

SURVEYOR'S NOTES:

- THIS PLAN REPRESENTS A TOPOGRAPHIC SITE PLAN OF THE 2818 ATLANTIC HIGHWAY, LLC. PROPERTY DESCRIBED IN A DEED RECORDED IN BOOK 5606, PAGE 211 AT THE LINCOLN COUNTY REGISTRY OF DEEDS (LCRD). THIS PLAN IS NOT A BOUNDARY SURVEY AND SHALL NOT BE RECORDED. THE BOUNDARIES OF THE 2818 ATLANTIC HIGHWAY, LLC. PROPERTY SHOWN ON THIS PLAN ARE BASED ON PLAN REFERENCE #3 BELOW PER AGREEMENT WITH CLIENT.
- BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE LINCOLN COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- ALL DIRECTIONS ARE REFERENCED TO GRID NORTH OF THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON A RTK GPS SURVEY PERFORMED ON FEBRUARY 10, 2022.
- ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON FEBRUARY 10, 2022, AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE (OPUS).
- CONTOUR DATA IS REFERENCED TO NAVD 1988 AND IS DERIVED FROM A FIELD SURVEY CONDUCTED ON FEBRUARY 10, 2022. THE LIMITS OF GRAVEL SHOWN ON THIS PLAN ARE APPROXIMATE DUE TO SNOW COVER ON SITE AT THE TIME OF THE FIELD SURVEY.
- OWNER INFORMATION IS TAKEN FROM THE TOWN OF WALDOBORO TAX COMMITMENT DATED 2021.

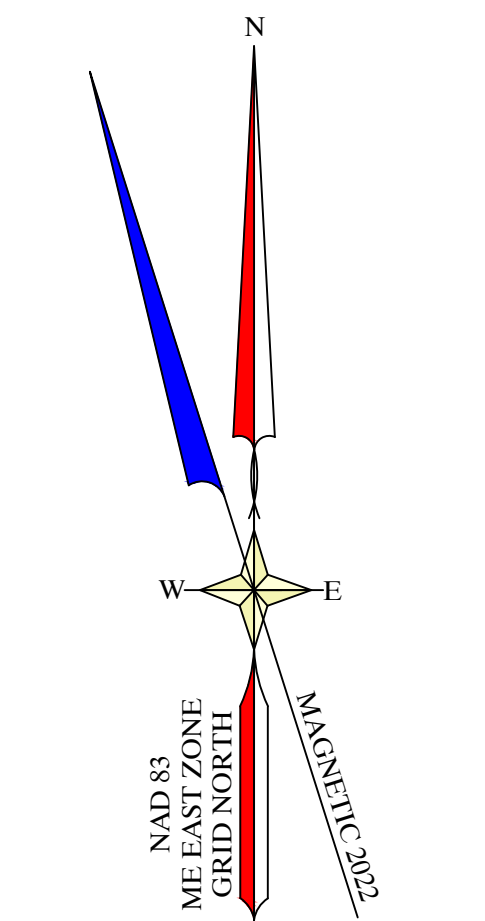
PLAN REFERENCES:

- "STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, STATE HIGHWAY "26", WALDOBORO, LINCOLN COUNTY, FEDERAL AID PROJECT NO. FR-026-1(53), SHEETS 4, 5, & 6, AS SIGNED BY RICHARD A. COLEMAN, CHIEF ENGINEER, DATED FEBRUARY 1981, AS RECORDED AT THE LCRD IN PLAN CABINET 32, PAGES 24, 25, & 26.
- "PROPERTY OF GEORGE W. ILMES, WALDOBORO, MAINE", BY GEORGE G. LUCE, DATED OCTOBER 29, 1986, AS RECORDED IN CABINET 40, SHEET 53-A AT THE LCRD.
- "BOUNDARY SURVEY FOR PROPOSED CONVEYANCE, BRIAN HENDRICKSON, MITCHELL P. ROSS PURCHASE, 2818 ATLANTIC HIGHWAY, WALDOBORO, LINCOLN COUNTY, MAINE", BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED APRIL 22, 2015, AS RECORDED IN PLAN BOOK 104, PAGE 22 AT THE LCRD.

