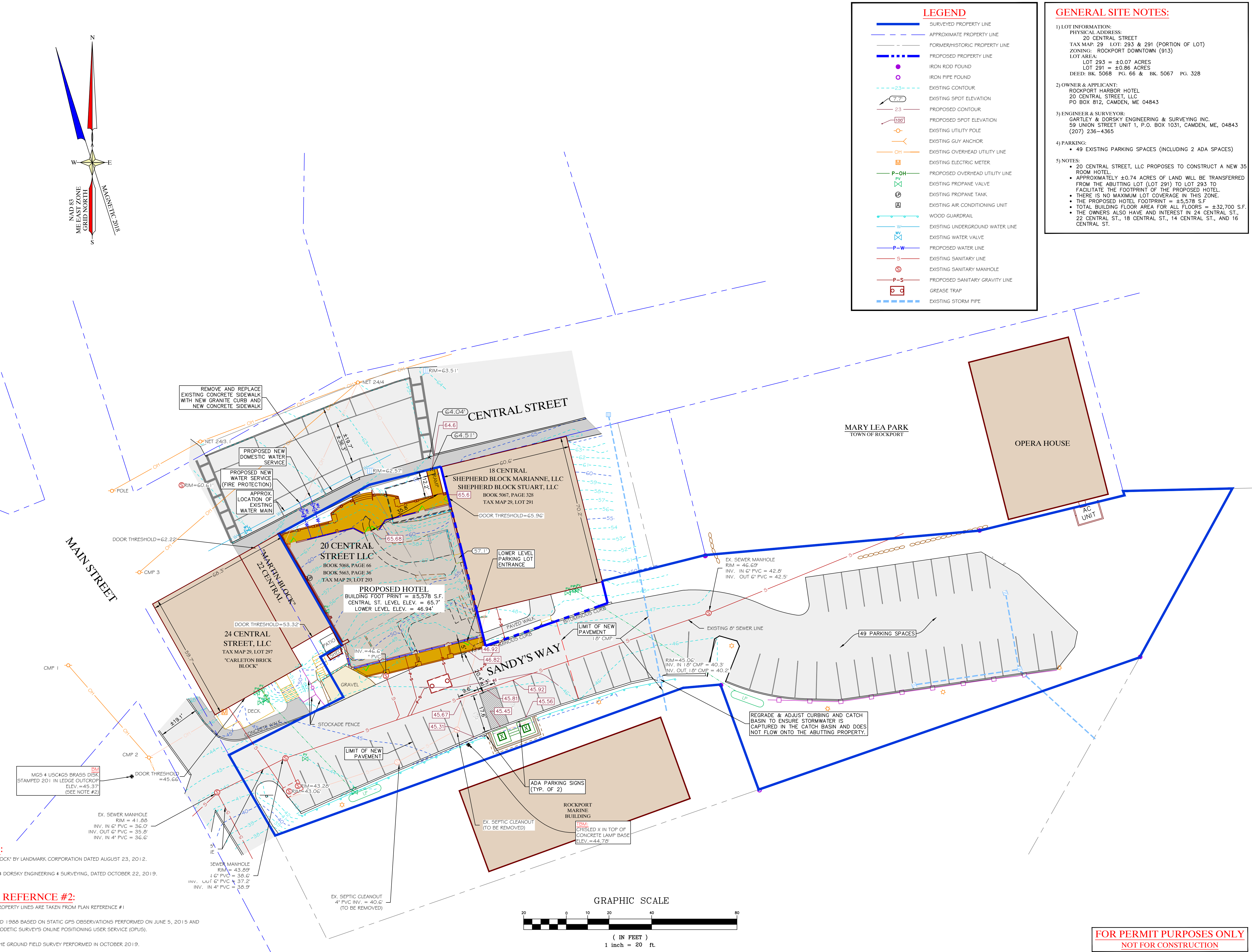


**LEGEND**

	SURVEYED PROPERTY LINE
	APPROXIMATE PROPERTY LINE
	FORMER/HISTORIC PROPERTY LINE
	PROPOSED PROPERTY LINE
	IRON ROD FOUND
	IRON PIPE FOUND
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING OVERHEAD UTILITY LINE
	EXISTING ELECTRIC METER
	PROPOSED OVERHEAD UTILITY LINE
	EXISTING PROPANE VALVE
	EXISTING PROPANE TANK
	EXISTING AIR CONDITIONING UNIT
	WOOD GUARDRAIL
	EXISTING UNDERGROUND WATER LINE
	EXISTING WATER VALVE
	PROPOSED WATER LINE
	EXISTING SANITARY LINE
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY GRAVITY LINE
	GREASE TRAP
	EXISTING STORM PIPE

**GENERAL SITE NOTES:**

- LOT INFORMATION:  
PHYSICAL ADDRESS:  
20 CENTRAL STREET  
TAX MAP: 29 LOT: 293 & 291 (PORTION OF LOT)  
ZONING: ROCKPORT DOWNTOWN (913)  
LOT AREA:  
LOT 293 = ±0.07 ACRES  
LOT 291 = ±0.86 ACRES  
DEED: BK. 5068 PG. 66 & BK. 5067 PG. 328
- OWNER & APPLICANT:  
ROCKPORT HARBOR HOTEL  
20 CENTRAL STREET, LLC  
PO BOX 812, CAMDEN, ME 04843
- ENGINEER & SURVEYOR:  
GARTLEY & DORSKY ENGINEERING & SURVEYING INC.  
59 UNION STREET UNIT 1, P.O. BOX 1031, CAMDEN, ME, 04843  
(207) 236-4365
- PARKING:  
• 49 EXISTING PARKING SPACES (INCLUDING 2 ADA SPACES)
- NOTES:  
• 20 CENTRAL STREET, LLC PROPOSES TO CONSTRUCT A NEW 35 ROOM HOTEL.  
• APPROXIMATELY ±0.74 ACRES OF LAND WILL BE TRANSFERRED FROM THE ABUTTING LOT (LOT 291) TO LOT 293 TO FACILITATE THE FOOTPRINT OF THE PROPOSED HOTEL.  
• THERE IS NO MAXIMUM LOT COVERAGE IN THIS ZONE.  
• THE PROPOSED HOTEL FOOTPRINT = ±5,578 S.F.  
• TOTAL BUILDING FLOOR AREA FOR ALL FLOORS = ±32,700 S.F.  
• THE OWNERS ALSO HAVE AN INTEREST IN 24 CENTRAL ST., 22 CENTRAL ST., 18 CENTRAL ST., 14 CENTRAL ST. AND 16 CENTRAL ST.

