LEGEND:

- IRON ROD FOUND (G&D)
- IRON PIPE FOUND (G&D)
- MONUMENT FOUND (G&D)
- PROPERTY LINE
- 250' SHORELAND ZONE OVERLAY DISTRICT
- 75' SETBACK
- TREELINE
- EXISTING BUILDING
- WETLAND
- DECIDUOUS TREE (≥24" DBH)
- CONIFEROUS TREE (≥24" DBH)
- CEDAR HEDGE
- BUILDING ENVELOPE
- UNDEVELOPED AREA
- DEVELOPED AREA

MAGNETIC NORTH 2005

APPROX. LIMIT OF MUDFLATS

PENOBSCOT BAY

PROPOSED PIER

STONE JETTY

1046' TO EAST END OF REEF

PROPOSED PATH

BOATHOUSE WITH PARKING COURT

APPROX. LOC. OF CABIN

SUGGESTED DRIVEWAY LOCATIONS (SEE NOTE #4)

COMMUNITY BARN WITH COURTYARD AND PARKING

EXISTING HOUSE TO BE REMOVED OR RELOCATED

CLAM COVE MUDFLAT IS A HIGH VALUE TIDAL WATERFOWL & WADING BIRD HABITAT AS IDENTIFIED BY MAINE DEP AND IF&W.

GLENNA W. PLAISTED REVOCABLE TRUST
BOOK 3572, PAGE 202

SEE BOUNDARY LINE AGREEMENT RECORDED IN BOOK 3545, PAGE 220.

LOT 1	78,213 SF (18,292 SF)	LOT 23	60,916 SF (26,049 SF)
LOT 2	45,868 SF (16,728 SF)	LOT 24	37,816 SF (13,520 SF)
LOT 3	44,670 SF (16,486 SF)	LOT 25	35,317 SF (12,188 SF)
LOT 4	47,337 SF (15,673 SF)	LOT 26	35,633 SF (11,970 SF)
LOT 5	54,153 SF (15,693 SF)	LOT 27	37,684 SF (14,086 SF)
LOT 6	74,698 SF (13,479 SF)	LOT 28	39,172 SF (9,740 SF)
LOT 7	66,975 SF (15,237 SF)	LOT 29	55,731 SF (13,899 SF)
LOT 8	44,049 SF (16,261 SF)	LOT 30	36,604 SF (9,548 SF)
LOT 9	41,602 SF (17,578 SF)	LOT 31	40,550 SF (13,637 SF)
LOT 10	44,822 SF (14,965 SF)	LOT 32	21,147 SF (12,077 SF)
LOT 11	53,791 SF (21,543 SF)	LOT 33	22,838 SF (13,305 SF)
LOT 12	69,166 SF (18,847 SF)	LOT 34	22,838 SF (13,305 SF)
LOT 13	64,157 SF (19,781 SF)	LOT 35	22,838 SF (13,305 SF)
LOT 14	40,932 SF (14,960 SF)	LOT 36	23,955 SF (14,202 SF)
LOT 15	48,866 SF (20,174 SF)	LOT 37	22,346 SF (10,462 SF)
LOT 16	58,300 SF (27,434 SF)	LOT 38	27,087 SF (13,367 SF)
LOT 17	50,751 SF (20,115 SF)	LOT 39	27,515 SF (13,466 SF)
LOT 18	45,676 SF (12,611 SF)	LOT 40	17,534 SF (10,437 SF)
LOT 19	47,399 SF (17,556 SF)	LOT 41	33,420 SF (14,444 SF)
LOT 20	60,597 SF (24,166 SF)	LOT 42	34,645 SF (14,668 SF)
LOT 21	49,067 SF (15,244 SF)	LOT 43	24,893 SF (12,162 SF)
LOT 22	44,128 SF (17,177 SF)	LOT 44	22,094 SF (11,382 SF)
		LOT 45	20,721 SF (8,012 SF)

LOT AREA (TYPICAL)

BUILDING ENVELOPE AREA (TYPICAL)

PROPOSED VEGETATED BUFFER (DETAIL PENDING)

N 62°36'49"E 424.08'

N 75°56'40"E 882.63'

S 74°48'48"E 118.30'

