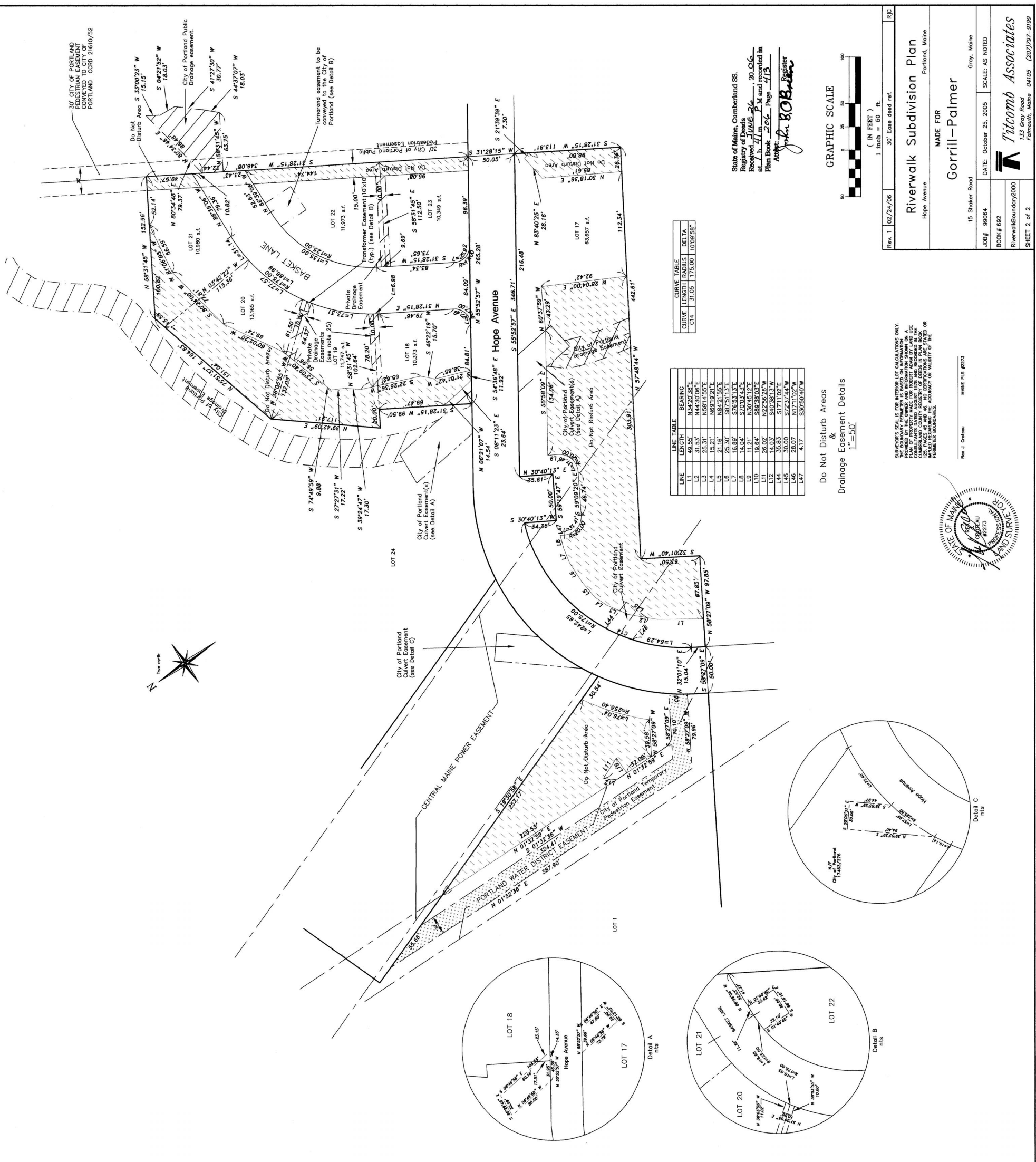


- SUBMISSION NOTES**
- This plan is sheet 2 of a plan set of 11 sheets entitled "Riverwalk," which is on record in the City of Portland Planning Office.
