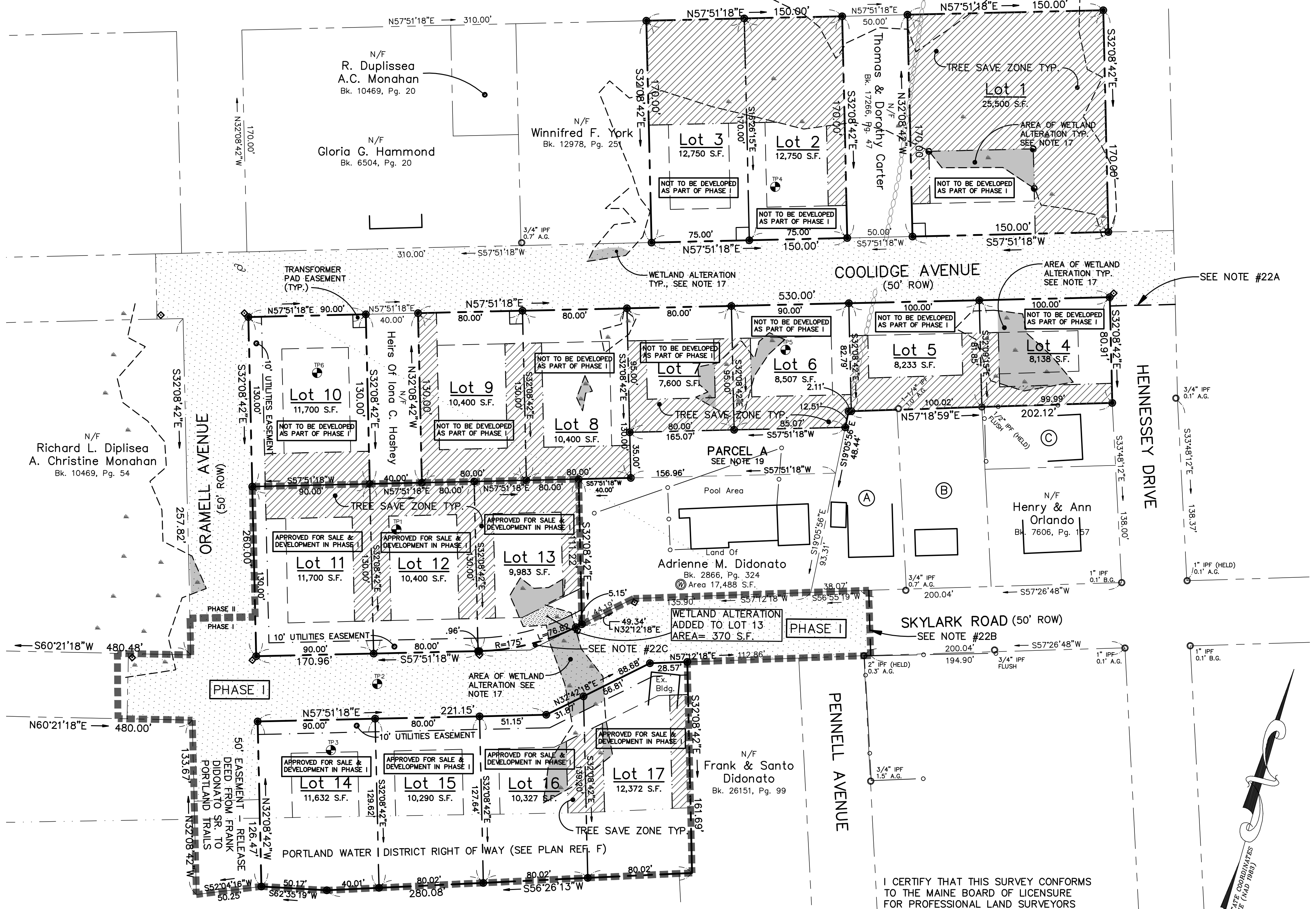
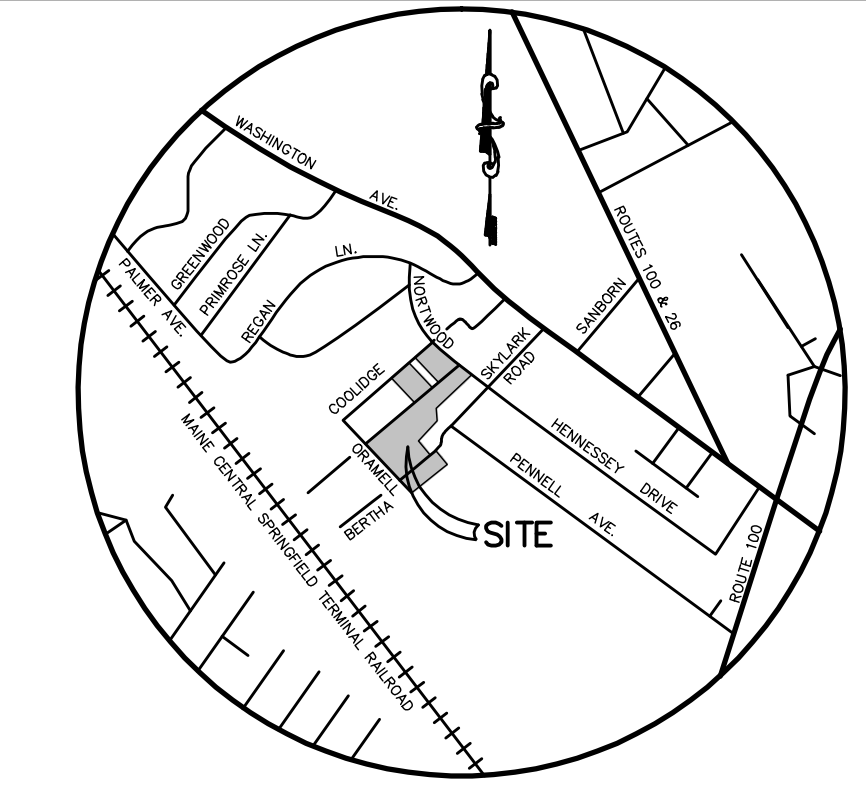
