Conditional Zone Agreement, and the owner of the premises shall be responsible for restoration of the premises and payment of the City's reasonable attorney's fees.

2. The following restrictions included as set forth in and required by note 10 on the Plan:

> No tree cutting, grading, disturbance to vegetation or ground cover shall take place within the "Do Not Disturb Areas" as shown on the Plan. Storm damaged trees 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 description for the premises hereby conveyed for all future conveyances.

3. The following restrictions included as set forth in and required by note 14 on the Plan:

> 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. The owners of lots 18-23 shall also be required to retain a Maine licensed civil engineer or landscaped architect to assist in the 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: (a) subsequent to staking of house and driveway, the installation of silt fence and prior to clearing; (b) upon completion of clearing and grubbing; (c) upon completion of rough grading; (d) upon setting the forms but prior to pouring the foundation; (e) upon completion of final grading; (f) upon completion of surface restoration; and (g) 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 lot 17.

4. Private drainage easements as shown on the Plan, and as described in note 15 of the Plan. Tree clearing or vegetation disturbance, filling, regrading, construction of buildings, or other obstructions shall be prohibited (except as allowed pursuant to note 10 of the Plan) 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.

Inspection Division
Date: 06/15/16