MITCHELL P. ROSS
BOOK 2785, PAGE 90
TAX MAP R-13, LOT 5-1

GENERAL SITE NOTES:

- LOT INFORMATION:
PHYSICAL ADDRESS: 2818 ATLANTIC HIGHWAY, WALDOBORO
TAX MAP: R-13 LOT 5-1B
ZONING: ROUTE 1 COMMERCIAL A
LOT AREA: ±5.15 ACRES
DEED: BK 5606 PG. 211
- OWNER & APPLICANT:
2818 ATLANTIC HIGHWAY, LLC
1233 MAIN STREET, WALDOBORO, ME 04572
- ENGINEER & SURVEYOR:
GARTLEY & DORSKY ENGINEERING & SURVEYING INC.
59 UNION STREET UNIT 1, P.O. BOX 1031, CAMDEN, ME, 04843
(207) 236-4365
- IMPERVIOUS AREA CALCULATIONS:
• EXISTING IMPERVIOUS AREA (PRE 2005):
• BUILDING: ±580 SF
• GRAVEL: ±5,877 SF
• TOTAL: ±6,457 SF
• EXISTING IMPERVIOUS AREA (POST 2005):
• BUILDINGS: ±7,233 SF
• GRAVEL: ±12,592 SF
• TOTAL: ±19,825 SF
• PROPOSED IMPERVIOUS AREA:
• BUILDING: ±7,200 SF
• STORAGE PODS: ±1,200 SF
• GRAVEL: ±12,480 SF
• TOTAL: ±20,880 SF
TOTAL IMPERVIOUS AREA POST 2005: ±40,715 SF (±1.07 ACRES)

