

Gartley & Dorsky Engineering & Surveying

59B Union Street
PO Box 1031
Camden, Maine 04843
(207) 236-4365
www.gartleydorsky.com

Mid-Coast Regional Planning Commission

April 29, 2009

Engineering Feasibility Analysis
Prevalent Challenges
Mid-Coast Development Trends

Land Use

Engineering Feasibility Analysis



LEGEND

- IRON ROD FOUND
- GPS REMAIN / P.M. NAIL SET BY OTHERS
- GRANITE MONUMENT FOUND
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- LIGHT
- HYDRANT
- WATER VALVE
- SIGN
- DOUBLE POST SIGN
- WIRE FENCE
- QUADRANT
- STONE WALL
- CATCH BASIN
- SANITARY MANHOLE
- UNKNOWN MANHOLE
- SANITARY LINE
- SEWAGE
- VEGETATION
- WETLANDS
- OBSCURED GROUND
- SURVEYED LINE

PLAN REFERENCES:

- 1) Boundary Survey for Dana Burton & Kenneth Thompson, Commercial Street, Roadport, Maine by Landmark Corporation, Surveyors & Engineers dated March 1, 2006, on file at this office.
- 2) Topographic Plan of the Clam Cove Sides, Roadport, Maine prepared for Gartley & Dorsky by Aerial Survey & Photo, Inc. dated 3-10-2006, on file at this office.

SURVEYOR'S NOTES:

1. Foremost property lines shown on this plan are based on plan reference #1.
2. Topographic features shown on this plan were taken from plan reference #1 and #2.
3. All directions are referenced to Magnetic North 2006, as per plan reference #1.
4. Elevation are referenced to NAVD83 (except as noted) based on static GPS observations processed by the National Geospatial Survey's On-line Postprocessing User System.
5. Delimited wetlands were located with sub-meter trapping grade GPS.

GRAPHIC SCALE

1" = 40' (IN FEET)
1 inch = 40 feet

PLAN REFERENCES:

SEE PLAN OF DANA BURTON & KENNETH THOMPSON, COMMERCIAL STREET, ROADPORT, MAINE BY LANDMARK CORPORATION, SURVEYORS & ENGINEERS DATED MARCH 1, 2006, ON FILE AT THIS OFFICE.

SEE PLAN ENTITLED "PLAN OF ROADPORT SHORES" BY MAR-LAND DEVELOPMENT CONSULTANTS DATED AUGUST 23, 1983 AND RECORDED IN THE MAINE COUNTY RECORDS OF DEERING PLAN GABINET 8, SHEET 2A3.

SEE PLAN ENTITLED "STANDARD BOUNDARY SURVEY FOR CHARLES F. AND DAILENE P. BRIGGS" BY FREDERICK E. BEAL, P.L.S. AND MATTHEW G. BEAL, P.L.S. DATED MAY, 1987 AND RECORDED IN THE MAINE COUNTY RECORDS OF DEERING PLAN GABINET 13, SHEET 1A.

LEGEND

- IRON ROD FOUND
- GPS REMAIN / P.M. NAIL SET BY OTHERS
- GRANITE MONUMENT FOUND
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- LIGHT
- HYDRANT
- WATER VALVE
- SIGN
- DOUBLE POST SIGN
- WIRE FENCE
- QUADRANT
- STONE WALL
- CATCH BASIN
- SANITARY MANHOLE
- UNKNOWN MANHOLE
- SANITARY LINE
- SEWAGE
- VEGETATION
- WETLANDS
- OBSCURED GROUND
- SURVEYED LINE

PLAN REFERENCES:

- 1) Boundary Survey for Dana Burton & Kenneth Thompson, Commercial Street, Roadport, Maine by Landmark Corporation, Surveyors & Engineers dated March 1, 2006, on file at this office.
- 2) Topographic Plan of the Clam Cove Sides, Roadport, Maine prepared for Gartley & Dorsky by Aerial Survey & Photo, Inc. dated 3-10-2006, on file at this office.

SURVEYOR'S NOTES:

1. Foremost property lines shown on this plan are based on plan reference #1.
2. Topographic features shown on this plan were taken from plan reference #1 and #2.
3. All directions are referenced to Magnetic North 2006, as per plan reference #1.
4. Elevation are referenced to NAVD83 (except as noted) based on static GPS observations processed by the National Geospatial Survey's On-line Postprocessing User System.
5. Delimited wetlands were located with sub-meter trapping grade GPS.

