NOTES:

1. OWNER/APPLICANT: FRANK & SANTO DIDONATO
87 SKYLARK ROAD
PORTLAND, MAINE

2. ENGINEER: ANDREW S. MORRELL, PE #13285
BH2M
28 STATE STREET
GORHAM, MAINE

3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M

4. WETLANDS: ALBERT FRICK,
ALBERT FRICK ASSOCIATES
GORHAM, MAINE

5. DEED REFERENCE: BK. 26151, PG. 99

6. TAX MAP REFERENCE: MAP 347 , LOTS 19-21, BLOCK A

7. ZONING: R-3 RESIDENTIAL ZONE

8. PROJECT AREA: 12,154 S.F. (0.279 ACRES)

9. PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT

10. MINIMUM STANDARDS: LOT SIZE - 6,500 S.F. (0.15 ACRES)
FRONTAGE - 50' 14' SIDE (2-STORY HOME)
SETBACKS - 25 FRONT AND REAR

11. SEWER SERVICE: PUBLIC (FROM SKYLARK AVENUE STUB)

12. WATER SERVICE: PUBLIC (FROM SKYLARK AVENUE STUB)

13. ELECTRIC/TELEPHONE: UNDERGROUND (FROM SKYLARK ROAD)

14. 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.

15. PLAN REFERENCES:

A. 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.

B. 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.

C. 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 69.

D. STANDARD BOUNDARY SURVEY PENNELL AVENUE PORTLAND, MAINE FOR DIVERSIFIED PROPERTIES DATED 6/30/01 BY TITCOMB ASSOCIATES.

E. 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.

F. 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.

G. 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.

H. SKYLARK COMMONS SUBDIVISION PLANS FOR FRANK DIDONATO BY BERRY HUFF MCDONALD MILLIGAN INC. DATED DECEMBER 2004, JOB NUMBER 03166.

16. BENCHMARK:
PK NAIL FOUND IN UTILITY POLE #13 AT THE NORTHWESTERLY CORNER OF HENNESSY 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).

17. 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.

18. WETLAND IMPACTS: 1,394 S.F. INCLUDES FILLING BOTH POCKETS OF OF WETLANDS ON SITE

19. LAND DISTURBANCE: 9,895 S.F.

20. STREET STATUS: SKYLARK ROAD ACCEPTED BY CITY OF PORTLAND
PENNELL AVENUE ACCEPTED BY THE CITY OF PORTLAND BUT UNDEVELOPED IN THIS LOCATION

21. SOIL TYPES: SCANTIC (D)
BASED ON MEDIUM INTENSITY SOILS MAPPING

22. PARCEL DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE PER FEMA PARCEL #230051 0002B

23. PARCEL TO BE ADDRESSED: 82 SKYLARK ROAD

24. ANY ISSUES ASSOCIATED WITH EXISTING DMH IN PENNELL AVENUE TO BE ADDRESSED BY PUBLIC WORKS DURING CONSTRUCTION.

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:

1. NO SURVEYORS REPORT

STATE OF MAINE
ROBERT C. LIBBY JR.
2401
LICENSED
SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

LEGEND

SYMBOL	DESCRIPTION
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
GMF	GRANITE MONUMENT FOUND
	5/8" IRON ROD W/ CAP TO BE SET
GMS	GRANITE MONUMENT SET
	LIMIT OF WETLANDS
95	EXISTING CONTOUR
N/F	NOW OR FORMERLY

L1- N57°12'18"E, 85.42'
L2- N5612'36"E, 89.45'

Scale: 1" = 30'

30' 0 15' 30' 60'

COORDINATE POINTS

(A)	316919.6364
	2918663.6709
(B)	316965.9023
	2918735.4753
(C)	316801.2669
	2918738.0527
(D)	316851.0156
	2918812.3946

CITY OF PORTLAND, MAINE
RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/25/17

NO.	DATE	REVISION DESCRIPTION
*	7/27/16	Concept Plan to Client & A
*	8/10/16	Revised Per Architect
*	12/9/16	Revised Per City Comments
*	1/10/17	Revised Per City Comments

STATE OF MAINE
ANDREW S. MORRELL
No. 13285
PROFESSIONAL ENGINEER

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Frank & Santo DiDonato
87 Skylark Road
Portland, Maine

SITE PLAN
HOUSE LOT
FORMER PWD LOT
SKYLARK ROAD & PENNELL AVENUE
PORTLAND, MAINE

DESIGNED	DATE
A. Fagan	July 2016
DRAWN	SCALE
Dept.	1"=30'
CHECKED	JOB. NO.
A. Morrell	16106

SHEET
1

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