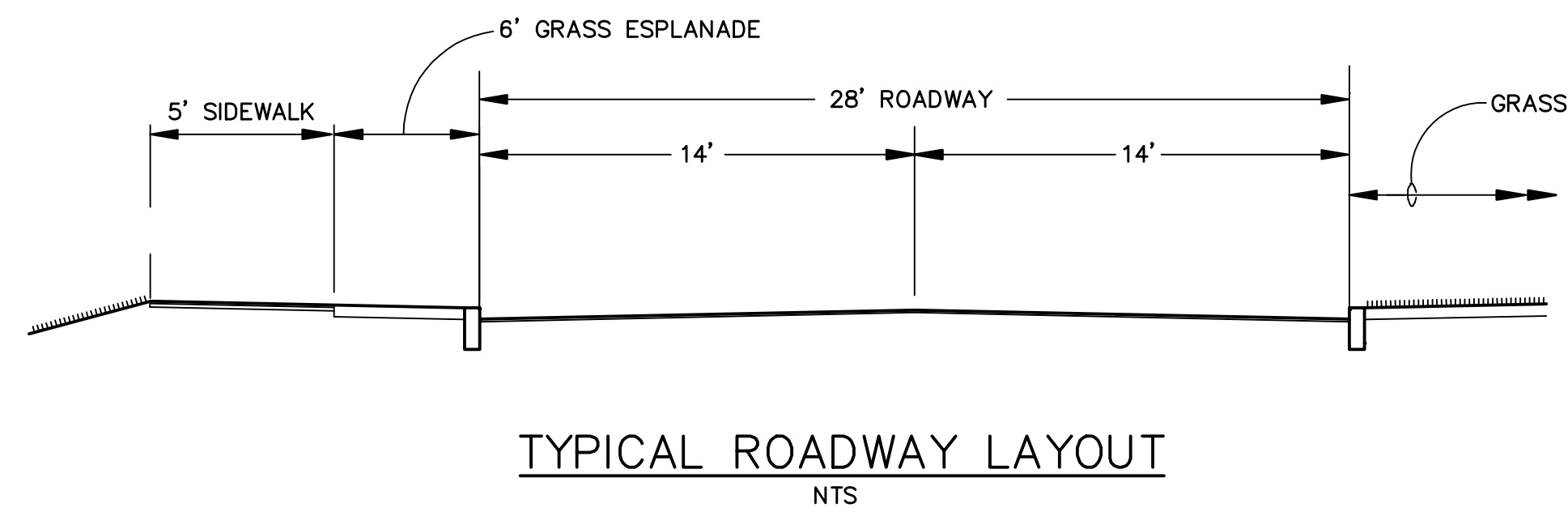