GRAPHIC SCALE

1" = 40' (IN FEET)
1 inch = 40 feet

Cottages of Clam Cove, Rockport, ME – Final Site Plan

SANITARY SEWER NOTES:

1. ALL DOWNSPROUTS AND OTHER MANHOLE SHALL HAVE A MINIMUM OF 4" OF SOIL COVER OR A MINIMUM OF 3" OF SOIL COVER WITH AN ADDITIONAL 2" MINIMUM OF RIGID INSULATION, 1" OF RIGID INSULATION REQUIRED TO 1' OF SOIL COVER.
2. BUILDING REMAINS AND CONNECTIONS TO THE SEWER MAIN PROPOSED AND EXISTING SHOULD BE ACCOMPLISHED THROUGH THE USE OF WELD TO MINIMIZE THE POTENTIAL FOR PLUGGING.
3. ADEQUATE DEFORMATION SHALL BE MAINTAINED BETWEEN THE PROPOSED SEWER AND WATER MAINS. A MINIMUM OF 1' OF HORIZONTAL SEPARATION OR 1' OF VERTICAL SEPARATION BETWEEN THE TOP OF THE AND THE BOTTOM OF THE WATER MAIN IS NECESSARY. ANY DEVIATION FROM THIS STANDARD IS SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
4. GRAVITY SEWER PIPE SHALL BE TESTED PER CHAPTER 4 SECTION 4 PART 3.02. PRESSURE SEWER SHALL BE TESTED PER CHAPTER 4 SECTION 4 PART 3.02. BUILDING SEWERS SHALL BE TESTED PER CHAPTER 4 SECTION 4 PART 3.02. AND MANHOLE SHALL BE TESTED PER CHAPTER 4 SECTION 4 PART 3.02. ALL TESTING SHALL BE WITNESSED BY THE TOWN ENGINEER AND A RECORD DRAWING SHALL BE PROVIDED WITH THE PROJECT RECORD DRAWINGS.
5. THE WORK WITHIN ROUTE ONE REQUIRE A ROAD OPENING PERMIT BE OBTAINED FROM THE MAINE DEPARTMENT OF TRANSPORTATION PRIOR TO WORK COMMENCING. PROVIDE THE TOWN ENGINEER WITH A COPY OF THE PERMIT AND A COPY OF APPROVAL OF THE PERMIT.
6. PROVIDE CLAY DRAIN AS SHOWN ON SHEETS C-1, C-2, C-3 AND P-3, SANITARY PROFILE.
7. IF SEPARATION BETWEEN CATCH BASIN AND GRAVITY SEWER LINE, PROJECT MAIN OR WATER LINE IS MORE THAN FIVE FEET, PROVIDE VERTICAL RIGID INSULATION BETWEEN THE CATCH BASIN AND THE UTILITY PIPE TO EQUAL A TOTAL OF FIVE FEET OF SOIL. ONE EACH OF RIGID INSULATION EXISTED TO THE TOP OF SOIL.
8. THE SEWER MAIN MANHOLE PITCH SHALL BE MAINTAINED WITH 4" OF RIGID INSULATION IN AREAS WHERE THE DEFORMATION DISTANCE BETWEEN THE SEWER MAIN AND FOUNDATION EXCEEDS A LINE 1' IN 8' FEET.
9. THE RECORDING AND BACKFILL MATERIALS MUST MEET THE REQUIREMENTS OF CHAPTER 4 PART 3.02. CONTRACTOR SHALL SUBMIT SEPARATE REPORT WHICH IS SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE PROPOSED SEWER.
10. UNDERGROUND AND CLAY DRAIN SIZE AND LOCATIONS FOR SANITARY LINE SHALL BE SHOWN ON AS-BUILT PLANS TO TOWN.