 - The subdivision is an open Restricted Development. Each housing unit shall be required to have one (1) owner-occupied individual who is fifty-five (55) years of age or older living in at least eighty percent (80%) of the total occupied units.
 - The development is subject to a construction vehicle management plan to minimize impacts of construction vehicles and activities on the surrounding neighborhood.
 - Subdivider shall install one permanent Ferro-type marker at the limit of the "Do Not Disturb Area" at the rear yards of lots 21-23. Ferro-type survey markers shall be marked with a granite head and an engraved identity disk with a legend reading "City of Portland Presumpscot River Preserve", or an equivalent survey marker system approved by the Portland Planning Authority.
 - There will exist a Homeowners' Association which will be comprised of Lot Owners for enforcement of the Lot Owners' responsibilities as described within the Subdivision Declaration documents.
 - Upon Subdivider's sale of each lot, the Owner of said lot and the Homeowners' Association shall be responsible for ensuring that construction, development and use of said lot complies with the terms and conditions contained in the Subdivision Declaration documents. The Homeowners' Association shall be responsible for the maintenance and repair of the City with the right to enforce restrictions on the lots and includes a requirement for restoration by the Lot owner and payment of the City's reasonable attorneys fees.
 - Development of the parcels proposed as part of this plan shall be in accordance with conditional zone #40 (recorded at the Cumberland County Registry of Deeds, Book _____, Page _____) and the underlying R-2 zoning requirements. Excerpts of the dimensional requirements are presented below.
- Minimum lot size 6,000 S.F.
 Minimum frontage 50 FT.
 Minimum setbacks 10 FT.
 Front yard 25 FT. (principal or accessory structures with ground coverage greater than one hundred (100) square feet)
 Side yard 12 FT. (principal or accessory structures with ground coverage greater than one hundred (100) square feet)
 Minimum lot width 50 FT.
- No movement of lot lines shall be permitted without further review and approval of the Portland Planning Authority.
 - The building envelopes for lots 17 through 23 on this plan represent the maximum area for construction of principal and accessory structures. Any deviations from, or changes to, the building envelopes from those depicted must receive the approval of the Portland Planning Authority prior to commencement of construction, and such approval will be recorded in the Cumberland County Registry of Deeds with a reference to the building envelope and any lot depicted. The buildability of any lot depends upon finished floor elevations, grading plans, preservation, soil stability and erosion control, etc. which shall be reviewed by the City during Site plan review.
 - The "Do Not Disturb Areas" encumber portions of Lots 17, 18, 19, 20, 21, 22, 23 and 24. The "Do Not Disturb Areas" are to be granted to the City of Portland as conservation easements. No tree cutting, grading, disturbance to vegetation or ground cover shall take place within the "Do Not Disturb Areas". Storm damaged trees may be removed only if they present a potential hazard to the public. The Subdivider shall be responsible for the removal of trees within these areas. This restriction shall appear in the legal descriptions of all the lots burdened with "Do Not Disturb Areas".
 - In lots adjacent to the "Do Not Disturb Areas" and City property, the Subdivider and lot owner shall adhere to the standards contained within the National Arborist Association Inc. Standards for Tree Operations" shall be followed.
 - Each lot shall require the submission of a minor site review prior to the issuance of a building permit and shall be subject to review pursuant to Article V of Chapter M of the Portland City Code.
 - Prior to issuance of the first temporary Certificate of Occupancy, the proposed roadway shall be completed, to a minimum, with base course pavement.
