends to sell the lots individually; they do not intend to build the residences.

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

Owner: Herb, LLC

Subject Parcel: Map 10 Lot 60

Deed: Book 5195, Page 133

Zone: Mixed Business & Residential – Allowable Building Footprint: 10,000 SF

We are requesting placement on the May 27<sup>th</sup> Planning Board agenda for a pre-application Subdivision review meeting. We look forward to presenting this application to the Board.

Sincerely,

**Gartley & Dorsky Engineering & Surveying Inc.**



Andrew D. Hedrich, P.E.  
Senior Civil Engineer

# Town of Rockport Subdivision Application

## OWNER & APPLICANT INFORMATION (please print)

Property Owner(s): Herb, LLC

Owners Mailing Address 28 Deerfield Drive, Brunswick, ME 04011

Owners Tel # (207) 242-9633 Fax \_\_\_\_\_ Email skip@jedwardknight.com

Applicant/Agent Gartley & Dorsky Engineering & Surveying

Agents Mailing Address PO Box 1031, Camden, Maine 04843

Agents Tel # (207) 236-4365 Fax (207) 236-3055 E-mail ahedrich@gartleydorsky.com

## PROJECT INFORMATION

Name of Proposed Subdivision Ridge Creek

Map: 10 Lot: 60 Lot Area: 10.8 Acres Proposed Water Supply Private Wells

Proposed Number of Lots 7 Lots Proposed Waste Disposal Leach Fields

### **Important Note to Owners, Applicants and Agents**

*Applicants are advised to carefully follow all the time frames and application requirements of the current Rockport Subdivision Ordinance for each stage of the subdivision review process:*

**To the best of my knowledge, all information submitted on this application and supporting documentation is true and correct.**

