

- NOTES:
- OWNER: FRANK DIDONATO SR.
87 SKYLARK ROAD
PORTLAND, MAINE
 - ENGINEER: LESTER S. BERRY, PE #3341
BERRY HUFF WOODWARD MULLIGAN
28 STATE STREET
GORHAM, MAINE
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BERRY HUFF WOODWARD MULLIGAN
 - WETLANDS: JAMES LDOAN
ALBERT FROCK ASSOCIATES
GORHAM, MAINE
 - DEED REFERENCES: BK. 3192, PG. 374
BK. 3088, PG. 383
BK. 10972, PG. 183
BK. 2886, PG. 324
BK. 23108, PG. 98
 - TAX MAP REFERENCE: MAP 347, LOTS 1-3 AND 9-15, BLOCK D
MAP 348, LOTS 1-8, BLOCK I
MAP 348, LOTS 1-2 & 4-8 & 9-18, BLOCK H
MAP 348, LOTS 7-12, BLOCK G
MAP 348, LOTS 2-7, BLOCK A
 - ZONING: R-3 RESIDENTIAL ZONE
 - PROJECT AREA: 12,372 S.F.
 - PROPOSED USE: 1 SINGLE FAMILY HOUSE LOT
 - MINIMUM STANDARDS: LOT SIZE - 6,500 S.F.
FRONTAGE - 30'
SETBACKS - 30' FRONT AND REAR
14' SIDE (2-STORY)
 - SEWER SERVICE: PUBLIC
 - WATER SERVICE: PUBLIC
 - ELECTRIC/TELEPHONE: UNDERGROUND

- 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 MAHAR PORTLAND, MAINE FOR CHARLES M. HANSON DATED MARCH 1981 BY GEORGE WEAVER AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 57, PAGE 88.
 - 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 TECHNIKS 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, 1964 BY THE PORTLAND WATER DISTRICT PLAN NO. D-36.
 - NORTHWOOD CONDOMINIUMS PORTLAND, MAINE FUTURE LAND PHASES FOR ROSSARA CONSTRUCTION CO., INC. DATED 8/2/83 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 136, PAGE 91.
 - AMENDMENT TO AN APPROVED SUBDIVISION PLAN DATED JULY 22, 2008, SKYLARK COMMONS, SKYLARK ROAD AND COOLIDGE AVENUE PORTLAND BY BERRY HUFF WOODWARD MULLIGAN DATED DECEMBER 2004 WITH REVISIONS THROUGH SEPTEMBER 24, 2010 AND RECORDED IN THE REGISTRY OF DEEDS AS PLAN BOOK 210 PAGE 348.

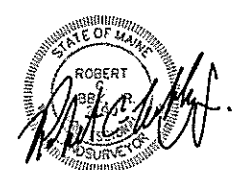
16. BENCHMARK:
PK NAIL FOUND IN UTILITY POLE #13 AT THE NORTHWESTERLY CORNER OF HENNESSY DRIVE AND SKYLARK DRIVE, ELEV.=100.02 (NOV 1928). BASED ON CITY BENCHMARK TOP OF 3" OFFSET MONUMENT ON WESTERLY SIDE OF ALLEN AVENUE AT 1ST ANGLE POINT, SOUTHERLY OF WASHINGTON AVE., ELEV. 83.048' (NOV 1928).

COORDINATES:
BEARING AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON MAINE STATE COORDINATES SYSTEM WEST ZONE (MAD 1983), USING CITY OF PORTLAND POINTS T125-46-1982 AND T125-46-1990.