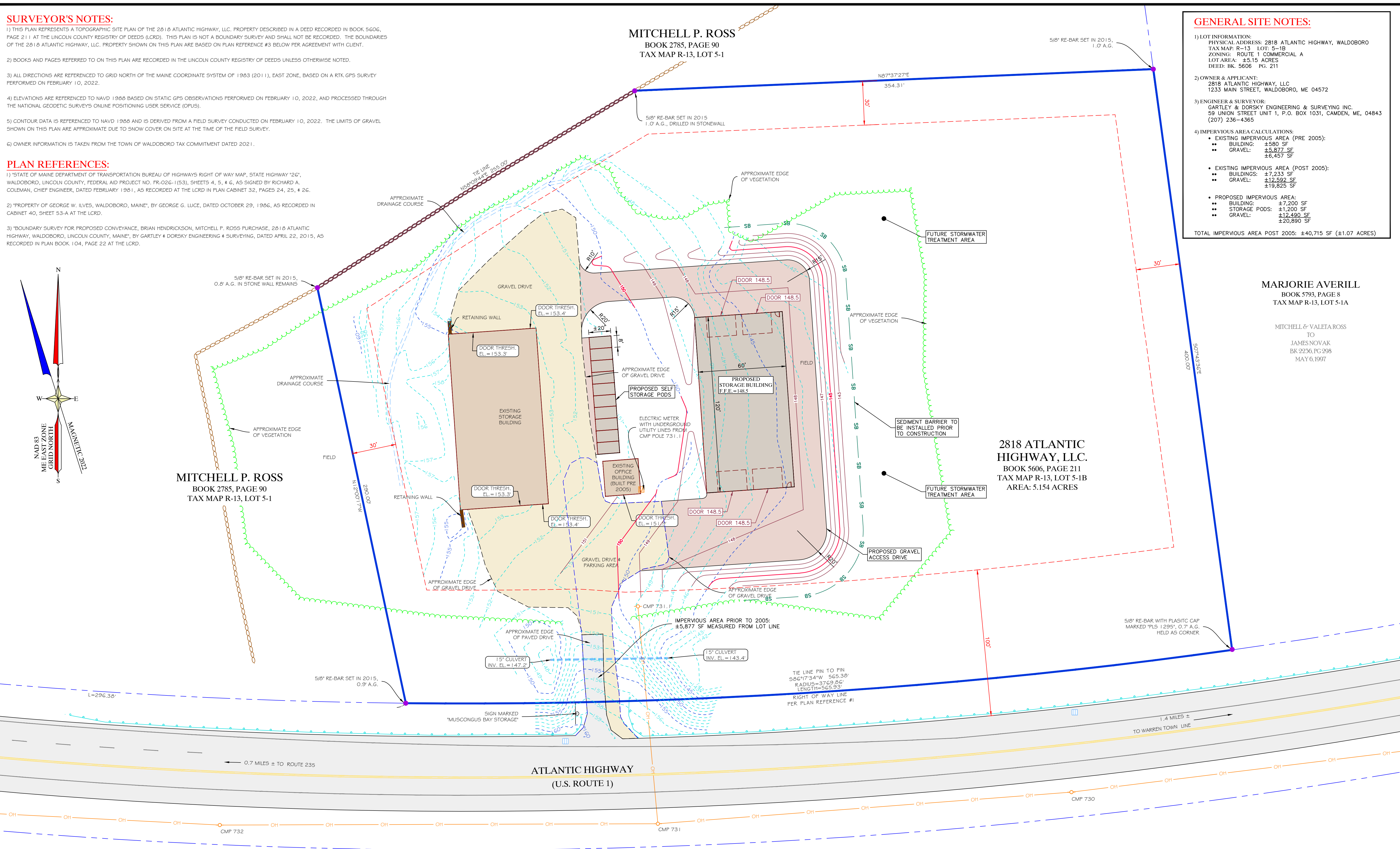


MITCHELL P. ROSS
BOOK 2785, PAGE 90
TAX MAP R-13, LOT 5-1

2818 ATLANTIC
HIGHWAY, LLC.
BOOK 5606, PAGE 211
TAX MAP R-13, LOT 5-1B
AREA: 5.154 ACRES

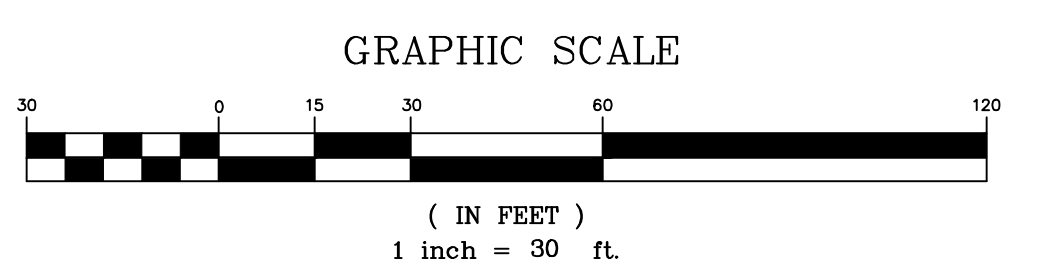
MARJORIE AVERILL
BOOK 5793, PAGE 8
TAX MAP R-13, LOT 5-1A

MITCHELL & VALETA ROSS
TO
JAMES NOVAK
BK 29256, PG 298
MAY 6, 1997



LEGEND

	PROPERTY LINE PER PLAN REF. #3
	PROPERTY LINE PER PLAN REF. #3
	OTHER STONEMASS
	OVERHEAD UTILITY LINE
	VEGETATION AS NOTED
	EXISTING CONTOUR LINE
	IRON ROD OR RE-BAR FOUND
	UTILITY POLE
	ELECTRIC METER
	CATCH BASIN



FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION

OWNER OF RECORD:
2818 ATLANTIC HIGHWAY, LLC.
1233 MAIN STREET
WALDOBORO, MAINE 04572
BOOK 5606, PAGE 211
PARCEL INFORMATION:
2818 ATLANTIC HIGHWAY
WALDOBORO, MAINE 04572
TAX MAP R-131, LOT 5-1B
AREA: 5.15 ACRES

SHEET TITLE: SITE PLAN		NO.	DATE: APRIL 21, 2022
CLIENT/PROJECT: MATTHEW MOODY 2818 ATLANTIC HIGHWAY, LLC.		DRAWN BY: JAM	CHECKED BY:
LOCATION: 2818 ATLANTIC HIGHWAY		SCALE: 1" = 30'	
TOWN: WALDOBORO COUNTY: LINCOLN STATE: MAINE			
 59 Union Street, Unit 1, P.O. Box 1031, Camden, ME 04843-1031 Ph: (207) 236-4365 Fax: (207) 236-3035 Toll Free: 1-888-282-4365 105 Main Street, Suite 210 P.O. Box 1072 Dunsmuir, Maine 04543 Ph: (207) 790-5005		PROJ. NO. 2020-333	
		C1	