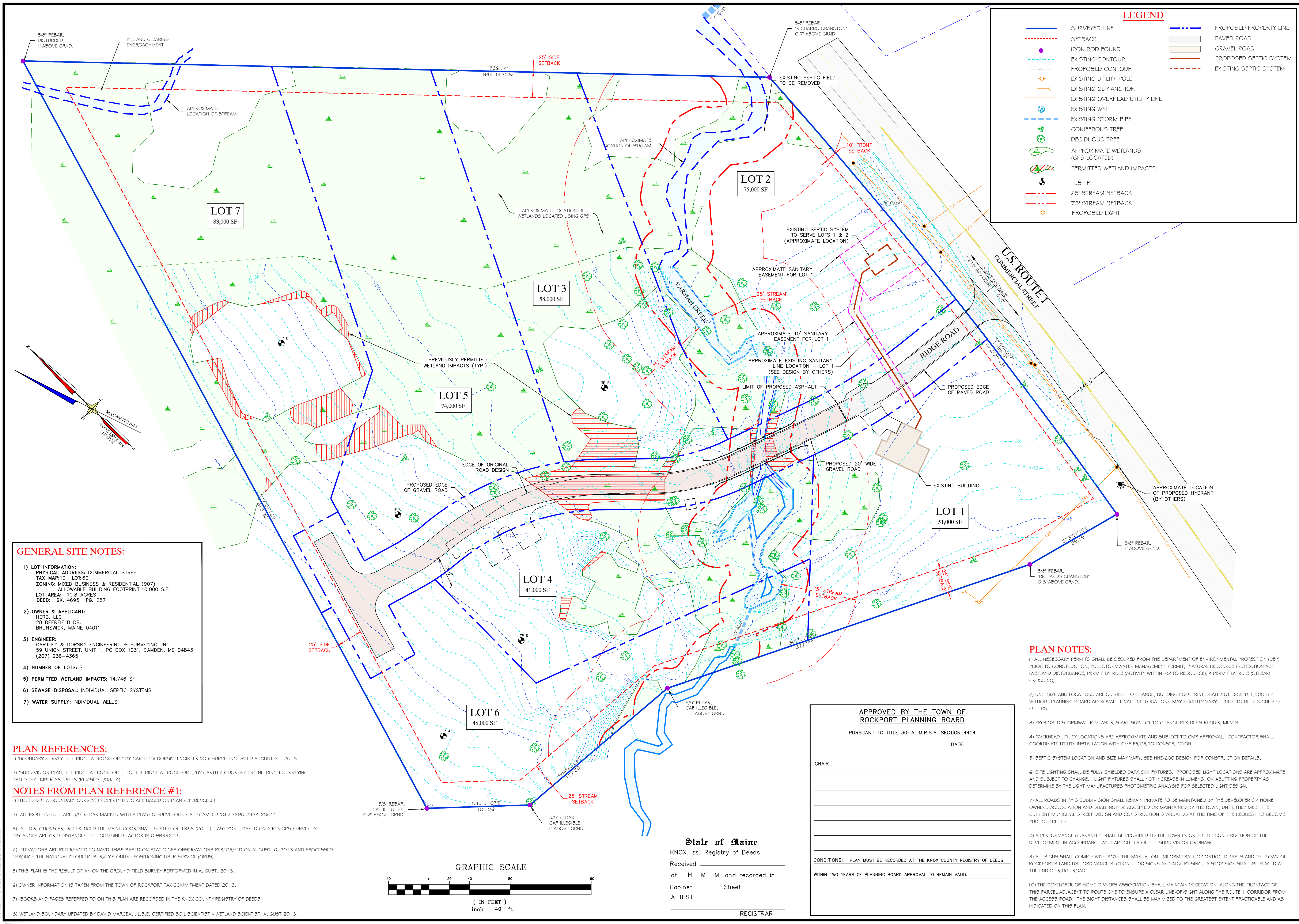
Signature of Applicant \_\_\_\_\_



Andrew D. Hedrich, PE  
Senior Engineer







### LEGEND

(Solid blue line)	SURVEYED LINE	(Dashed blue line)	PROPOSED PROPERTY LINE
(Red dashed line)	SETBACK	(Grey rectangle)	PAVED ROAD
(Purple dot)	IRON ROD FOUND	(White rectangle)	GRAVEL ROAD
(Blue dashed line)	EXISTING CONTOUR	(Red dashed line)	PROPOSED SEPTIC SYSTEM
(Red dashed line)	PROPOSED CONTOUR	(Red dashed line)	EXISTING SEPTIC SYSTEM
(Orange circle)	EXISTING UTILITY POLE		
(Orange line)	EXISTING GUY ANCHOR		
(Blue line with 'O')	EXISTING OVERHEAD UTILITY LINE		
(Blue circle with 'W')	EXISTING WELL		
(Blue line with 'S')	EXISTING STORM PIPE		
(Green tree symbol)	CONIFEROUS TREE		
(Green tree symbol)	DECIDUOUS TREE		
(Green wavy line)	APPROXIMATE WETLANDS (GPS LOCATED)		
(Green wavy line)	PERMITTED WETLAND IMPACTS		
(Black circle with 'P')	TEST PIT		
(Red dashed line)	25' STREAM SETBACK		
(Red dashed line)	75' STREAM SETBACK		
(Yellow star)	PROPOSED LIGHT		

### GENERAL SITE NOTES:

- LOT INFORMATION:**  
 PHYSICAL ADDRESS: COMMERCIAL STREET  
 TAX MAP: 10 LOT: 60  
 ZONING: MIXED BUSINESS & RESIDENTIAL (907)  
 ALLOWABLE BUILDING FOOTPRINT: 10,000 S.F.  
 LOT AREA: 10.8 ACRES  
 DEED: BK. 4695 PG. 287
- OWNER & APPLICANT:**  
 HERB, LLC  
 28 DEERFIELD DR.  
 BRUNSWICK, MAINE 04011
- ENGINEER:**  
 GARTLEY & DORSKY ENGINEERING & SURVEYING, INC.  
 59 UNION STREET, UNIT 1, P.O. BOX 1031, CAMDEN, ME 04843  
 (207) 236-4365
- NUMBER OF LOTS:** 7
- PERMITTED WETLAND IMPACTS:** 14,746 SF
- SEWAGE DISPOSAL:** INDIVIDUAL SEPTIC SYSTEMS
- WATER SUPPLY:** INDIVIDUAL WELLS