17. LAND DISTURBANCE: 6,852 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:

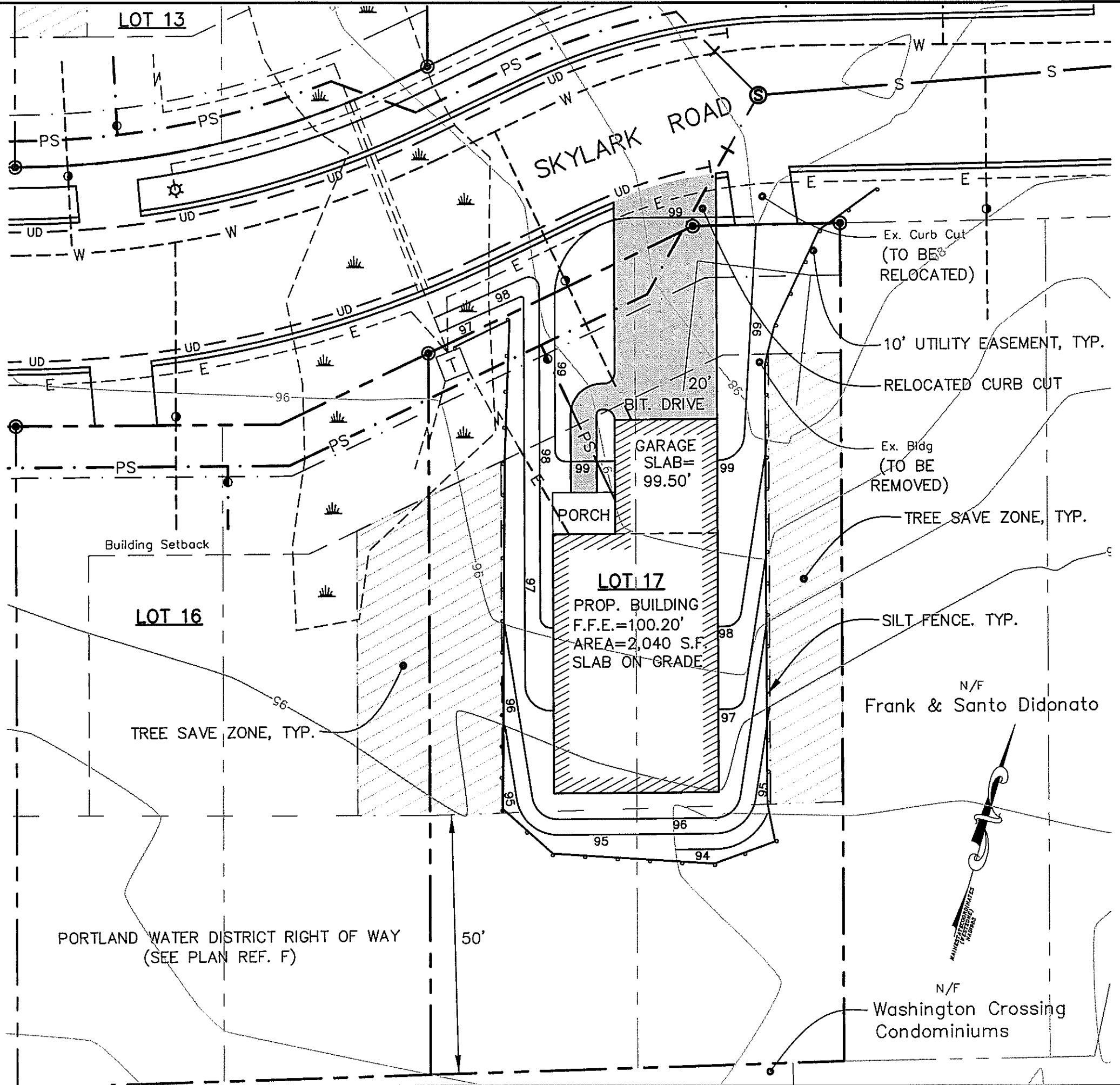
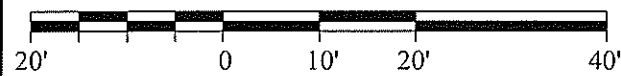
- NO SURVEYORS REPORT



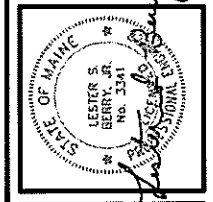
ROBERT C. LIBBY JR. PLS #2190

SYMBOL	LEGEND DESCRIPTION
--- (dashed line)	LIMITS OF WETLANDS NOW OR FORMERLY ABOVE GROUND
--- (dashed line)	BUILDING SETBACKS
--- (dashed line)	WATER SERVICE
--- (dashed line)	SANITARY SEWER
--- (dashed line)	STORM DRAIN
--- (dashed line)	PRESSURE SEWER
--- (dashed line)	SILT FENCE
--- (dashed line)	EXISTING CONTOUR
--- (dashed line)	PROPOSED CONTOUR
--- (dashed line)	UTILITY POLE
--- (dashed line)	SANITARY SEWER MANHOLE
--- (dashed line)	CATCH BASIN

Scale: 1" = 20'



REVISION NO.	DESCRIPTION	DATE



BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel: (603) 859-2771
Fax: (603) 859-8250

FOR
Normand Berube Builders
1040 Portland Road, Suite 2
Saco, Maine 04072

SITE PLAN-LOT 17
SKYLARK COMMONS
SKYLARK ROAD AND COOLIDGE AVENUE
PORTLAND, MAINE

DESIGNED	DATE
A. Morrell	Dec. 2012
DRAWN	SCALE
A. Morrell	As Noted
CHECKED	JOB. NO.
R. Libby	12125

SHEET
1

REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF BH2M INC. IS PROHIBITED