

SURVEYOR'S NOTES:
 The surveyed parcel is described in a deed from Lois R. Teel to Brian H. McLaughlin dated November 14, 1997 and recorded in Book 2176-page 29 of the Knox County Registry of Deeds. The line abutting Wheaton was by agreement in 1976 and recorded in Book 628-pages 159 & 160.
 Reference is made to DOT RIGHT OF WAY MAP File No. 7-105 dated June 1988 recorded in Plan Cabinet 11-sheet 25.
 Contours and elevations are based on Benchmark S 51 1935 which is a brass disc set in the top of a large boulder located on the north side of Route 90 near the Pinehurst Store. Published elevation is 173.45. Datum is NAD 1929.
 Bearings are referenced to Magnetic North 2003. Iron pins set are 5/8" rebar, capped Landmark Corp PLS 1339/2068"

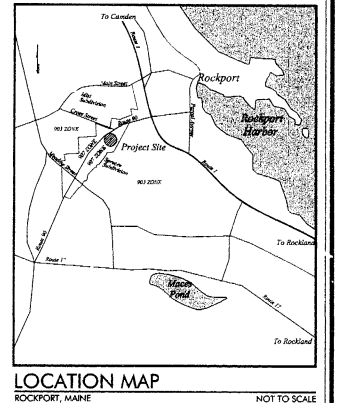
GENERAL NOTES:
 1. SUBJECT PARCEL KNOWN AS MAP 26, LOT 5 OF THE TOWN OF ROCKPORT TAX MAPS, (MIXED BUSINESS / RESIDENTIAL ZONE 907)
 2. SEWAGE DISPOSAL FOR BUILDING #1 AND BUILDING #3 WILL BE BY CONNECTION TO THE PUBLIC SEWER COLLECTION SYSTEM. BUILDING #2 CURRENTLY HAS A FUNCTIONING SEPTIC SYSTEM WHICH WILL BE UTILIZED UNTIL CONNECTION TO THE PUBLIC SYSTEM IS NECESSARY.
 3. WATER SUPPLY TO BE ACCOMPLISHED BY CONNECTION TO PUBLIC WATER MAINS LOCATED WITHIN THE ROUTE 90 RIGHT OF WAY.
 4. AREA OF CLEARING FOR BUILDINGS #1 AND #2 SHALL BE AS SHOWN BY THE GRADING ON THIS PLAN. CLEARING LIMITS FOR BUILDING #3 MAY VARY DEPENDING ON THE REQUIREMENTS OF THE FUTURE OWNER. HOWEVER CONFORMANCE WITH BUFFER REQUIREMENTS WILL BE SUBJECT TO SITE PLAN REVIEW. ACTIVITY BEYOND GRADING SHOWN WILL BE LIMITED TO PRUNING AND THINNING WHILE LEAVING THE FOREST FLOOR DUFF LAYER UNDISTURBED AND INTACT.
 5. LAND CLEARING AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DEPOSITED AT A LANDFILL. APPROXIMATELY 1500 CY OF GRAVEL WILL BE BROUGHT ON-SITE FOR DRIVEWAY AND PARKING CONSTRUCTION.
 6. SEE SHEETS 3 AND 4 OF THE SITE PLAN REVIEW PLAN SET FOR SITE DETAILS.
 7. WOODED BUFFER AREA OUTSIDE THE DOT SLOPE EASEMENT SHALL BE SUBJECT TO THE RESTRICTIONS NOTED ON THIS SHEET.

SUBDIVISION NOTES:
 1. IT IS THE INTENT OF THIS PLAN TO SHOW THE VIABILITY OF 3 BUILDINGS ON THE SUBJECT PARCEL AND DEMONSTRATE CONFORMANCE WITH THE TOWN OF ROCKPORT SUBDIVISION ORDINANCE. THE EXISTING BUILDING AND PROPOSED BUILDINGS WILL BE AVAILABLE FOR SALE OR LEASE.
 2. ALL BUILDINGS WILL BE SUBJECT TO COVENANTS TO BE RECORDED.
 3. THE TOWN OF ROCKPORT WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR OR FLOWING OF THE DRIVEWAY. IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION, ALL MAINTENANCE AND FLOWING WILL BE THE SHARED RESPONSIBILITY OF THE UNIT OWNERS.
 4. BUILDING #1 (DENTAL OFFICE AND RESIDENTIAL) AND BUILDING #2 (PROFESSIONAL OFFICE OR RESIDENTIAL) SHALL BE DEVELOPED IN CONFORMANCE WITH THIS PLAN. BUILDING #3 MAY BE DEVELOPED WITHIN THE CROSS HATCHED AREA WITH THE FOLLOWING RESTRICTIONS:
 USE LIMITED TO BUSINESS OR PROFESSIONAL OFFICE
 TOWN OF ROCKPORT SITE PLAN REVIEW REQUIRED
 MAXIMUM GROSS BUILDING AREA = 4000 SF
 DEVELOPMENT OF BUILDING #3 OTHER THAN AS STATED SHALL ALSO REQUIRE SUBDIVISION APPROVAL FROM THE ROCKPORT PLANNING BOARD.

