

Scale: 1" = 20'

0 10' 20' 40'

LEGEND

DESCRIPTION

- 1. LIMITS OF WETLANDS
- 2. NOW OR FORMERLY ABOVE GROUND BUILDING SETBACKS
- 3. WATER SERVICE
- 4. SANITARY SEWER
- 5. STORM DRAIN
- 6. PRESSURE SEWER
- 7. SALT FENCE
- 8. EXISTING CONTOUR
- 9. PROPOSED CONTOUR
- 10. UTILITY POLE
- 11. SANITARY SEWER MANHOLE
- 12. CATCH BASIN

NOTES

1. OWNER/APPLICANT: FRANK DIDONATO SR. 87 SKYLARK ROAD PORTLAND, MAINE
2. ENGINEER: LESTER S. BERRY, JR. #3341 280 WEST STREET PORTLAND, MAINE
3. SURVEYOR: ROBERT C. LIBBY, JR. PLS #2190 800 HURON STREET PORTLAND, MAINE
4. WETLANDS: JAMES LUDAK ALBERT TRUCK ASSOCIATES
5. DEED REFERENCES: BK. 3192, PG. 374; BK. 3066, PG. 333; BK. 10972, PG. 133; BK. 2886, PG. 133; BK. 23106, PG. 98
6. TAX MAP REFERENCES: MAP 247, LOTS 1-3 AND 8-15, BLOCK D; MAP 346, LOTS 1-2 & 4-8 & 9-16, BLOCK H; MAP 346, LOTS 5-7, BLOCK A

7. ZONING: R-3 RESIDENTIAL ZONE

8. PROJECT AREA: 10,400 S.F.

9. PROPOSED USE: 1 SINGLE FAMILY HOUSE LOT

10. MINIMUM STANDARDS: LOT SIZE - 4,800 S.F.; FRONT SETBACKS - 25' FRONT AND REAR SETBACKS - 14' SIDE (2-STORY)

11. SEWER SERVICE: PUBLIC

12. WATER SERVICE: PUBLIC

13. ELECTRIC/TELEPHONE: UNDERGROUND

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, BARS, LATEST REVISION.

15. PLAN REFERENCES:

A. PORTLAND HIGHLANDS PORTLAND CAMBERLAND COUNTY, MAINE OWNED BY H.R. LONG LAND CO. INC., DATED JULY 22, 1934, AS AMENDED BY THE CAMBERLAND COUNTY REGISTER OF DEEDS PLAN BOOK 15, PAGE 10.

B. THE HONESTY PORTLAND, MAINE OWNED BY THE CITY AND SHERMAN LAND INVESTMENT TRUST, DATED SEPTEMBER 18, 1910 BY THE CAMBERLAND COUNTY REGISTER OF DEEDS PLAN BOOK 14, PAGE 70.

C. PLAN OF HURON MAJOR PORTLAND, MAINE FOR CHARLES M. HANSON DATED MARCH 1981 BY GEORGE WEAVER REGISTER OF DEEDS PLAN BOOK 57, PAGE 88.

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

E. AMENDED MASTER PLAN OF WASHINGTON CROSSING CONDOMINIUMS ALLEN AVENUE PORTLAND, MAINE FOR ALC DEVELOPMENT CORP., DATED 10/10/97 BY SEARO TECHNIQUES REGISTER OF DEEDS PLAN BOOK 200, PAGE 81.

F. PLAN OF RIGHT OF WAY GIVEN BY THE PORTLAND WATER DEPARTMENT, DATED 12/7, 1924 BY THE PORTLAND WATER DISTRICT PLAN NO. P-35.

G. NEIGHBORING COMPANIES PORTLAND, MAINE FUTURE LAND PAVERS FOR RESIDENTIAL CONSTRUCTION CO. INC., DATED 6/2/83 AND RECORDED IN THE CAMBERLAND COUNTY REGISTER OF DEEDS PLAN BOOK 136, PAGE 51.

16. BENCHMARK:

H. ADJUSTMENT TO AN APPROVED SUBMISSION PLAN DATED JULY 22, 2006, SKYLARK COMMONS, SKYLARK ROAD AND COOLIDGE AVENUE, PORTLAND BY FRANK DIDONATO SR. DATED DECEMBER 2006 RECORDED IN THE CAMBERLAND COUNTY REGISTER OF DEEDS AS PLAN BOOK 210 PAGE 346.

I. BENCHMARK: CORNER OF HENNESSY DRIVE AND SKYLARK DRIVE, ELEV.=100.02 (UND 1929), BASED ON CITY BENCHMARK TOP OF 3" OFFSET MONUMENT ON WESTERNLY SIDE OF ALLEN AVENUE AT 1ST ANGLE POINT, SOUTHERLY OF WASHINGTON AVE., ELEV. 63.049' (UND 1929).

J. BEARING AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON MAINE STATE COMMONWEALTH SYSTEM WEST ZONE (UND 1983), USING CITY OF PORTLAND POINTS 1125-46-1982 AND 1125-46-1980.

17. LAND DISTURBANCE: 5,800 S.F.

1. CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR ALL SURVEYS EXCEPT AS SET FORTH IN THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

ROBERT C. LIBBY, JR. PLS #2190

DESIGNED	DATE
A. McNeill	Sept. 2012
DRAWN	SCALE
A. McNeill	AS NOTED
CHECKED	JOB. NO.
R. Libby	12095

SITE PLAN-LOT 12

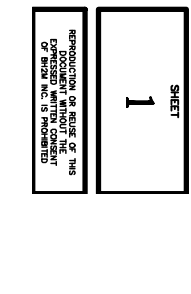
SKYLARK COMMONS

SKYLARK ROAD AND COOLIDGE AVENUE
PORTLAND, MAINE

FOR
Frank DiDonato Sr.
87 Skylark Road
Portland, Maine 04103

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

280 West Street
Portland, ME 04103
Tel: (207) 885-2772
Fax: (207) 885-2883



REVISION	
NO.	DESCRIPTION

NO.	DATE

SHEET
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