CONDITIONS OF APPROVAL:

- THAT ALL CONDITIONS OF APPROVAL OF THE SKYLARK COMMONS SUBDIVISION AS APPROVED ON JULY 22, 2008 SHALL BE APPLICABLE AND REMAIN IN FULL FORCE AND EFFECT; AND
- THAT THIS APPROVAL FOR THE FIRST PHASE (7 LOTS ALONG SKYLARK ROAD) OF THE AMENDMENT TO THE SUBDIVISION PLAN EXPIRES ON JULY 21, 2011 AND THIS APPROVAL OF THE SECOND PHASE (10 LOTS ALONG COOLIDGE AVENUE) EXPIRES ON JULY 21, 2013; AND
- THAT THE APPLICANT SHALL ADD A NOTE TO THE AMENDMENT TO THE APPROVED SUBDIVISION PLAN THAT STATES THAT A PERFORMANCE GUARANTEE AND INSPECTION FEE IN RESPECT TO PHASE II MUST BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PART OF PHASE II IMPROVEMENTS; AND
- THAT THE APPLICANT SHALL ADD A NOTE TO THE AMENDMENT TO THE APPROVED SUBDIVISION PLAN THAT SETS OUT ANY MDEP SPECIAL CONDITIONS OF THE NHPA TIER 1 PERMIT FOR THE WETLAND FILLING; AND
- THAT THE APPLICANT SHALL MODIFY THE AGREED MITIGATION DEED WITHOUT COVENANT OR RELEASE DEED (FROM APPLICANT TO PORTLAND TRAILS) WHICH WAS SUBMITTED TO COMPLY WITH CONDITION 2.VI OF THE ORIGINAL SUBDIVISION APPROVAL (AND TO BE EXECUTED PRIOR TO THE RELEASE OF THE SIGNED SUBDIVISION PLAN) TO CLARIFY THAT A PORTION OF THE SUBJECT AREA IS TO BE USED AS A TEMPORARY PAVED VEHICLE TURNING AREA FOR PUBLIC VEHICLE ACCESS AND FOR SNOW STORAGE UNTIL PHASE II IS COMPLETED, AT WHICH TIME THIS AREA WOULD REVERT TO PORTLAND TRAILS USE ONLY; AND
- THAT ALL PROPOSALS SHOWN WITHIN THE PHASE I AREA ON THE APPROVED SHEET 7 LANDSCAPE PLAN REV. 8/23/10 INCLUDING THE PORTLAND TRAIL SOUTH TO THE SITE BOUNDARY, SHALL BE IMPLEMENTED AS PART OF PHASE I; AND
- THAT THE ORIGINALY APPROVED SHEET 6 ROADWAY PROFILE FOR ORAMELL AVENUE REV. 9/11/08 SHALL BE REVISED AND SUBMITTED (PRIOR TO THE ISSUANCE OF A BUILDING PERMIT) TO CLARIFY PHASING AND TO BE CONSISTENT WITH SHEET 3 REGARDING PHASE I IMPROVEMENTS/SNOW STORAGE IN AND NEAR ORAMELL AVENUE; AND
- THAT THE APPLICANT SHALL ENSURE THAT THE TRAIL CONNECTION BETWEEN SKYLARK ROAD AND THE TRAIL IN ORAMELL AVENUE (SOUTH) IS KEPT PASSABLE AND THAT SNOW REMOVED FROM THE STREET IS NOT DEPOSITED ON TOP OF/IN FRONT OF THE TRAIL DURING THE PERIOD BEFORE PHASE II IS COMPLETE; AND
- THAT THE APPLICANT SHALL BE RESPONSIBLE TO CORRECT AND STABILIZE AND EROSION ISSUES ASSOCIATED WITH EITHER THE PIPED OR SURFACE DRAINAGE AT THE END OF SKYLARK ROAD FOR A PERIOD OF ONE YEAR AFTER CITY ACCEPTANCE OF THE SKYLARK ROAD AND ORAMELL STREET; AND
- THAT THE APPLICANT SHALL PLACE NOT LESS THAN TWO (2) POSTS ON THE SOUTHERLY EDGE OF THE TURNAROUND WITHIN THE PROPOSED PORTLAND TRAIL EASEMENT WITHIN ORAMELL AVENUE TO AVOID CONFLICTS WITH SNOW STORAGE; AND
- THE RECORDING PLAN SHALL BE REVISED TO REFLECT ONLY LOTS 11-17 ON SKYLARK ROAD AS THE APPROVED LOTS IN PHASE I FOR SALE AND DEVELOPMENT, SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AUTHORITY.