111.32' N 57°54'58"E

ASPHALT TO BE REMOVED

POSSIBLE HORSE PADDOCK. ACCTUAL LOCATION TO BE DETERMINED. (2,000 SF DEVELOPED AREA)

PARKING

COURTYARD

BARN

BARN

WARRENTON STREET

APPROXIMATE HISTORIC HOUSE SITE

WARRENTON STREET PATH (SEE NOTE #5)

PROPOSED PATH EASEMENT AS NECESSARY (DEDICATED TO TOWN)

TREE RING APPROX. 60' DIA. (TIE LINE) N 73°05'11" W 73.01'

CLAM COVE DRIVE

JULIE WATERS
MAP 4, LOT 80

HARRY & MARION GRANT
MAP 4, LOT 90

HARLEY O., III & TERRI M. KNOWLTON
MAP 4, LOT 100

LIONEL W. & JOYCE B. HEAL
MAP 4, LOT 110

SANDRA M. SHAW
MAP 4, LOT 120-5

WILLIAM & CAROLE GARTLEY
MAP 1, LOT 160

STONE PIERS

PK NAIL

EASTWARD INVESTORS, INC.
BOOK 971, PAGE 103
MAP 4, LOT 140

EASTWARD S 57°28'19" W 1030.36'

PORTIONS OF THE PAVED SURFACE OF THE ROAD ARE SLIGHTLY OUTSIDE THE 16' WIDE RIGHT-OF-WAY ON BOTH SIDES. FOR REFERENCE SEE RIGHT OF WAY RESERVED IN BOOK 804, PAGE 325.

WILLIAM PEACE
BOOK 2481, PAGE 2
MAP 4, LOT 140-40

ROBERT F. & GERTRUDE HARPER
BOOK 2195, PAGE 288
MAP 4, LOT 140-42

RONALD & ARLENE GAMBLE
BOOK 2656, PAGE 163
MAP 4, LOT 140-52

PETER F. & BARBARA D. McSPADDEN
BOOK 1469, PAGE 288
MAP 4, LOT 140-23

GRAPHIC SCALE

120 0 60 120 240

1 inch = 120 ft.

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 Lot Area: 115.82 Acres

NOTES

1. SEE DECLARATION OF COVENANTS FOR UNDEVELOPED LAND RESTRICTIONS. ALSO REFERENCE THE DEFINITION OF UNDEVELOPED LAND WITHIN THE 2006 TOWN OF ROCKPORT LAND USE ORDINANCE.
2. SEE PRELIMINARY SUBDIVISION PLAN (SHEET 1 OF 3) FOR DETAIL REGARDING LOTS AND INFRASTRUCTURE LAYOUT.
3. SEE PRELIMINARY BUFFER AREA PLAN (SHEET 3 OF 3) FOR DETAIL REGARDING LOCATION OF WOODED AND MEADOW BUFFERS.
4. LOTS WITH DRIVEWAY CORRIDORS INCLUDED WITHIN THE BUILDING ENVELOPE SHALL ADHERE TO THIS DRIVEWAY LOCATION UNLESS OTHERWISE APPROVED BY THE DEVELOPER'S ARCHITECT.
5. THIS PLAN SHOWS A POSSIBLE ALIGNMENT OF A PATH ALONG WARRENTON STREET. IT IS UNDERSTOOD THAT FINAL DESIGN OF THIS PATH WILL BE INCLUDED WITH THE FINAL SUBDIVISION APPLICATION.

DENSITY CALCULATION

TOTAL PARCEL AREA	115.07 AC
TOTAL PARCEL AREA	5,012,321.0 SF
TOTAL ALLOWABLE DENSITY (W/ 70% UNDEVELOPED) (5,045,119.2 sf / 2 / 72,500 S.F. x 1.3)=	45 LOTS
IN ORDER TO JUSTIFY 45 LOTS, THE ROCKPORT LAND USE ORDINANCE REQUIRES THAT 70% (80.55 ACRES) OF THE LAND MUST BE SET ASIDE AS UNDEVELOPED. (115.07 * 0.7=80.55 ACRES).	
UNDEVELOPED LAND PROVIDED	80.68 AC
PERCENT UNDEVLOPED LAND 80.68 / 115.07 =	70.1%