NO.	INLET	OUTLET	REMARKS
CB #1	120.00	120.00	4" DIA.
CB #2	120.00	120.00	4" DIA.
CB #3	120.00	120.00	4" DIA.
CB #4	120.00	120.00	4" DIA.
CB #5	120.00	120.00	4" DIA.
CB #6	120.00	120.00	4" DIA.
CB #7	120.00	120.00	4" DIA.
CB #8	120.00	120.00	4" DIA.
CB #9	120.00	120.00	4" DIA.
CB #10	120.00	120.00	4" DIA.
CB #11	120.00	120.00	4" DIA.
CB #12	120.00	120.00	4" DIA.
CB #13	120.00	120.00	4" DIA.
CB #14	120.00	120.00	4" DIA.
CB #15	120.00	120.00	4" DIA.
CB #16	120.00	120.00	4" DIA.
CB #17	120.00	120.00	4" DIA.
CB #18	120.00	120.00	4" DIA.
CB #19	120.00	120.00	4" DIA.
CB #20	120.00	120.00	4" DIA.
CB #21	120.00	120.00	4" DIA.
CB #22	120.00	120.00	4" DIA.
CB #23	120.00	120.00	4" DIA.
CB #24	120.00	120.00	4" DIA.
CB #25	120.00	120.00	4" DIA.
CB #26	120.00	120.00	4" DIA.
CB #27	120.00	120.00	4" DIA.
CB #28	120.00	120.00	4" DIA.
CB #29	120.00	120.00	4" DIA.
CB #30	120.00	120.00	4" DIA.
CB #31	120.00	120.00	4" DIA.
CB #32	120.00	120.00	4" DIA.
CB #33	120.00	120.00	4" DIA.
CB #34	120.00	120.00	4" DIA.
CB #35	120.00	120.00	4" DIA.
CB #36	120.00	120.00	4" DIA.
CB #37	120.00	120.00	4" DIA.
CB #38	120.00	120.00	4" DIA.
CB #39	120.00	120.00	4" DIA.
CB #40	120.00	120.00	4" DIA.
CB #41	120.00	120.00	4" DIA.
CB #42	120.00	120.00	4" DIA.
CB #43	120.00	120.00	4" DIA.
CB #44	120.00	120.00	4" DIA.
CB #45	120.00	120.00	4" DIA.
CB #46	120.00	120.00	4" DIA.
CB #47	120.00	120.00	4" DIA.
CB #48	120.00	120.00	4" DIA.
CB #49	120.00	120.00	4" DIA.
CB #50	120.00	120.00	4" DIA.
CB #51	120.00	120.00	4" DIA.
CB #52	120.00	120.00	4" DIA.
CB #53	120.00	120.00	4" DIA.
CB #54	120.00	120.00	4" DIA.
CB #55	120.00	120.00	4" DIA.
CB #56	120.00	120.00	4" DIA.
CB #57	120.00	120.00	4" DIA.
CB #58	120.00	120.00	4" DIA.
CB #59	120.00	120.00	4" DIA.
CB #60	120.00	120.00	4" DIA.
CB #61	120.00	120.00	4" DIA.
CB #62	120.00	120.00	4" DIA.
CB #63	120.00	120.00	4" DIA.
CB #64	120.00	120.00	4" DIA.
CB #65	120.00	120.00	4" DIA.
CB #66	120.00	120.00	4" DIA.
CB #67	120.00	120.00	4" DIA.
CB #68	120.00	120.00	4" DIA.
CB #69	120.00	120.00	4" DIA.
CB #70	120.00	120.00	4" DIA.
CB #71	120.00	120.00	4" DIA.
CB #72	120.00	120.00	4" DIA.
CB #73	120.00	120.00	4" DIA.
CB #74	120.00	120.00	4" DIA.
CB #75	120.00	120.00	4" DIA.
CB #76	120.00	120.00	4" DIA.
CB #77	120.00	120.00	4" DIA.
CB #78	120.00	120.00	4" DIA.
CB #79	120.00	120.00	4" DIA.
CB #80	120.00	120.00	4" DIA.
CB #81	120.00	120.00	4" DIA.
CB #82	120.00	120.00	4" DIA.
CB #83	120.00	120.00	4" DIA.
CB #84	120.00	120.00	4" DIA.
CB #85	120.00	120.00	4" DIA.
CB #86	120.00	120.00	4" DIA.
CB #87	120.00	120.00	4" DIA.
CB #88	120.00	120.00	4" DIA.
CB #89	120.00	120.00	4" DIA.
CB #90	120.00	120.00	4" DIA.
CB #91	120.00	120.00	4" DIA.
CB #92	120.00	120.00	4" DIA.
CB #93	120.00	120.00	4" DIA.
CB #94	120.00	120.00	4" DIA.
CB #95	120.00	120.00	4" DIA.
CB #96	120.00	120.00	4" DIA.
CB #97	120.00	120.00	4" DIA.
CB #98	120.00	120.00	4" DIA.
CB #99	120.00	120.00	4" DIA.
CB #100	120.00	120.00	4" DIA.

GENERAL SITE INFORMATION

1. PROJECT OWNER: RIVERA DEVELOPMENT, LLC
2. ADDRESS: 1300 SOUTH RISE HIGHWAY, ROCKPORT, ME 04866
3. NAME OF SUBDIVISION: THE COTTAGES OF CLAM COVE
4. TAX MAP # 8 LOT 171 (BOOK 1000, PAGE 100)
5. ZONE: MIXED BUSINESS & RESIDENTIAL (BUILDING FOOTPRINT: 4,000 S.F.)
6. TOTAL SIZE OF PARCELS: 12.00 ACRES
7. 20 RESIDENTIAL UNITS
8. SEWER DISPOSAL: PUBLIC SEWER SYSTEM
9. WATER SUPPLY: PUBLIC WATER (WATER MAIN)
10. THE SHORELINE OF THIS PARCEL FALLS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS (ZONE VE 0101-17 NOV 2003). ALL PROPOSED BUILDINGS AND ROADS ARE LOCATED OUTSIDE OF THE FLOOD ZONE.
11. WETLAND IMPACT: 10.00 S.F.
12. THERE ARE NO ADJACENT OR ADJACENT RECHARGE AREAS OR ON NEAR THE SITE.
13. SEE SHEETS C-2 AND C-3 FOR GRADING AND UTILITY DETAIL.

