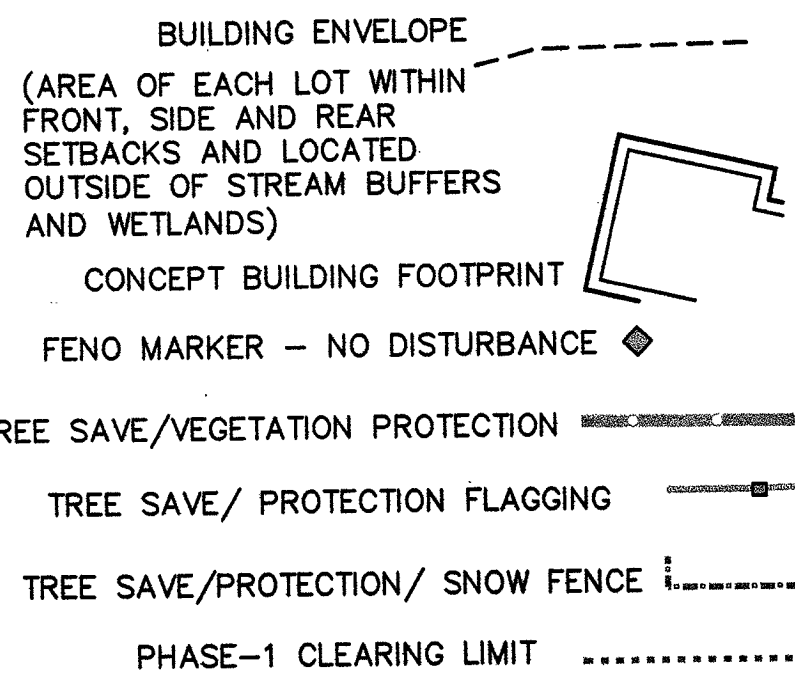


**LEGEND**

- Iron pin found
- Utility pole
- Catch basin
- ⊕ Water shut off
- Edge of pavement
- Fence
- Overhead electric
- N/F Now or formerly of
- Property line
- Bituminous curb
- Sanitary Sewer
- Storm Drain
- ▨ Existing building
- Proposed easement
- ⋯ Wetland boundary
- Iron pin to be set
- Monument to be set

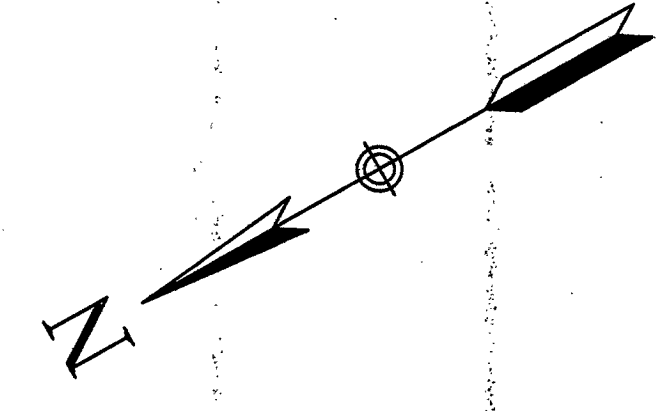


**TREE SAVE/PROTECTION AREAS**

- THE INDIVIDUAL TREE SAVES ON LOTS 1-4 SHALL BE PROTECTED AS DEPICTED ON THE LANDSCAPING AND LIGHTING PLAN, DRAWING 5, REV. 3-31-2008, AVAILABLE FROM THE CITY OF PORTLAND PLANNING DEPARTMENT.
- TREE SAVE/PROTECTION AREAS: "TREE SAVE/PROTECTION AREAS" MEANS THOSE AREAS SHOWN AND DESCRIBED AS "TREE SAVE/PROTECTION" ON THE PLAN, AND THE INDIVIDUAL TREE SAVES, IF ANY, SHOWN ON PLANS INCORPORATED INTO THE DEED TO EACH LOT. THE TREE SAVE/PROTECTION AREAS ARE FOREVER RESTRICTED TO THE PRESENT USE AS A WOODED AREA UNDER THE TERMS OF THE PLAN AND THIS DECLARATION. NO TREES SHALL BE CUT OR REMOVED FROM THE TREE SAVE/PROTECTION AREAS, EXCEPT THAT DEAD, DISEASED, OR DAMAGED TREES MAY BE REMOVED. NO BUILDINGS OR STRUCTURES SHALL BE LOCATED IN THE TREE SAVE/PROTECTION AREAS. NO MOTORIZED VEHICLES SHALL BE PERMITTED IN THE TREE SAVE/PROTECTION AREAS EXCEPT AS NEEDED FOR THE REMOVAL OF DEAD, DISEASED OR DAMAGED TREES.

