

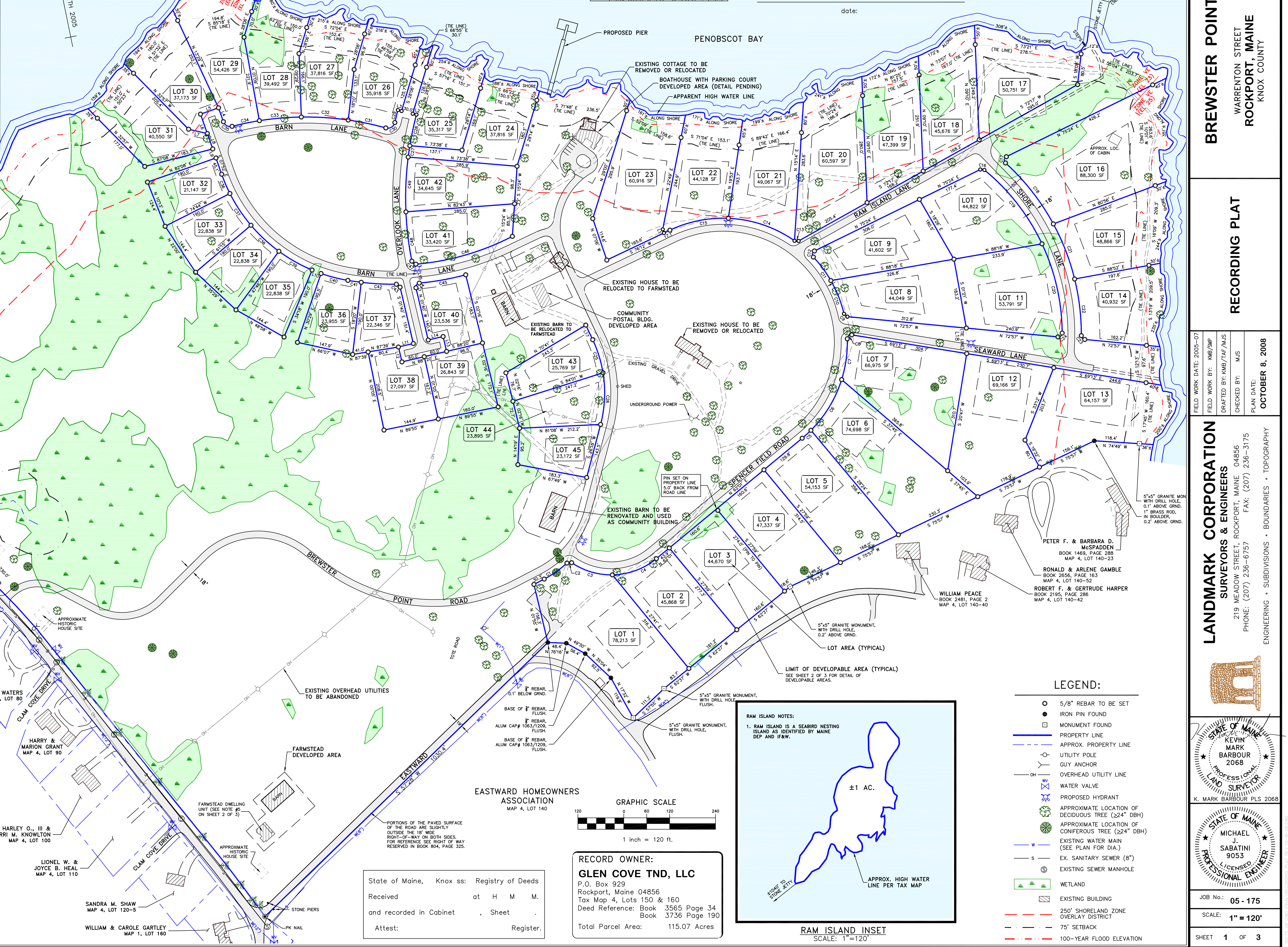
- GENERAL NOTES:**
- THE SUBJECT PARCEL IS IN THE RURAL DISTRICT (90B) AND THE SHORELAND ZONING OVERLAY DISTRICT. THE SHORELAND ZONING OVERLAY DISTRICT REQUIRES A MINIMUM 150' LOT WIDTH AT THE SHORE AND A MINIMUM LOT AREA OF 30,000 SQUARE FEET. DENSITY REQUIREMENTS FOR A CLUSTER SUBDIVISION IN THE RURAL ZONE ARE SHOWN IN THE DENSITY CALCULATION TABLE (SEE SHEET 2 OF 3).
 - PUBLIC SANITARY SEWER SERVICE WILL BE PROVIDED WITH CONNECTION BY FORCE MAIN TO THE WARRENTON STREET SEWER. CONNECTION TO THE WARRENTON STREET SEWER WILL REQUIRE PUMPING COORDINATED WITH THE TOWN OF ROCKPORT. LOWER WATERFRONT LOTS WILL REQUIRE PUMPING.
 - PUBLIC WATER SERVICE WILL BE PROVIDED. WATER MAIN EXTENSION FROM WARRENTON STREET WILL BE COORDINATED WITH AQUA MAINE.
 - ELECTRIC, TELEPHONE, AND CABLE UTILITIES WILL BE PROVIDED VIA UNDERGROUND CONDUIT. CONNECTIONS WITH THE EXISTING UTILITIES ON WARRENTON STREET WILL BE COORDINATED WITH THE RESPECTIVE UTILITIES.
 - EASEMENTS FOR STORMWATER, SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE UTILITIES WILL BE CONVEYED AT A FUTURE DATE BASED UPON THEIR RESPECTIVE AS-BUILT LOCATIONS.
 - THE DEVELOPER RESERVES AN EASEMENT TO ENTER UPON ANY LOT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THE ROADS, SHARED DRIVEWAYS, UTILITY SYSTEMS, AND STORMWATER MANAGEMENT FACILITIES. THIS EASEMENT SHALL BE AUTOMATICALLY TRANSFERRED TO THE HOMEOWNERS ASSOCIATION UPON THE SALE OF THE LAST LOT BY THE DEVELOPER, WITHOUT NEED OF ANY FURTHER INSTRUMENT.
 - TOPOGRAPHIC DATA, PROPOSED ROAD, DRAINAGE, AND UTILITY INFORMATION IS SHOWN ON ROADWAY PLANS ON FILE AT THE ROCKPORT TOWN OFFICE.
 - ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS 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.
 - PERIMETER PROPERTY LINES WERE HELD ACCORDING TO A BOUNDARY SURVEY PERFORMED BY JAMES DORSKY, PLS. OF GARTLEY & DORSKY ENGINEERING & SURVEYING, AS SHOWN ON A PLAN TITLED "BOUNDARY SURVEY - GLEN COVE TND, LLC," DATED 10-25-05 AND REVISED THROUGH 12-15-05. INTERIOR LOT LINES AND INTERIOR STREET LINES WERE SURVEYED BY MARK BARBOUR, PLS. OF LANDMARK CORPORATION SURVEYORS AND ENGINEERS. INTERIOR LOT CORNERS WILL BE MARKED BY 5/8" REBAR WITH A PLASTIC SURVEYOR'S CAP. PERIMETER CORNERS ARE MARKED BY PINS OR GRANITE MONUMENTS AS SHOWN ON THE ABOVE REFERENCED BOUNDARY SURVEY BY GARTLEY & DORSKY.
 - REFERENCE IS MADE TO THE FOLLOWING UTILITY EASEMENTS WHICH AFFECT THE SUBJECT PROPERTY:
 - BOOK 1007, PAGE 58
 - BOOK 394, PAGE 294
 - BOOK 390, PAGE 445
 - 75' SHORE SETBACKS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION ON INDIVIDUAL LOTS.
 - WETLAND DATA BASED ON A DELINEATION BY C.C. DORION GEOLOGICAL SERVICES.
 - APPLICATIONS WILL BE FILED WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR SITE LOCATION OF DEVELOPMENT PLAN AND THE NATURAL RESOURCES PROTECTION ACT.
 - FOR FURTHER INFORMATION REGARDING BUILDING ENVELOPES, UNDEVELOPED LAND, AND BUFFER AREAS, SEE PLANS TITLED "UNDEVELOPED LAND AND DENSITY PLAN" (SHEET 2 OF 3) AND "BUFFER AREA PLAN" (SHEET 3 OF 3) TO BE RECORDED HERewith.