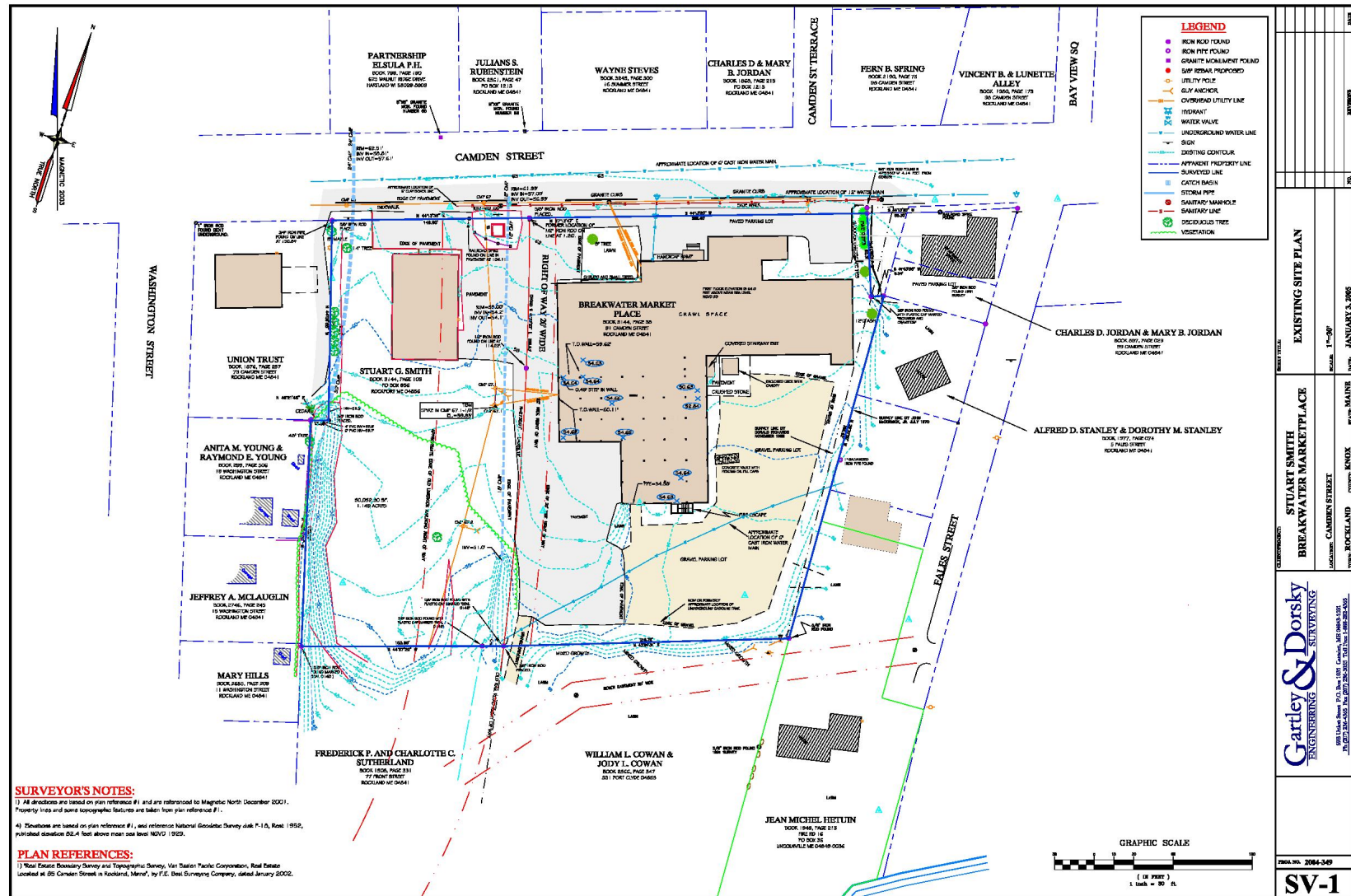
LEGEND

SWP BREAK POINT (EXCEPT AS NOTED)	BUILDING OUTCROP
SWP BREAK SET FOR PLAN REF. 1 (EXCEPT AS NOTED)	PROPOSED STORMWATER
UTILITY POLE	PROPOSED SANITARY GRAVITY LINE
GLY AND/OR	PROPOSED SANITARY FORCE MAIN
CROSSROAD UTILITY LINE	PROPOSED WATER LINE
PROJECT PROPERTY LINE	PROPOSED WATER VALVE
WIRE POLE	PROPOSED CATCH BASIN
STONE WALL	PROPOSED SEWER MANHOLE
CATCH BASIN	STRAIN ON SHORELINE SETBACK
CONIFEROUS TREE	OPEN SPACE
DECIDUOUS TREE	PROPOSED TOLCOM BOX
VEGETATION	PROPOSED TRANSFORMER
WETLANDS	PROPOSED UNDERGROUND UTILITIES
EXISTING SANITARY LINE	DESTROY CONTOUR
	EMERGENCY 911 NUMBERING