- NOTES:
- OWNER/APPLICANT: FRANK DIDONATO SR. 87 SKYLARK ROAD PORTLAND, MAINE
 - ENGINEER: LESTER S. BERRY, PE #3341 BERRY HUFF MCDONALD MILLIGAN 28 ST. STREET GORHAM, MAINE
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190 BERRY HUFF MCDONALD MILLIGAN
 - WETLANDS: JAMES LOGAN ALBERT FRICK ASSOCIATES GORHAM, MAINE
 - DEED REFERENCES: BK. 3192, PG. 374 BK. 3066, PG. 353 BK. 10972, PG. 153 BK. 2866, PG. 324 BK. 23106, PG. 96
 - TAX MAP REFERENCE: MAP 347, LOTS 1-3 AND 9-15, BLOCK D MAP 349, LOTS 1-8, BLOCK I MAP 349, LOTS 1-2 & 4-8 & 9-16, BLOCK H MAP 349, LOTS 7-12, BLOCK G MAP 348, LOTS 2-7, BLOCK A
 - ZONING: R-3 RESIDENTIAL ZONE
 - PROJECT AREA: 4.55 ACRES
 - PROPOSED USE: 17 SINGLE FAMILY HOUSE LOTS
 - MINIMUM STANDARDS: LOT SIZE - 6,500 S.F. FRONTAGE - 50' SETBACKS - 25' FRONT AND REAR 14' SIDE (2-STORY)
 - SEWER SERVICE: PUBLIC (SEE NOTES 23 & 24)
 - WATER SERVICE: PUBLIC
 - ELECTRIC/TELEPHONE: UNDERGROUND
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.
 - PLAN REFERENCES:
 - PORTLAND HIGHLANDS PORTLAND CUMBERLAND COUNTY, MAINE OWNED BY H.R. LOWE LAND CO. INC., DATED JULY 22, 1924 BY ERNEST W. BRANCH CIVIL ENGINEER AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 16, PAGE 10.
 - THE HOMESTEADS PORTLAND, MAINE OWNED BY THE CITY AND SUBURBAN LAND TRUST DATED SEPTEMBER 1921 BY E.C. JORDAN & COMPANY, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 70.
 - PLAN OF HANSON MANOR PORTLAND, MAINE FOR CHARLES M. HANSON DATED MARCH 1961 BY GEORGE WHEATEN AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 57, PAGE 88.
 - STANDARD BOUNDARY SURVEY PENNELL AVENUE PORTLAND, MAINE FOR DIVERSIFIED PROPERTIES DATED 6/30/01 BY TITCOMB ASSOCIATES.
 - AMENDED MASTER PLAN OF WASHINGTON CROSSING CONDOMINIUMS ALLEN AVENUE PORTLAND, MAINE FOR ALC DEVELOPMENT CORP. DATED 10/10/97 BY SEBAGO TECHNICS AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 200, PAGE 91.
 - PLAN OF RIGHT OF WAY TAKEN BY THE PORTLAND WATER DISTRICT PORTLAND, MAINE, DATED APRIL 27, 1954 BY THE PORTLAND WATER DISTRICT PLAN NO. D-39.
 - NORTHWOOD CONDOMINIUMS PORTLAND, MAINE FUTURE LAND PHASES FOR RISBARA CONSTRUCTION CO., INC. DATED 8/2/83 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 139, PAGE 51.
 - BENCHMARK: PK NAIL FOUND IN UTILITY POLE #13 AT THE NORTHWESTERLY CORNER OF HENNESSEY DRIVE AND SKYLARK DRIVE, ELEV.=100.02 (NGVD 1929), BASED ON CITY BENCHMARK TOP OF 3" OFFSET MONUMENT ON WESTERLY SIDE OF ALLEN AVENUE AT 1ST ANGLE POINT, SOUTHERLY OF WASHINGTON AVE., ELEV. 83.049' (NGVD 1929).
 - COORDINATES: BEARING AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON MAINE STATE COORDINATES SYSTEM WEST ZONE (NAD 1983), USING CITY OF PORTLAND POINTS T125-46-1962 AND T125-46-1960.
 - WETLAND IMPACTS:

