SUBDIVISION NOTES

(1) 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.

(2) The subdivision is an age 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.

(3) The development is subject to a construction vehicle management plan to minimize impacts of construction vehicles and activities on the surrounding neighborhood.

(4) Subdivider shall install one permanent Feeno–type marker at the limit of the "Do Not Disturb Area" at the rear yards of lots 21–23. Feeno–type survey markers shall be markers 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.

(5) 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.

(6) Upon Subdivider's sale of each lot, the Owner of said lot and or 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 Conditional Zone Agreement. Subdivider shall include a covenant in each deed conveying a lot within that provides 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.

(7) 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:
Front yard 10 FT.
Rear 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.

(8) No movement of lot lines shall be permitted without further review and approval of the Portland Planning Authority.

(9) The building envelopes for lots 17 through 23, as shown within the plan set 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, if granted, will be recorded in the Cumberland County Registry of Deeds with a reference to the Plan Book and Page Number of the originally approved plat. Note that building envelopes as shown do not guarantee a buildable lot for 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 review by the City during Site plan review.

(10) 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 tree may be removed only if they represent a potential hazard to property or residence. No concentrated runoff shall be directed to these areas. This restriction shall appear in the legal descriptions of all the Lots burdened with "Do Not Disturb Areas".

(11) In lots adjacent to the "Do Not Disturb Areas" and City property, the Subdivider and lot owner shall adhere to the subdivision written and graphic plan for buffer preservation around the perimeter of the subdivision. In carrying out these practices the standards contained within the "National Arborist Association Inc. Standards for Tree Operations" shall be followed.

(12) 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.

(13) Prior to issuance of the first temporary Certificate of Occupancy; the proposed roadway shall be completed, to a minimum, with base course pavement.

(14) The Owners of lots 17–23 shall be required to retain a licensed Maine Land Surveyor to lay out and certify the location and elevation of each foundation for each proposed house in order to ensure that said locations and elevations conform to approved site plan submissions. Lot owners of lots 18 through 23 shall also be required to retain a Maine licensed civil engineer or landscaped architect to assist in design of the improvements on their lots. The owners of these lots shall also retain that professional to provide construction phase services including, but not limited to, periodic site inspection for adherence to all required erosion and sedimentation control measures and to address any changes in 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 required due to the location of the improvements on the lot, site conditions, grading and proposed building elevations. At a minimum, the following site inspection must be conducted:

Subsequent to staking of house and driveway, the installation of silt fence and prior to clearing; and
Upon completion of clearing and grubbing; and
Upon completion of rough grading; and
Upon setting the forms but prior to pouring the foundation; and
Upon completion of final grading; and
Upon completion of surface restoration; and
Prior to removal of erosion control measures.

The professional (civil engineer or landscape 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.

(15) 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 approved in writing by the City of Portland Planning Department under site plan review. This restriction shall be specifically included in applicable legal descriptions.

(16) A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's arborcultural 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 waivable by the developer pursuant to conditions and limitation of Section 6 of the City of Portland, Maine Technical and Design Standards and Guidelines.

(17) 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.

(18) 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 as well as the cost of curbside trash pickup). The City is not, and shall not, become responsible for providing such services until the streets are accepted as City Street.

(19) During construction of the subdivision roadway, Subdivider shall retain either a licensed Civil Engineer or Landscape Architect ("Professional") to conduct site inspections and to report the results of such inspections to the City, in writing, on a semi–monthly basis, as provided for in the Conditional Zone, Condition #8, Section E.

(20) Lots within this subdivision may require installation of individual private pump stations to convey sanitary waste to the municipal system. Refer to Sheet 4 of the plan set for additional information regarding pumping of individual lots. The legal description of each lot shall indicate that dependent on the elevation of the lowest plumbing fixture, a private pump station may be required. The perspective purchasers will be provided with a copy of sheet 4 of the plan set prior to closing.

(21) 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 for compliance with the City ordinances and approvals. Such financial obligation shall not be transferable without prior authorization of the transfer by the Planning Board.

(22) "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.

(23) 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.

(24) The purpose of the "do not disurb area(s)" is to preserve, in its natural condition, the vegetation and natural topography of the area(s). the following are prohibited within the "do not disturb area(s)":
A. structures or piping of any kind.
B. cutting, grading, mowing, planting, disturbing, altering or removing vegetation/soil from area.
C. filling, dumping, excavating, gravel or soil cover placement or any other man–made alteration or disturbance to the vegetation and surface of the area.
D. the use of chemical herbicides, pesticides, fungicides, fertilizers and other potential toxins.
E. any other disturbance of soil or vegetation.

(25) Grading for Private Drainage Easements shall not impact Do Not Disturb Areas.

Detail A
nts

Detail B
nts

Detail C
nts

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.55'	N34°20'38"E
L2	31.53'	N44°30'06"E
L3	25.31'	N58°14'55"E
L4	15.21'	N69°19'21"E
L5	21.16'	N84°21'55"E
L6	25.30'	S87°51'13"E
L7	16.89'	S76°53'13"E
L8	14.04'	S70°03'43"E
L9	11.21'	N30°45'12"E
L10	19.64'	S89°38'03"E
L11	26.02'	N22°56'26"W
L12	14.03'	S40°38'13"W
L44	35.83	S17°11'02"E
L45	30.00	S72°37'44"W
L46	28.07	N17°11'02"W
L47	4.17	S30°50'40"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C14	31.05	175.00	10°09'58"

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

SURVEYOR'S SEAL IS FOR INTERIOR LOT CALCULATIONS ONLY. THE BOUNDARY PERIMETER IS BASED ON INFORMATION PROVIDED BY THE OWNER AND INFORMATION SHOWN ON A PLAN OF PROPERTY MADE FOR ROBERT ADAM BY LAND USE CONSULTANTS DATED AUGUST 1978 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 125, PAGES 45 AND 46. NO CERTIFICATIONS ARE STATED OR IMPLIED REGARDING THE ACCURACY OR VALIDITY OF THE PERIMETER BOUNDARIES.

STATE OF MAINE REX J. CROTEAU #2273 PROFESSIONAL LAND SURVEYOR

Rex J. Croteau MAINE PLS #2273

State of Maine, Cumberland SS.
Registry of Deeds
Received JUNE 26, 20 06
at 4h 41m P M and recorded in
Plan Book 206 Page 413
Attest: John B. O'Donnell Register

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50

Rev. 1	02/24/06	30' Ease de

Riverwalk Subdi
Hope Avenue

MADE FOR
Gorrill–Pa
15 Shaker Road

JOB# 99064	DATE: October 25, 20
BOOK# 692	Titco.
RiverwalkBoundary2000	133 Gray
SHEET 2 of 2	Falmouth,

Date: 10/18/13

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE
RESURGAM