LOCATION MAP
SCALE: 1" = .25 MILES

NOTES:

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

2. ENGINEER: LESTER S. BERRY, PE #3341
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: 21,561 S.F. (0.49 ACRES)

9. PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT

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

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: 810 S.F.

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. No. 2190 LICENSED SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

LINE/CURVE DATA
L1 - N 56°26'14"E 9.91'

Scale: 1" = 20'
20' 0 10' 20' 20'

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

NO.	DATE	REVISION DESCRIPTION

STATE OF MAINE LESTER S. BERRY JR. No. 3341 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 and Santo Didonato
87 Skylark Road
Portland, Maine

SITE PLAN
LEVEL 1-RESIDENTIAL
PROPOSED BUILDING LOT
SKYLARK ROAD AND PENNELL AVENUE
PORTLAND, MAINE

DESIGNED	DATE
ASM	DEC. 2010
DRAWN	SCALE
ASM	1"=20'
CHECKED	JOB. NO.
LSB	10089

SHEET
1

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Reviewed for Code Compliance Inspections Division Approved as Noted
Date: 01/25/17

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