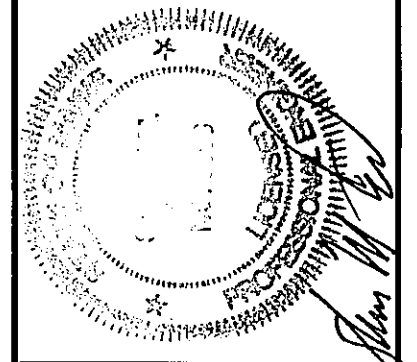
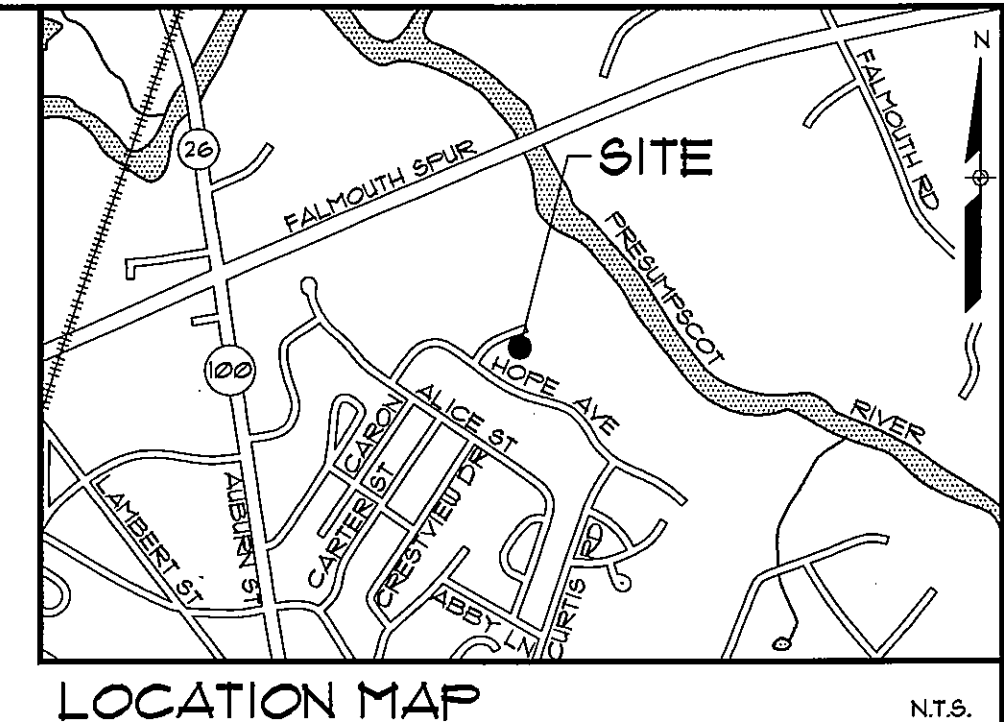


EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
⊕	MONUMENT	⊕
⊕	IRON PIPE/ROD	⊕
⊕	BENCHMARK	⊕
▭	BUILDING	▭
⊕	SIGN	⊕
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	GUARDRAIL	---
W	WATER	W
W	WATER GATE VALVE	W
+	HYDRANT	+
S	SEWER	S
S	SEWER MH	S
UD	UNDERDRAIN	UD
⊕	CATCH BASIN	⊕
⊕	DRAINAGE MH	⊕
UGU	UNDERGROUND UTILITY	UGU
⊕	TRANSFORMER PAD	⊕
⊕	UTILITY POLE	⊕
⊕	STREET TREE	⊕