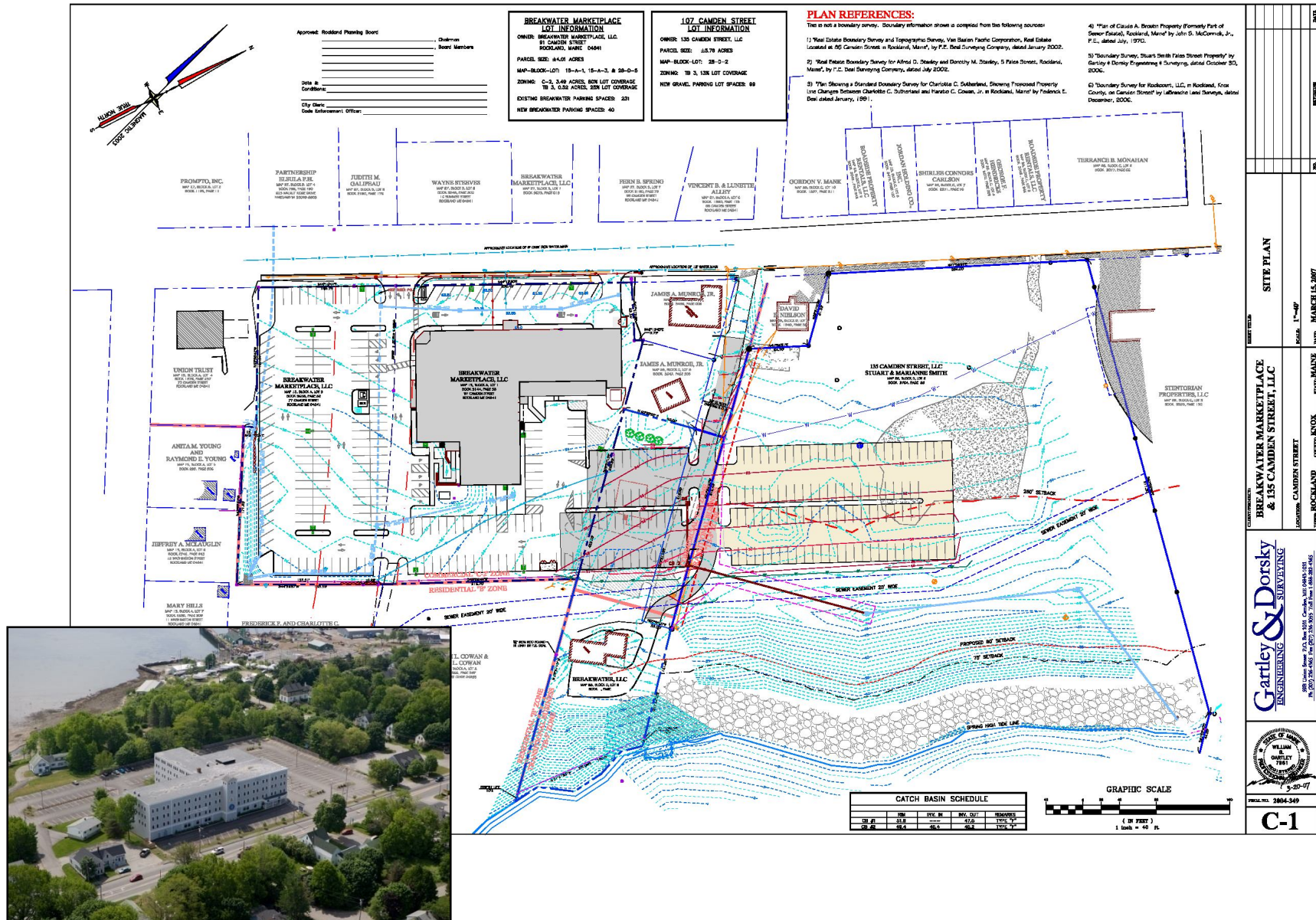
SEWER MANHOLE SCHEDULE

NO.	INLET	OUTLET	REMARKS
MH #1	120.00	117.45	PROPOSED 4" DIA.
MH #2	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #3	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #4	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #5	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #6	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #7	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #8	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #9	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #10	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #11	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #12	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #13	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #14	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #15	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #16	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #17	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #18	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #19	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #20	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #21	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #22	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #23	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #24	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #25	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #26	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #27	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #28	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #29	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #30	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #31	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #32	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #33	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #34	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #35	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #36	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #37	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #38	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #39	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #40	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #41	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #42	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #43	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #44	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #45	