### PLAN REFERENCES:

- "BOUNDARY SURVEY, THE RIDGE AT ROCKPORT" BY GARTLEY & DORSKY ENGINEERING & SURVEYING DATED AUGUST 21, 2013.
- "SUBDIVISION PLAN, THE RIDGE AT ROCKPORT, THE RIDGE AT ROCKPORT," BY GARTLEY & DORSKY ENGINEERING & SURVEYING DATED DECEMBER 23, 2013 (REVISED 1/08/14).

### NOTES FROM PLAN REFERENCE #1:

- 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 2290-2424-236G".
- ALL DIRECTIONS ARE REFERENCED TO 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. FINAL UNIT LOCATIONS MAY SLIGHTLY VARY. UNITS TO BE DESIGNED BY OTHERS.
- 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 HBE-200 DESIGN FOR CONSTRUCTION DETAILS.
- 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 ADJUTING 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 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 ROCKPORTS LAND USE ORDINANCE SECTION 1100 SIGNS AND ADVERTISING. A STOP SIGN SHALL BE PLACED AT THE END OF RIDGE ROAD.
- THE DEVELOPER OR HOME OWNERS ASSOCIATION SHALL MAINTAIN VEGETATION ALONG THE FRONTAGE OF THIS PARCEL ADJACENT TO ROUTE ONE TO ENSURE A CLEAR LINE-OF-SIGHT ALONG THE 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**

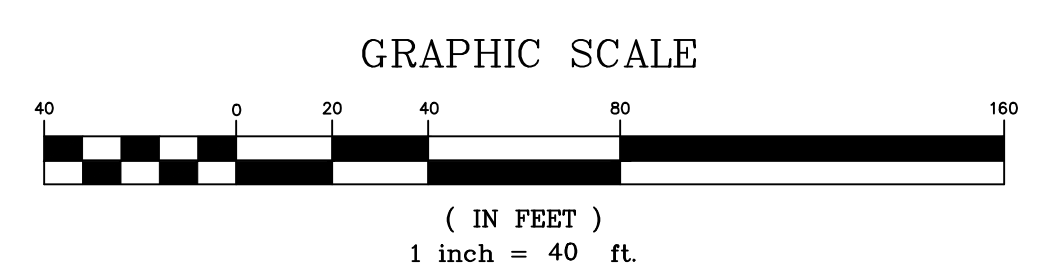
PURSUANT TO TITLE 30-A, M.R.S.A. SECTION 4404

DATE: \_\_\_\_\_

CHAIR \_\_\_\_\_

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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 \_\_\_\_\_  
 at \_\_\_\_\_ M. and recorded in  
 Cabinet \_\_\_\_\_ Sheet \_\_\_\_\_  
 ATTEST \_\_\_\_\_  
 REGISTRAR

CLIENT/PROJECT:	PRELIMINARY SUBDIVISION PLAN	DRAWN BY: MAC	CHECKED BY: ADH	NO.	DATE
	HERB, LLC RIDGE CREEK SUBDIVISION	SCALE: 1" = 40'	DATE: MAY 12, 2021	REVISIONS	
LOCATION:	COMMERCIAL STREET (ROUTE 1)	STATE: MAINE			
	ROCKPORT	COUNTY: KNOX			
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 105 Main Street Suite 2D P.O. Box 1072 Dunsmuirville, Maine 04543 Ph (207) 790-5405			
		<b>ADVANCE COPY</b>			
PROJ. NO. 2013-172		<b>C1</b>			