**TREE SAVE & VEGETATION PROTECTION NOTES**

- TREE CLEARING: PHASE 1 TREE CLEARING SHALL BE LIMITED TO THE ROAD RIGHT OF WAY, DRAINAGE EASEMENT AND UTILITY RUNS (SANITARY SEWER EASEMENT). AFTER COMPLETION OF THE ROAD CONSTRUCTION, THE APPLICANT SHALL OBTAIN A LICENSED MAINE ARBORIST TO RECOMMEND MEASURES FOR THE APPLICANT TO TAKE TO ENHANCE TREE SURVIVAL IN THE TREE SAVE/PROTECTION AREAS.  
PHASE 2 TREE CLEARING: PRIOR TO CLEARING FOR INDIVIDUAL HOUSE LOTS, THE CITY ARBORIST SHALL INSPECT THE LOTS AND IDENTIFY TREES OUTSIDE THE BUILDING ENVELOPE TO BE PRESERVED. THESE SHALL BE MARKED AND ADDED TO THE INDIVIDUAL LOT PLANS. IF TREES IDENTIFIED BY THE CITY ARBORIST ARE UNABLE TO BE PRESERVED, THEY SHALL BE REPLACED IN THE MONTH WITH A TREE (TWO TREES WHERE TREES LARGER THAN 12" DBH ARE LOST) WITH CREDIT GIVEN TO TREES PROPOSED WITHIN THE LOTS OTHER THAN 2 STREET TREES PER LOT, AS SHOWN ON LANDSCAPE PLAN DRAWING #5 DATED MARCH 31, 2008.
- PRIOR TO THE SALE OF ANY LOT, "FENO" MARKERS SHALL BE PLACED EVERY 50 FEET: (1) AT THE CORNERS AND ALONG THE LINE OF THE "PROPOSED 20' PRIVATE DRAINAGE AND MAINTENANCE EASEMENT" OVER LOTS 6 AND 7 WITH THE FENO MARKERS TO BEAR THE ENGRAVED WORDING: "DO NOT FILL ALTER OR DISTURB BEYOND THIS POINT"; AND (2) AT THE CORNERS AND LIMITS OF TREE SAVE/VEGETATION PROTECTION AREAS IN THE REAR YARDS OF LOTS 5-10, EXCEPT FOR THOSE AREAS ALONG LOTS 6&7 WHERE FENO MARKERS SHALL BE PLACED ALONG THE LINE OF THE "20 FT PRIVATE DRAINAGE & MAINTENANCE EASEMENT" AS PROVIDED IN (1) ABOVE, WITH FENO MARKERS TO BEAR THE ENGRAVED WORDING "DO NOT FILL ALTER OR DISTURB BEYOND THIS POINT". A REQUIREMENT IN THE ASSOCIATION DOCUMENTS AND DEED SHALL NOTE THE FENO MARKERS SHALL NOT BE REMOVED.
- THE TREE SAVE/VEGETATION PROTECTION AREAS ON LOTS 5,6,7,8,9 AND 10 SHALL BE FURTHER RESTRICTED AS FOLLOWS: NO DISTURBANCE TO VEGETATION OR GROUND COVER SHALL TAKE PLACE WITHIN THESE AREAS, INCLUDING DISTURBANCE THROUGH TREE CUTTING, GRADING, MOWING, RAKING, GRASS CLIPPING/ LEAF DUMPING AND/OR REMOVAL OF FALLEN TREES. PROVIDED, HOWEVER, THAT HAZARDOUS TREES/ TREE LIMBS, INCLUDING BUT NOT LIMITED TO LEANING TREES THAT THREATEN STRUCTURES, ARE ALLOWED TO BE REMOVED, SUBJECT TO THE APPROVAL OF THE PORTLAND PLANNING AUTHORITY (CITY ARBORIST); AND THAT THE PROPOSED PORTLAND TRAILS PEDESTRIAN EASEMENT MAY BE CONSTRUCTED AND USED FOR ITS INTENDED PURPOSES AS SHOWN ON THE PLAN. DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVAL SHALL BE OBTAINED PRIOR TO ANY ADDITIONAL WETLAND ALTERATIONS ON THE PROJECT SITE.



THIS SUBDIVISION PLAT AMENDS THE 2013 SECOND AMENDED RECORDING PLAT AMENDED BY THE PLANNING BOARD ON AUGUST 13, 2013 AND RECORDED ON AUGUST 14, 2013 IN PLAN BOOK 213 PAGE 321, TO RELOCATE THE LIMIT OF WETLAND FILL/TREESAVE ON LOTS 8, 9 AND 10 TO CREATE MORE USABLE BUILDING ENVELOPES.