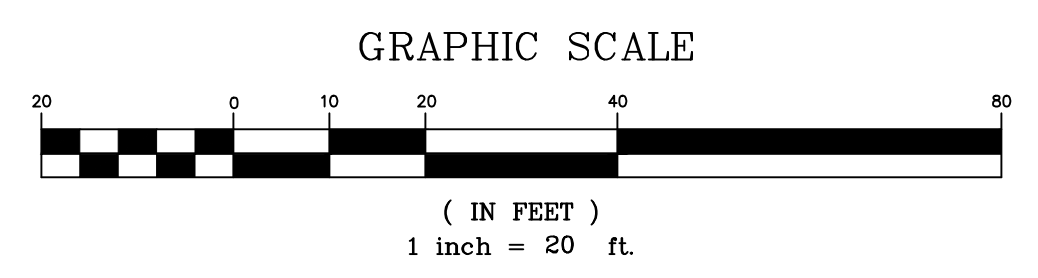


**PLAN REFERENCES:**

- "SITE PLAN, UNION HALL SHEPHERD BLOCK" BY LANDMARK CORPORATION DATED AUGUST 23, 2012.
- "TOPOGRAPHIC SURVEY," BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED OCTOBER 22, 2019.

**NOTES FROM PLAN REFERENCE #2:**

- THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE TAKEN FROM PLAN REFERENCE #1
- ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON JUNE 5, 2015 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE (OPUS).
- THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED IN OCTOBER, 2019.

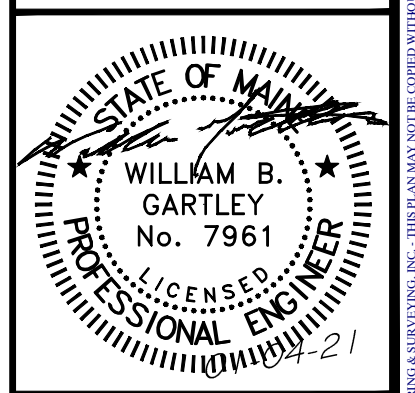


**FOR PERMIT PURPOSES ONLY  
NOT FOR CONSTRUCTION**

SHEET TITLE: <b>SITE PLAN</b>		CLIENT PROJECT: <b>ROCKPORT HARBOR HOTEL 20 CENTRAL STREET, LLC</b>	DATE: <b>NOVEMBER 12, 2019</b>	STATE: <b>MAINE</b>	COUNTY: <b>KNOX</b>	TOWN: <b>ROCKPORT</b>	NO.:	REVISIONS:
LOCATION: <b>20 CENTRAL STREET</b>		SCALE: <b>1" = 20'</b>	DRAWN BY: <b>LP</b>	CHECKED BY: <b>HBG</b>	DATE:			NO.:
TAX MAP: 29 LOT: 293 & 291 (PORTION OF LOT)		ZONING: ROCKPORT DOWNTOWN (913)		LOT AREA: LOT 293 = ±0.07 ACRES LOT 291 = ±0.86 ACRES		DEED: BK. 5068 PG. 66 & BK. 5067 PG. 328		DATE:
OWNER & APPLICANT: ROCKPORT HARBOR HOTEL 20 CENTRAL STREET, LLC PO BOX 812, CAMDEN, ME 04843		ENGINEER & SURVEYOR: GARTLEY & DORSKY ENGINEERING & SURVEYING INC. 59 UNION STREET UNIT 1, P.O. BOX 1031, CAMDEN, ME, 04843 (207) 236-4365		PARKING: • 49 EXISTING PARKING SPACES (INCLUDING 2 ADA SPACES)		NOTES: • 20 CENTRAL STREET, LLC PROPOSES TO CONSTRUCT A NEW 35 ROOM HOTEL. • APPROXIMATELY ±0.74 ACRES OF LAND WILL BE TRANSFERRED FROM THE ABUTTING LOT (LOT 291) TO LOT 293 TO FACILITATE THE FOOTPRINT OF THE PROPOSED HOTEL. • THERE IS NO MAXIMUM LOT COVERAGE IN THIS ZONE. • THE PROPOSED HOTEL FOOTPRINT = ±5,578 S.F. • TOTAL BUILDING FLOOR AREA FOR ALL FLOORS = ±32,700 S.F. • THE OWNERS ALSO HAVE AN INTEREST IN 24 CENTRAL ST., 22 CENTRAL ST., 18 CENTRAL ST., 14 CENTRAL ST. AND 16 CENTRAL ST.		DATE:

**Gartley & Dorsky**  
ENGINEERING & SURVEYING

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Ph: (207) 236-4365 Fax: (207) 236-3055 Toll Free: 1-888-282-4365  
105 Main Street Suite 207, P.O. Box 1072, Damariscotta, Maine 04843  
Ph: (207) 790-5405



PROJ. NO. **2018-128**  
**C1**