LOT 1 - 1,197 S.F.	LOT 16 - 539 S.F.
LOT 4 - 2,039 S.F.	LOT 17 - 148 S.F.
LOT 6 - 350 S.F.	COOLIDGE - 198 S.F.
LOT 7 - 707 S.F.	ORAMELL - 192 S.F.
LOT 8 - 124 S.F.	SKYLARK - 1,774 S.F.
LOT 13 - 705 S.F.	TOTAL - 7,971 S.F.
 - WAIVERS: SECTION 14-497.5(8)(a), - SIDEWALK ALONG THE SOUTH SIDE OF SKYLARK ROAD AND THE NORTH SIDE OF COOLIDGE AVE. SEE "NOTICE OF SIDEWALK WAIVER" RECORDED IN THE C.C.R.D. BOOK 26405, PAGE 223.
 - PARCEL A TO BE CONVEYED TO ADRIENNE M. DIDONATO, 5,635 S.F.
 - TEST PITS: ALBERT FRICK ASSOCIATES 95A COUNTRY ROAD GORHAM, MAINE

- THE FOLLOWING IS MANDATORY:
- TREE SAVE AREAS DESIGNATED ON THE PLAN SHALL BE LOCATED IN THE FIELD PRIOR TO ANY SITE WORK OR SITE CLEARING.
 - THE CONTRACTOR/OWNER SHALL CONTACT THE CITY ARBORIST PRIOR TO SITE CLEARING ONCE THE TREE SAVE AREAS ARE MARKED.
 - NO STORAGE OF EQUIPMENT, MATERIALS OR CONSTRUCTION ACTIVITIES IS PERMITTED WITHIN THE TREE SAVE AREAS.
 - TREE SAVE AREAS WITHIN THE LOTS SHALL BE PROTECTED BY CONSTRUCTION FENCING.
 - TREES LOST DUE TO CONSTRUCTION ACTIVITY SHALL BE REPLACED "IN KIND" OR AS APPROVED BY THE CITY ARBORIST OR PLANNING STAFF.

22. PORTION OF ROADS TO BE OFFERED FOR ACCEPTANCE BY CITY OF PORTLAND SEE LEGEND:
- END OF ACCEPTED PORTION OF HENNESSEY DRIVE BY THE PORTLAND CITY COUNCIL (900' FROM THE NORTHERLY SIDELINE OF CYPRESS STREET).
 - END OF ACCEPTED PORTION OF SKYLARK ROAD BY THE PORTLAND CITY COUNCIL (900' FROM THE WESTERLY SIDELINE OF WASHINGTON AVENUE).
 - PORTION OF DIDONATO PROPERTY TO BE INCLUDED IN SKYLARK STREET ACCEPTANCE.