- References:**
- "Fieldstone, A Residential Development, Washington Ave. / Summit St., Portland, Maine" made for Kasprzak Inc. by Land Plan Associates dated August 23, 1983 as recorded in Plan Book 139, Page 31.
  - "Greenfield Acres II, Lester Drive, Portland, Maine" for Kasprzak Inc. by Land Plan Associates dated February, 1985, as recorded in Plan Book 148, Page 23.
  - City of Portland Engineering Department Right of Way Plans.
  - Plan of Land on Summit Street and Lambert Street for Eugene Dimilio by Owen Haskell, Inc. dated January 3, 1989.
  - Plan of Property 514 & 526 Summit Street for Ronald J. Dorier by Titcomb Associates dated March 19, 2001 and revised April 11, 2001.

**APPROVAL-**  
DIRECTOR OF PLANNING AND URBAN DEVELOPMENT  
DATE \_\_\_\_\_  
JEFF LEVINE, AICP, DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

**PROJECT DATA:**

- PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE WHICH PERMITS MEDIUM DENSITY SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS
- PARCEL ACREAGE:  
LOTS 1 TO 10 4.79 AC  
PROPOSED ROW 0.89 AC  
TOTAL AREA 5.68 AC
- SPACE & BULK REGULATIONS: R-2 RESIDENTIAL ZONE - SINGLE FAMILY
 

* MIN LOT AREA	10,000 SF	REQUIRED	10,132 SF
* MIN STREET FRONTAGE	50'	PROVIDED	25'
* MIN FRONT & REAR YARD	25'		
* MIN SIDE YARD	1 STORY = 12'		
	1.5 STORY = 12'		
	2 STORY = 14'		
	2.5 STORY = 16'		

(REFER TO ZONING ORDINANCE FOR ACCESSORY STRUCTURES & SWIMMING POOLS)

- \* MAX BUILDING HEIGHT 35'
- \* MAX LOT COVERAGE 20%
- \* MIN LOT WIDTH 80'

**OWNER OF RECORD**

THE MORNINGSTAR REAL ESTATE TRUST  
BOOK 22645, PAGE 38

**CERTIFICATION:**

This survey conforms to the current Standards of Practice as defined by the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau, Maine PLS #2273

**DEP TIER 1 APPROVAL SPECIAL CONDITION:**

PRIOR TO THE START OF CONSTRUCTION ON INDIVIDUAL LOTS, THE STREAM BUFFERS, AS DEPICTED BY THE PROPOSED TREE LINE ON LOTS 8, 9 AND 10, AND THE WETLANDS ON LOTS 8 AND 7, AS SHOWN ON DRAWING 4 OF THE PLANS REFERRED TO ABOVE, SHALL BE PERMANENTLY MARKED ON THE GROUND. IN ADDITION, THE DEEDS FOR LOTS 5 THROUGH 10 MUST HAVE ATTACHED TO THEM A PLOT PLAN FOR THE LOT, DRAWN TO SCALE, THAT SPECIFIES THE LOCATION OF THE STREAM BUFFER AND WETLAND ON THAT LOT. THE WETLANDS AND STREAM BUFFERS SHALL REMAIN IN THEIR NATURAL STATE EXCEPT THAT LEANING TREES THAT THREATEN STRUCTURES MAY BE REMOVED. DEPARTMENT APPROVAL SHALL BE OBTAINED PRIOR TO ANY ADDITIONAL WETLAND ALTERATIONS ON THE PROJECT SITE.

FOR REGISTRY OF DEEDS

Stanlec Consulting Services Inc.  
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Portland, ME, U.S.A.  
04101-5000  
Tel: 207.775.3211  
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MORNINGSTAR LANE  
SUMMIT STREET, PORTLAND, MAINE  
PREPARED FOR:  
MORNINGSTAR REAL ESTATE TRUST  
9 CRAIGIE STREET  
PORTLAND, MAINE 04102

Revision	Date	Comments
REVISED PER ENG/STAFF REVIEW COMMENTS	8-18-08	
REV. REV. 8/21/08 STAFF REVIEW COMMENTS	8-22-08	
PRELIMINARY REVIEW - CITY OF PORTLAND	10-28-07	
REVISED PER ENG/STAFF REVIEW COMMENTS	11-15-07	
REVISED PER ENG/STAFF REVIEW COMMENTS	12-07-07	
REVISED PER ENG/STAFF REVIEW COMMENTS	02-15-08	
REVISED PER ENG/STAFF REVIEW COMMENTS	03-21-08	
THIRD AMENDED RECORDING PLAT	12-19-13	

THIRD AMENDED  
RECORDING PLAT

Job No. 210800008  
Drawing