LINE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE					
LINE	LENGTH	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
L1	10.0'	N 07°00' W	10.00	C1	72.91'	275.00'	151.12°	N 68°24'56" W	72.92'	C17	19.48'	100.00'	111.35°	N 19°35'56" W	16.54'	C33	110.21'	775.00'	80°52'52"	N 83°24'28" W	110.12'

Approved by the Town of Rockport Planning Board, pursuant to Title 30-A M.R.S.A. Section 4404:

chair conditions of approval:

date:



RECORD OWNER: **GLEN COVE TND, LLC**
 P.O. Box 929
 Rockport, Maine 04856
 Tax Map 4, Lots 150 & 160
 Deed Reference: Book 3565 Page 34
 Book 3736 Page 190
 Total Parcel Area: 115.07 Acres

State of Maine, Knox ss: Registry of Deeds
 Received at H M M.
 and recorded in Cabinet Sheet
 Attest: Register.

LANDMARK CORPORATION
 SURVEYORS & ENGINEERS
 219 MEADOW STREET, ROCKPORT, MAINE 04856
 PHONE: (207) 236-6757 FAX: (207) 236-3175
 ENGINEERING • SUBDIVISIONS • BOUNDARIES • TOPOGRAPHY

FIELD WORK DATE: 2005-07
FIELD WORK BY: RMB/SMP
DRAFTED BY: KMB/JAF/MUS
CHECKED BY: MUS
PLAN DATE: OCTOBER 8, 2008

STATE OF MAINE
 KEVIN MARK BARBOUR 2068
 PROFESSIONAL LAND SURVEYOR

STATE OF MAINE
 MICHAEL SABATINI 9053
 LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE
 K. MARK BARBOUR PLS 2068

JOB NO.: 05-175
SCALE: 1"=120'
SHEET 1 OF 3

BREWSTER POINT
 WARRENTON STREET
 ROCKPORT, MAINE
 KNOX COUNTY

RECORDING PLAT

LANDMARK CORPORATION
 SURVEYORS & ENGINEERS