JULIE A. WHEATON
 TAX MAP 26, LOT 3
 BOOK 1339-PAGE 316

n/1
 JULIE A. WHEATON
 TAX MAP 26, LOT 3
 BOOK 1339-PAGE 316

PROPOSED WOODED BUFFER
 AREA OUTSIDE MDOT
 SLOPE EASEMENT SUBJECT
 RESTRICTIONS



WOODED BUFFER RESTRICTIONS:
 THE REMOVAL OF TREES AND OTHER VEGETATION WITHIN THE BUFFER STRIP IS LIMITED TO THE FOLLOWING:
 1. THERE SHALL BE NO PURPOSEFULLY CLEARED OPENINGS AND AN EVENLY DISTRIBUTED STAND OF TREES AND OTHER VEGETATION SHALL BE MAINTAINED.
 2. ACTIVITY WITHIN THE BUFFER SHALL BE CONDUCTED SO AS TO PREVENT DISTURBANCE OF EXISTING FOREST FLOOR, LEAF LITTER AND VEGETATION LESS THAN 1 FOOT IN HEIGHT. WHERE THE EXISTING GROUND COVER IS DISTURBED AND RESULTS IN EXPOSED MINERAL SOIL, THAT AREA SHALL BE MANICURED/STABILIZED TO AVOID SOIL EROSION.
 3. PRUNING OF LIVE TREE BRANCHES IS PERMITTED PROVIDED THAT AT LEAST THE TOP TWO-THIRDS OF THE TREE CANOPY IS MAINTAINED.
 4. BUFFERS ARE NOT TO BE USED FOR ALL-TERRAIN VEHICLE OR VEHICULAR TRAFFIC.
 FOR THE PURPOSES OF THIS SECTION AN "EVENLY DISTRIBUTED STAND" OF TREES AND OTHER VEGETATION" SHALL BE DEFINED AS MAINTAINING A MINIMUM RATING SCORE OF 12 IN ANY 25-FOOT BY 25-FOOT SQUARE AREA, AS DETERMINED BY THE FOLLOWING RATING SCHEME:

DBH	POINTS
2-4 IN.	1
4-12 IN.	2
>12 IN.	4

CONNECT TO EXISTING SEWER STUB, PROVIDED CLEAN OUT INVERT=165.0 (ASSUMED) CONTRACTOR TO FIELD VERIFY

DOMESTIC WATER SERVICE: UTILIZE EXISTING 1" CONNECTION FOR UNIT #2 AND PROVIDE TWO NEW 1" CONNECTIONS FOR UNIT #1 AND #3

RELOCATE EXISTING CULVERT EXTEND 4 LF INV=164.0 INV.OUT=161.0

RELOCATE UTILITY POLE TRANSITION TO UNDERGROUND (COORDINATE W/ UTILITY COMPANIES)

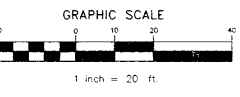
PROPOSED SIGN W/ UP LIGHTING, TO CONFORM TO SIGN ORDINANCE

- LEGEND:**
- IRON PIN FOUND
 - R/R SPIKE FOUND
 - 5/8" REBAR SET
 - UTILITY POLE
 - GUY ANCHOR
 - STONE WALL
 - OVERHEAD UTILITY LINE
 - APPROX EX WATER LINE
 - EXISTING SEWER LINE
 - EX SEWER MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - P-W PROPOSED WATER
 - P-S PROPOSED SEWER (GRAVITY)
 - 4" PVC SDR 35
 - P-UTIL PROPOSED UNDERGROUND UTILITY CONDUITS
 - SF SILT FENCE
 - PROPOSED STORMDRAIN 12" ADS-N12
 - UNIT #3 DEVELOPMENT AREA

Cabinet 16 Sheet 98

APPROVED: TOWN OF ROCKPORT PLANNING BOARD
 Pursuant to Title 30-A M.R.S.A Section 4404

DATE: 6-11-03
 CHAIR: [Signature]
 [Signature]
 [Signature]



RECORD OWNER:
 200 WEST LLC
 P.O. BOX 1290
 ROCKPORT, MAINE 04856
 BOOK 2963-PAGES 161
 TAX MAP 26-LOT 5
 AREA = 3.08 ACRES

NO.	DATE	DESCRIPTION	BY
1	6/3/03	CHANGE "DENTAL OFFICE" TO "BUILDING" ON PLAN AND WITHIN NOTES. ADD STREET NAME CHANGE RECORD OWNER	MJS

FIELD WORK DATE: -
 FIELD WORK BY: AH/MW
 DRAFTED BY: MJS/MW
 CHECKED BY: MJS
 PLAN DATE: APRIL 9, 2003

State of Maine, Knox ss: Registry of Deeds
 Received June 19, 2003 at 1:45 P.M.
 and recorded in Cabinet 16 Sheet 98
 Attest: [Signature] Register.

SUBDIVISION PLAN
 ACCOMPLISHED BY BUILDINGS



MARK W. INGRAHAM, III PLS 1339

200 WEST PROFESSIONAL OFFICES

ROUTE 90
 ROCKPORT, MAINE
 KNOX COUNTY

SCALE: 1" = 20'
 JOB No.: 03-013B
 SHEET 1 OF 1