23. THE CITY OF PORTLAND SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE OR REPLACEMENT OF THE PRESSURE SEWER SYSTEM SERVING LOTS, 10, 11, 12, 13, 14, 15, 16 AND 17. THE PRESSURE SEWER SYSTEM IS LOCATED WITHIN A 10' SEWER EASEMENT ABUTTING THE STREET RIGHT OF WAY. EACH OF THE FOREMENTIONED LOT OWNERS SHALL BE A MEMBER OF THE SKYLARK COMMONS PRIVATE SANITARY ASSOCIATION, WHICH DEFINES THE RESPONSIBILITIES OF THE SEWER SYSTEM. SEE NOTE 24 ON THIS PLAN FOR FURTHER INFORMATION.

24. LOTS 10 THRU 17 (THE LOTS) IN SKYLARK COMMONS SUBDIVISION, AS SET FORTH ON SURVEY ENTITLED "PLAN OF 17 LOT SUBDIVISION, SKYLARK COMMONS, SKYLARK ROAD AND COOLIDGE AVENUE, PORTLAND, MAINE" ARE ALSO SUBJECT TO "BYLAWS OF THE SKYLARK COMMONS PRIVATE SANITARY ASSOCIATION", RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. ---, PG. --- AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND EASEMENT OF SKYLARK COMMONS PRIVATE SANITARY ASSOCIATION", RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. ---, PG. ---.

25. A LOT SITE PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. THIS SUBMISSION SHALL INCLUDE:
- LOT DEED
 - SCALED LAYOUT DRAWING
 - EROSION CONTROL MEASURES
 - TREE SAVE INFORMATION (SEE NOTE 21)

26. THE APPLICANT SHALL CONSTRUCT THE TRAIL IN ORAMELL AVE. (FOR PORTLAND TRAILS) IN ACCORDANCE WITH DETAILS AS SHOWN ON THE LANDSCAPE PLAN AND WITHIN ONE MONTH OF CITY ACCEPTANCE OF SKYLARK ROAD EXTENSION BEING OPEN TO VEHICLE ACCESS (WHETHER OR NOT ACCEPTED BY THE CITY OF PORTLAND).

27. THE APPLICANT SHALL BE RESPONSIBLE TO CORRECT AND STABILIZE ANY EROSION ISSUES ASSOCIATED WITH EITHER THE PIPED OR SURFACE DRAINAGE AT THE END OF SKYLARK ROAD FOR A PERIOD OF ONE YEAR AFTER CITY ACCEPTANCE OF SKYLARK ROAD AND ORAMELL STREET INTERSECTION.

28. A PERFORMANCE GUARANTEE AND INSPECTION FEE IN RESPECT TO PHASE II MUST BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY PART OF PHASE II IMPROVEMENTS.
29. ALL WETLANDS THAT ARE NOT PROPOSED TO BE ALTERED MUST BE PERMANENTLY MARKED ON THE GROUND AS UNDISTURBED BUFFER AREAS AND PROTECTED WITH A DEED RESTRICTION. A LOT THAT CONTAINS ANY PORTION OF THE DESIGNATED BUFFER MUST CONTAIN DEED RESTRICTIONS RELATIVE TO THE BUFFER AND HAVE ATTACHED TO IT A PLOT PLAN FOR THE LOT, DRAWN TO SCALE, THAT SPECIFIES THE LOCATION OF THE BUFFER ON THE LOT. THE APPLICANT MUST SUBMIT A COPY OF THE RECORDED DEED RESTRICTION, INCLUDING PLOT PLAN, TO THE BLWQ WITHIN 14 DAYS OF THE FILING DATE OF THE DEED AT THE REGISTRY. EVIDENCE SHALL CONSIST OF COPIES OF THE RESTRICTIONS STAMPED WITH THE BOOK AND PAGE NUMBERS BY A LETTER FROM THE REGISTRAR.