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #46	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #47	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #48	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #49	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #50	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #51	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #52	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #53	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #54	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #55	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #56	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #57	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #58	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #59	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #60	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #61	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #62	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #63	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #64	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #65	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #66	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #67	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #68	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #69	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #70	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #71	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #72	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #73	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #74	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #75	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #76	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #77	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #78	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #79	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #80	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #81	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #82	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #83	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #84	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #85	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #86	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANHOLE
MH #87	120.00	117.45	PROPOSED 4" DIA. MINIMUM CRUSH MANH

Breakwater Marketplace, Rockland, ME – Existing Conditions



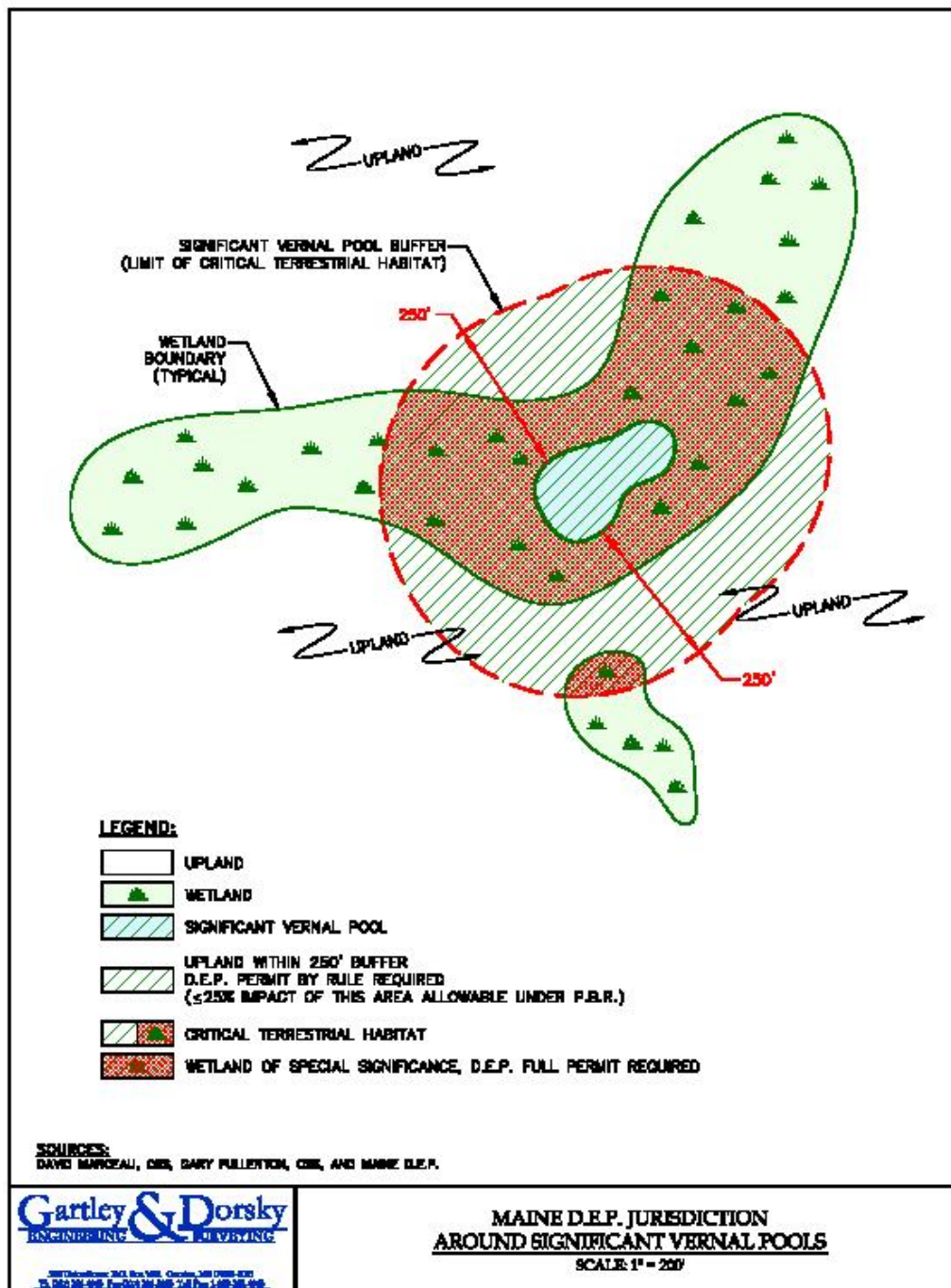
Breakwater Marketplace, Rockland, ME – Final Site Plan