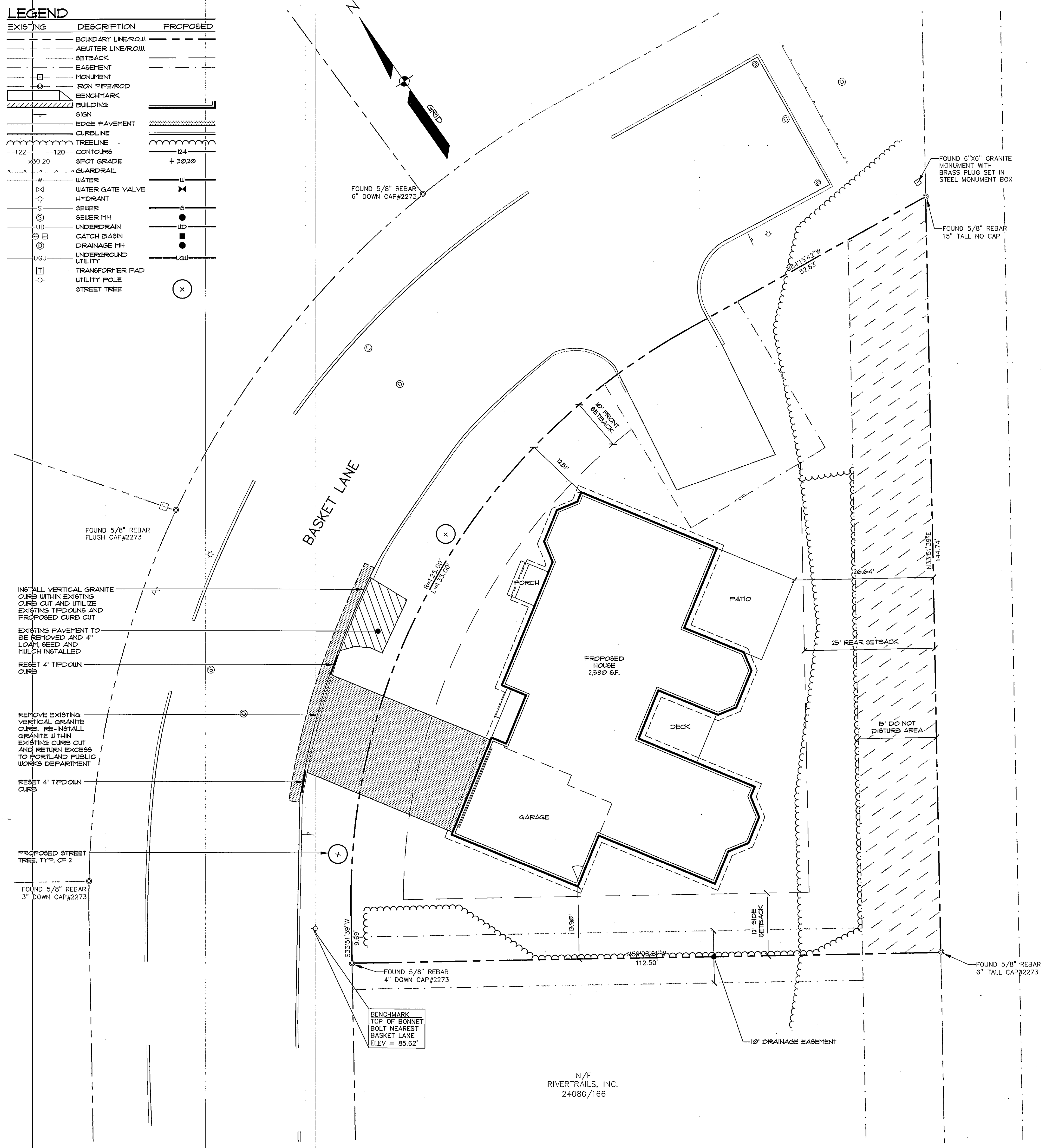


**GENERAL NOTES**

- THE RECORD OWNER OF THE PARCEL IS RIVERTRAILS, INC. BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 24080 PAGE 166.
- THE PROPERTY IS SHOWN AS LOT 320-A-22 ON THE TOWN OF PORTLAND TAX MAP R75W AND IS LOCATED IN THE CONDITIONAL ZONE (CZ40) ZONE.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE A. UTILIZING THE LOCATION OF SIX ORIGINAL PROPERTY MARKERS SHOWN ON THE PLAN, THE BASIS OF BEARINGS HAVE BEEN ROTATED TO GRID.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. ON JANUARY 16, 2014.
- PLAN REFERENCES:
  - RIVERWALK SUBDIVISION PLAN FOR GORRILL-PALMER DATED OCTOBER 25, 2009 LAST REVISED FEBRUARY 24, 2020 BY TITCOMB ASSOCIATES RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 206 PAGE 413.
  - GRADING, DRAINAGE & EROSION CONTROL PLAN & PROFILE FOR RIVERTRAILS, INC. DATED JUNE 2004 LAST REVISED NOVEMBER 11, 2020 BY GORRILL-PALMER CONSULTING ENGINEERS, INC.
  - LAYOUT & UTILITY PLANS & PROFILES FOR RIVERTRAILS, INC. DATED JUNE 2005 LAST REVISED NOVEMBER 10, 2020 BY GORRILL-PALMER CONSULTING ENGINEERS, INC.
- ELEVATIONS DEPICTED HEREON ARE BASED UPON CITY OF PORTLAND DATUM UTILIZING A CITY OF PORTLAND MONUMENT LOCATED AT THE SOUTHWESTERLY CORNER OF SUMMIT STREET AND BRAMBLEWOOD DRIVE WITH A BENCH MARK ELEVATION OF 143.62 FEET.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83.
- BASKET LANE IS A PUBLIC WAY DESCRIBED IN BOOK 26111 PAGE 84.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD AND PLAN REFERENCES B AND C. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- SPACE AND BULK CRITERIA FOR THE (CZ40) DISTRICT ARE AS FOLLOWS:
 

