

- NOTES:
- OWNER/APPLICANT: FRANK & SANTO DIDONATO  
87 SKYLARK ROAD  
PORTLAND, MAINE
  - ENGINEER: ANDREW S. MORRELL, PE #13285  
BH2M  
28 STATE STREET  
GORHAM, MAINE
  - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M
  - WETLANDS: ALBERT FRICK,  
ALBERT FRICK ASSOCIATES  
GORHAM, MAINE
  - DEED REFERENCE: BK. 26151, PG. 99
  - TAX MAP REFERENCE: MAP 347, LOTS 19-21, BLOCK A
  - ZONING: R-3 RESIDENTIAL ZONE
  - PROJECT AREA: 12,154 S.F. (0.279 ACRES)
  - PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT
  - MINIMUM STANDARDS: LOT SIZE - 6,500 S.F. (0.15 ACRES)  
FRONTAGE - 50' 14" SIDE (2-STORY HOME)  
SETBACKS - 25 FRONT AND REAR
  - SEWER SERVICE: PUBLIC (FROM SKYLARK AVENUE STUB)
  - WATER SERVICE: PUBLIC (FROM SKYLARK AVENUE STUB)
  - ELECTRIC/TELEPHONE: UNDERGROUND (FROM SKYLARK ROAD)
  - 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 69.
    - 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.
    - SKYLARK COMMONS SUBDIVISION PLANS FOR FRANK DIDONATO BY BERRY HUFF McDONALD MILLIGAN INC. DATED DECEMBER 2004, JOB NUMBER 03166.
  - 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).
  - COORDINATES: BEARING AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON MAINE STATE COORDINATES SYSTEM WEST ZONE (NAD 1983), USING CITY OF PORTLAND POINTS 1125-46-1962 AND 1125-46-1960.
  - WETLAND IMPACTS: 1,394 S.F. INCLUDES FILLING BOTH POCKETS OF WETLANDS ON SITE
  - LAND DISTURBANCE: 9,895 S.F.
  - STREET STATUS: SKYLARK ROAD ACCEPTED BY CITY OF PORTLAND PENNELL AVENUE ACCEPTED BY THE CITY OF PORTLAND BUT UNDEVELOPED IN THIS LOCATION
  - SOIL TYPES: SCANTIC (D) BASED ON MEDIUM INTENSITY SOILS MAPPING
  - PARCEL DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE PER FEMA PARCEL #230051 0002B
  - PARCEL TO BE ADDRESSED: 82 SKYLARK ROAD
  - ANY ISSUES ASSOCIATED WITH EXISTING DMH IN PENNELL AVENUE TO BE ADDRESSED BY PUBLIC WORKS DURING CONSTRUCTION.

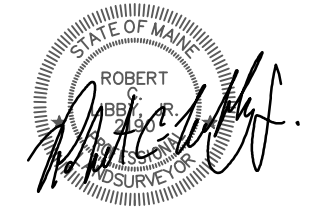
INSERT-A-TEE PER CITY STANDARDS.  
(CONNECTION TO PIPE, NOT MANHOLE)  
INVERT TO BE FIELD FIT.

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

COORDINATE POINTS

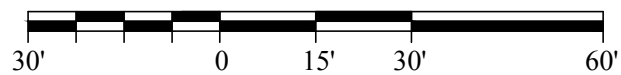
- (A) 316919.6364  
2918663.6709
- (B) 316965.9023  
2918735.4753
- (C) 316801.2669  
2918738.0527
- (D) 316851.0156  
2918812.3946



ROBERT C. LIBBY JR. PLS #2190

- L1- N57°12'18"E, 85.42'
- L2- N56°12'36"E, 89.45'

Scale: 1" = 30'



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

REVISION	DATE	DESCRIPTION
1	7/27/16	Concept Plan to Client & Architect
2	8/10/16	Revised Per Architect
3	12/29/16	Revised Per City Comments
4	1/10/17	Revised Per City Comments

Andrew S. Morrell, PE #13285  
28 STATE STREET  
GORHAM, MAINE

Robert C. Libby Jr., PLS #2190  
28 STATE STREET  
GORHAM, MAINE

**BH2M**  
Engineers, Surveyors

Berry Huff, McDonald, Milligan, Inc.  
28 State Street  
Portland, Maine 04108  
Tel: (207) 859-2771  
Fax: (207) 859-8550

SITE PLAN

HOUSE LOT  
FORMER PWD LOT

SKYLARK ROAD & PENNELL AVENUE  
PORTLAND, MAINE

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

SHEET

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