Prevalent Challenges

- 1.Regulatory Issues (local, state, federal, energy)*
- 2.Proposed Changes to Site Location of Development Law (750' buffer, 40acres)*



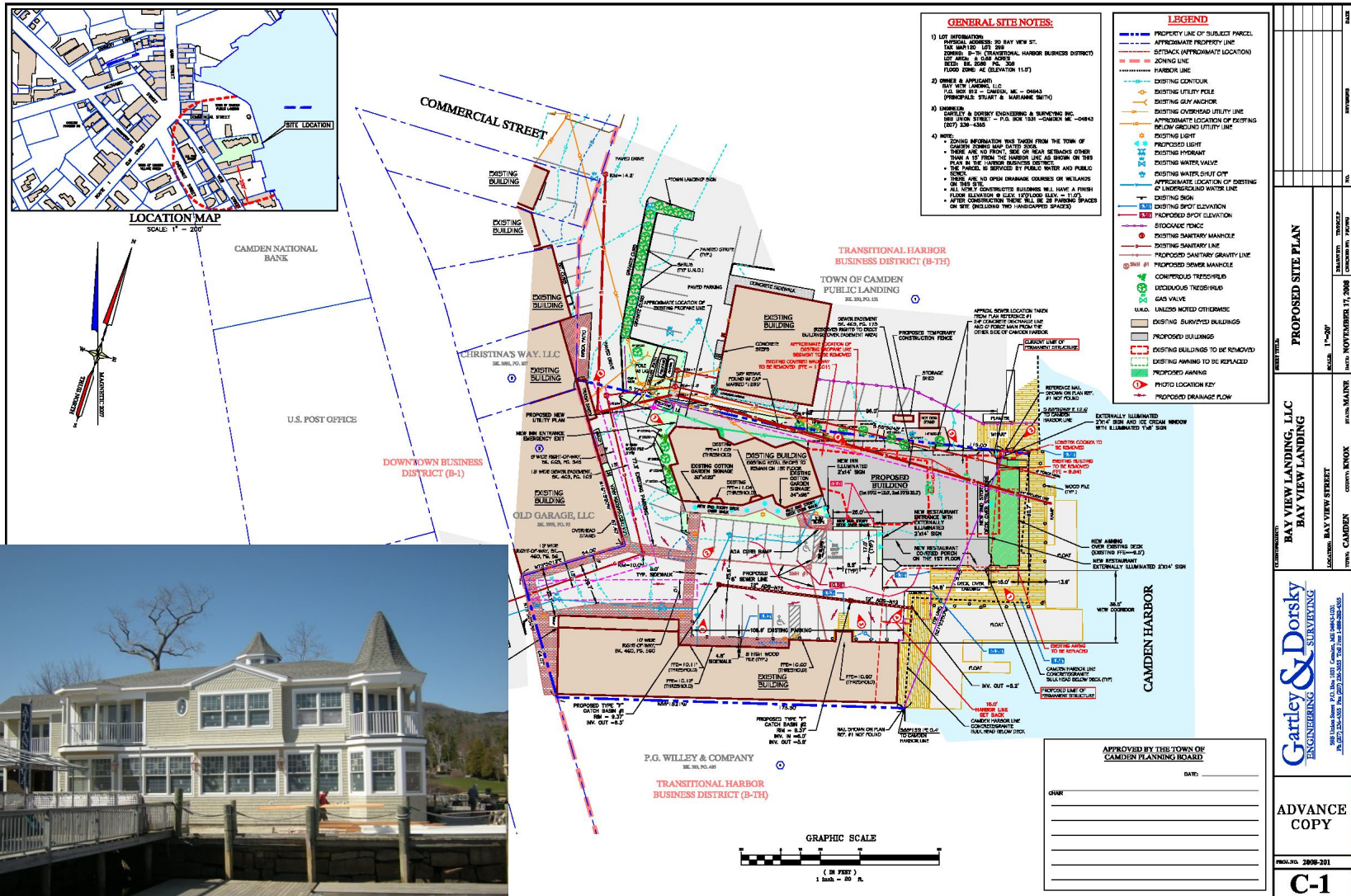


Mid-Coast Development Trends

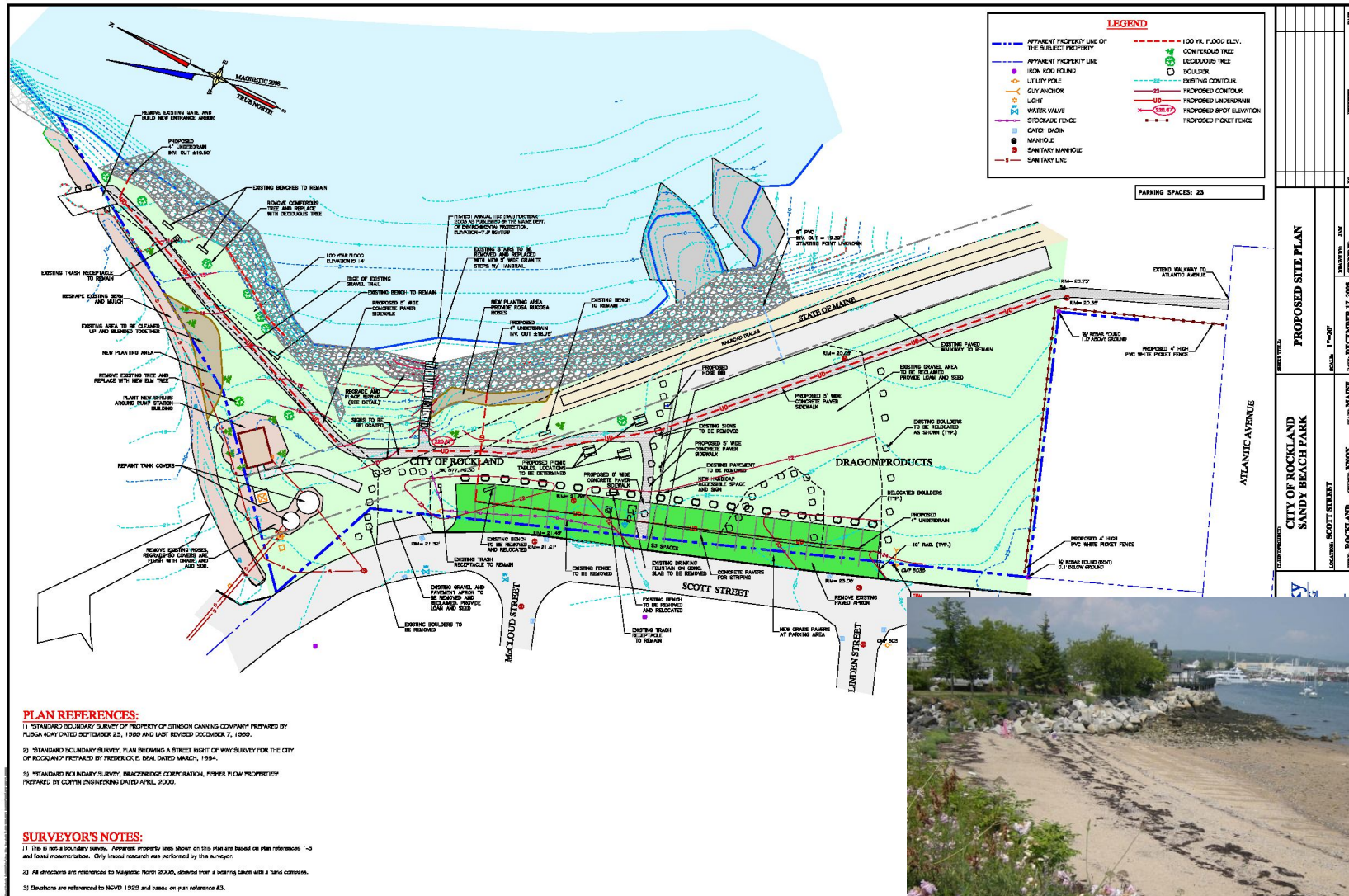
- *Residential Subdivision – Slowed down*
- *Village/Downtown Commercial (Re-use) – Holding*
- *Alternative Energy – High Potential/Holding*
- *Federal Grant Projects (LAP) – Potential*



Bayview Landing, Camden, ME – Downtown/Waterfront Commercial Development



Sandy Beach, Rockland, ME – Grant-funded Municipal Project



28.07.2008 11:47

Gartley & Dorsky Engineering & Surveying

59B Union Street
PO Box 1031
Camden, Maine 04843
(207) 236-4365
www.gartleydorsky.com