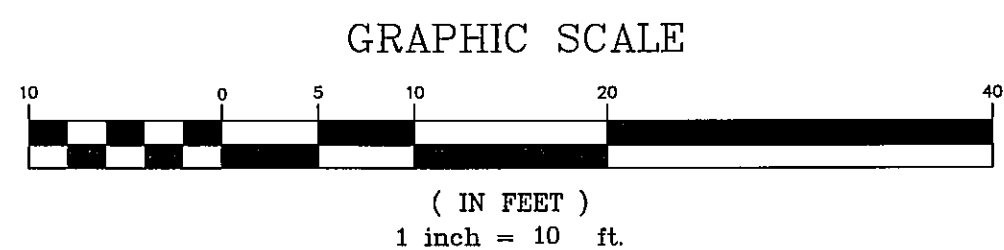
MINIMUM LOT SIZE:	6,000 SQUARE FEET
MINIMUM STREET FRONTAGE:	50 FEET
MINIMUM FRONT YARD:	10 FEET
MINIMUM SIDE YARD:	12 FEET
MINIMUM REAR YARD:	25 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET

 \* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230291 0202 C. HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS AN UNSHADED ZONE X, AREAS DETERMINED TO FALL OUTSIDE THE 500-YEAR FLOOD.
- TOTAL DEVELOPED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 3,454 SQUARE FEET.
- TOTAL PAVED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 397 SQUARE FEET.
- ALL WATER MAIN SERVICE CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.
- ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., VERIZON TELEPHONE CO. AND TIME WARNER CABLE T.V. CO STANDARDS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.



N/F  
JULIANNE A.  
SULLIVAN  
23250/173

N/F  
RIVERTRAILS, INC.  
24080/166



**SEBAGO TECHNICS**  
 WWW.SEBAGOTECHNICS.COM  
 78 John Roberts Rd., Suite 1A  
 South Portland, ME 04106  
 Tel: 207-268-5100

PROJECT NO.	13452
FIELD BOOK	
DESIGN	SAG
CHKD	SAG
DRAWN	JAR

**SITE PLAN**  
 OF:  
**LOT 22 - RIVERWALK SUBDIVISION**  
 BASKET LANE, PORTLAND, MAINE  
 FOR:  
**ESTELLE GOULD REVOCABLE TRUST**  
 C/O TAFFY GOULD  
 10 EDGEWATER DRIVE #14  
 CORAL GABLES, FLORIDA 33133

DATE	SCALE
04/15/14	1" = 10'

**SHEET 1 OF 2**

134525.dwg, TAB: 134525