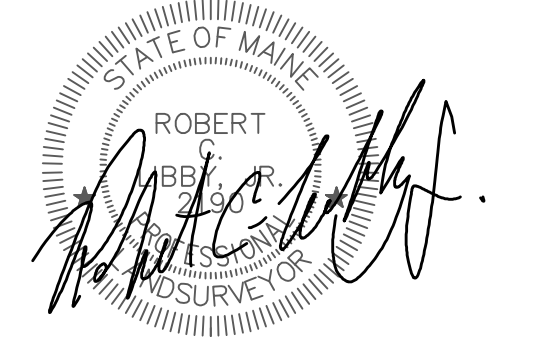
LEGEND

SYMBOL	DESCRIPTION
□	3" OFFSET GRANITE MONUMENT TO BE SET
○	IRON PIPE/ROD FOUND
---	LIMITS OF WETLANDS
○	UTILITY POLE
○	FENCE
○	STONE WALL
○	5/8" IRON ROD W/ CAP TO BE SET
○	WELL
○	TRELINE
○	NOW OR FORMERLY ABOVE GROUND
○	WETLAND DISTURBANCE MARKER
○	RIGHT OF WAY PORTION TO BE OFFERED FOR ACCEPTANCE TO THE CITY OF PORTLAND.
○	TREE SAVE ZONES
○	AREA OF WETLAND ALTERATION
○	PHASE I LIMITS

THIS SUBDIVISION PLAT AMENDS THE PHASE I SUBDIVISION PLAN ENTITLED "AMENDMENT TO AN APPROVED SUBDIVISION PLAT DATED JULY 22, 2008 PHASE 1" WHICH WAS APPROVED BY THE PLANNING BOARD ON JULY 27, 2010 AND RECORDED ON OCTOBER 14, 2010 AS RECORDED AT BOOK 210 PAGE 345, TO RELOCATE THE LIMIT OF WETLAND FILL ON LOT 13 TO CREATE A MORE USABLE BUILDING ENVELOPE.

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT



ROBERT C. LIBBY JR. PLS #2190

LOT	NAME	BOOK AND PAGE
A	CONSTANCE J. FUESSEL	BK. 12463, PG. 128-136
B	KEVIN CONNOLLY & KATHRIN TURGEON	BK. 13793, PG. 252
C	THOMAS & KELLI SHOUPÉ	BK. 15946, PG. 186

REGISTRY BLOCK

State of Maine
Cumberland ss
Registry of Deeds

Received _____ 20____
At _____ M _____ and Recorded _____
in Planbook _____ Page _____

Attest _____
Registrar

THIS SUBDIVISION PLAT AMENDS THE PHASE I SUBDIVISION PLAN ENTITLED "AMENDMENT TO AN APPROVED SUBDIVISION PLAT DATED JULY 22, 2008 PHASE 1" WHICH WAS APPROVED BY THE PLANNING BOARD ON JULY 27, 2010 AND RECORDED ON OCTOBER 14, 2010 AS RECORDED AT BOOK 210 PAGE 345, TO RELOCATE THE LIMIT OF WETLAND FILL ON LOT 13 TO CREATE A MORE USABLE BUILDING ENVELOPE.

APPROVAL - DIRECTOR OF PLANNING AND URBAN DEVELOPMENT _____ DATE _____

JEFF LEVINE, ACIP, DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

NO.	DATE	REVISION
1	6/15/10	Phasing of Development-Submitted to Attorney
2	6/20/10	Rev'd For Submission to City
3	7/20/10	Rev'd per Legal and DFS Comments
4	9/24/10	Rev'd Per Conditions of Approval
5	9/13/10	Rev'd Per City Comments
6	9/24/10	Updated Wetland Impact on Lot 13
7	4/4/14	Amended Subdivision Plan to City



BH2M

Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

28 Stone Street
Portland, Maine 04108

Tel: (207) 859-2771
Fax: (207) 859-4550

FOR
Frank Didonato Sr.
87 Skylark Road
Portland, Maine 04103

AMENDMENT TO AN APPROVED SUBDIVISION PLAT DATED JULY 27, 2010 PHASE I

SKYLARK COMMONS
SKYLARK ROAD AND COOLIDGE AVENUE
PORTLAND, MAINE

DESIGNED	DATE
A. Marcell	Dec. 2004
DRAWN	SCALE
W. Peikay	As Noted
CHECKED	JOB. NO.
R. Libby	14034

SHEET
1

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