 - The Owners of lots 17-23 shall be required to retain a licensed Maine Land Surveyor to lay out and certify the boundaries of lots 17-23. The Subdivider shall be responsible for the cost of the survey. The Subdivider shall also be required to approved site plan submissions. The owners of lots 18 through 23 shall also be required to retain a Maine licensed civil engineer or landscaper architect to assist in design of the improvements to be installed on their lots. The owners of these lots shall also retain that professional to provide construction specifications including, but not limited to, periods of field conditions which require modification to the design of the lot improvements. Site inspection requirements will not apply to lot 17, unless the Portland Planning Authority determines in writing upon submission of a lot site plan that these services are necessary. At a minimum, the following site inspection must be conducted:
 A. Subsequent to stability of bases and abutments, the installation of silt fence and prior to clearing; and
 B. Upon completion of clearing and grubbing; and
 C. Upon setting the forms but prior to pouring the foundation; and
 D. Upon completion of surface restoration; and
 E. Prior to removal of erosion control measures.
 - The professional (civil engineer or landscaper architect) shall provide a written statement to the Portland Planning Authority upon completion of construction of lot improvements affirming that the work is in substantial conformance to the approved plans and that all conditions of approval have been satisfied. This requirement shall appear as a note in all property deeds, except for lot 17.
 - Private drainage easements: tree clearing or vegetation disturbance, filling, regarding, construction of buildings, or other obstructions shall be prohibited (except as allowed in note 10) within the private drainage easements unless specifically included in applicable legal descriptions Department under site plan review. This restriction shall be specifically included in applicable legal descriptions.
 - A minimum of ten trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's arboricultural specification and standard of practice and landscape design guidelines. Lot Developer/Lot owner may contract for the placement of landscaping, but shall remain ultimately liable to the City of Portland for financial obligation for compliance with city ordinances and approvals. Such financial obligation shall be neither transferable nor assignable to any other party. The Subdivider shall be responsible for the cost of the landscaping. The Subdivider shall be responsible to the City of Portland, to conditions and limitation of Section 9 of the City of Portland, Maine Technical and Design Standards and Guidelines.
 - All driveways shall be paved within six (6) months of the receipt of a Temporary Certificate of Occupancy and shall be a minimum of 12 wide. Individual homeowners shall be responsible for paving of driveway.
 - Unless and until the City accepts the subdivision road, said roadway shall be the financial responsibility of the Subdivider for maintaining said roadway (including the cost of street sweeping, snowplowing, sanding, salting and street lighting). The Subdivider shall be responsible for the cost of street lighting, snowplowing, sanding, salting and street such services until the streets are accepted as City Street.
 - During construction of the subdivision roadway, Subdivider shall retain either a licensed Civil Engineer or Landscaper on a semi-monthly basis, as provided for in the Conditional Zone, Condition #2, Section E.
 - Lots within this subdivision may require installation of individual private water systems. Any water system works to be installed shall be subject to City review. The Subdivider shall be responsible for additional information regarding individual lot pump station may be required. The perspective purchasers will be provided with a copy of sheet 4 of the plan set prior to closing.
 - Subdivider may contract for the installation of improvements noted on the plan but shall remain ultimately liable to the City of Portland for the financial obligation to install the improvements within the City Ordinance and approvals. Such financial obligation shall not be transferable without prior authorization of the Subdivider by the Planning Board.
 - "NO PARKING" street signs shall be installed along one side of the subdivision roadway prior to the issuance of the first house lot Certificate of Occupancy (whether permanent or temporary) for this subdivision.
 - The roadway will be completed and offered to the City for acceptance within two years of posting of the performance guarantee unless the City and applicant agree in writing to extend the duration of the guarantee and the performance guarantee is extended accordingly.
 - The purpose of the "do not disturb area(s)" is to preserve, in its natural condition, the vegetation and natural topography of the area(s). The following is prohibited within the "do not disturb area(s)":
 A. cutting, grading, mowing, planting, disturbing, altering or removing vegetation/soil from area.
 B. filling, dumping, excavating, gravel or soil placement or any other activity that disturbs the natural topography and soil of the area.
 C. cutting, grading, mowing, planting, disturbing, altering or removing vegetation/soil from area.
 D. the use of chemical herbicides, pesticides, fungicides, fertilizers and other potential toxins.
 E. any other disturbance of soil or vegetation.
 - Grading for Private Drainage Easements shall not impact Do Not Disturb Areas.



Do Not Disturb Areas
 &
 Drainage Easement Details
 1"=50'

