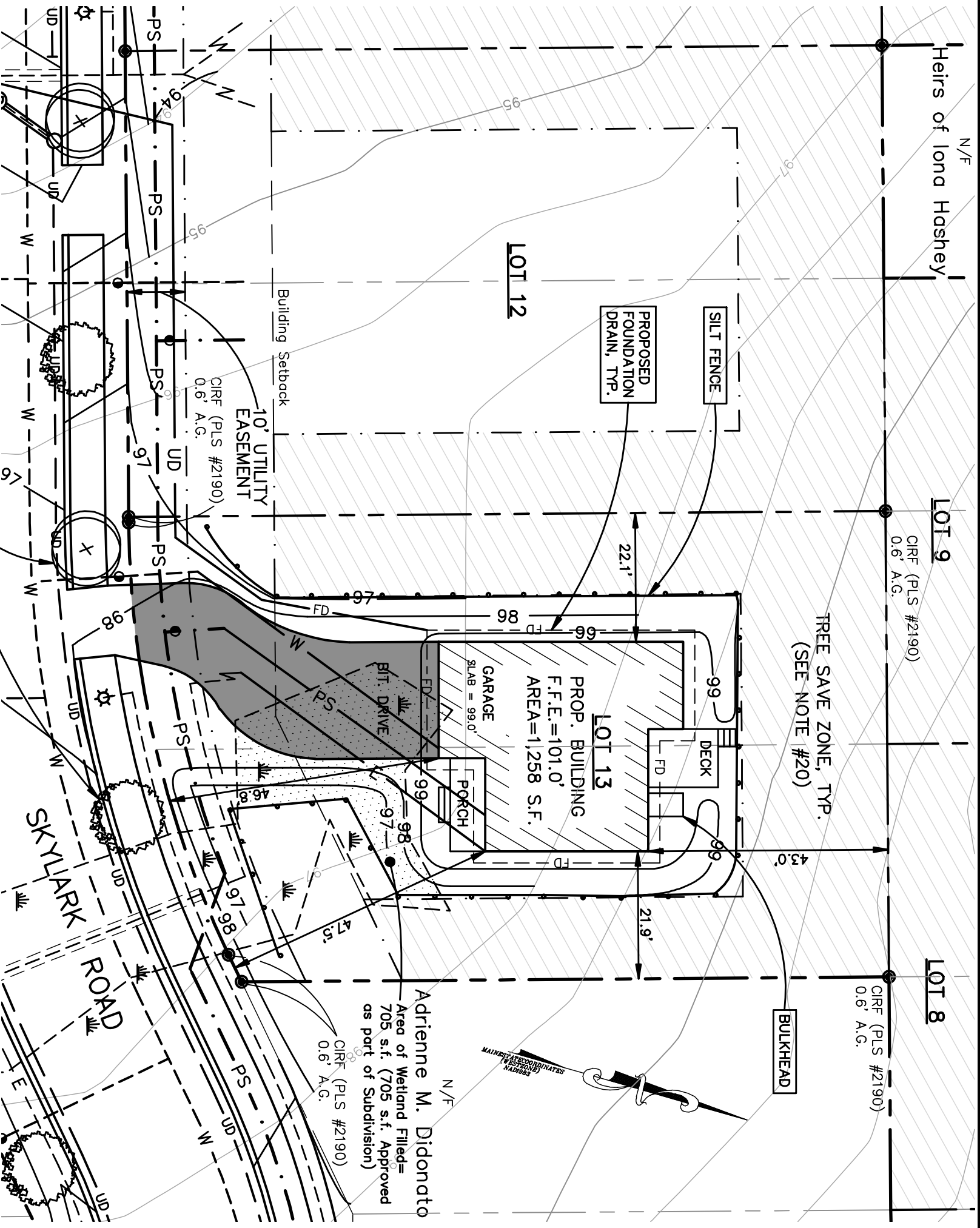


- NOTES:
- OWNER/APPLICANT: FRANK DIDONATO SR.
87 SKYLARK ROAD
PORTLAND, MAINE
 - ENGINEER: LESTER S. BERRY, PE #3341
BERY, HOFF, McDONALD, MILLIGAN
28 STATE STREET
GORHAM, MAINE
 - SURVEYOR: ROBERT C. LIBBY, JR., PLS #2190
BERT HUFF, MCDONALD MILLIGAN
GORHAM, MAINE
 - WETLANDS: JAMES LOGAN
ALBERT FRICK ASSOCIATES
GORHAM, MAINE
 - DEED REFERENCES: BK. 3192, PG. 374
BK. 3066, PG. 353
BK. 10972, PG. 153
BK. 2886, PG. 324
BK. 23106, PG. 98
 - TAX MAP REFERENCE: MAP 347, LOTS 1-3 AND 9-15, BLOCK D
MAP 348, LOTS 1-8, BLOCK 1
MAP 349, LOTS 1-2, 4, 6 & 9
MAP 348, LOTS 7-8, BLOCK A
MAP 348, LOTS 2-7, BLOCK A
 - ZONING: R-3 RESIDENTIAL ZONE
 - PROJECT AREA: 9983 S.F.
 - PROPOSED USE: 1 SINGLE FAMILY HOUSE LOT
 - MINIMUM STANDARDS: LOT SIZE - 6,500 S.F.
FRONTAGE - 50' FRONT AND REAR
SETBACKS - 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 CAMBERLAND COUNTY, MAINE OWNED BY H.R. LOME LAND CO. INC., DATED JULY 22, 1924 BY ERNEST W. BRANCH CIVIL ENGINEER AND RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 16, PAGE 10.
- THE HOMESTEAD PORTLAND, MAINE OWNED BY THE CITY AND SUBURBAN LAND TRUST DATED SEPTEMBER 1921 BY E.C. CONY AND RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 70.
- PLAN OF JAMES MANOR PORTLAND, MAINE FOR CHARLES W. CONY CIVIL ENGINEER AND RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 57, PAGE 69.
- STANDARD BOUNDARY SURVEY PENNELL AVENUE PORTLAND, MAINE FOR DIVERSIFIED PROPERTIES DATED 6/20/01 BY TITCOMB ASSOCIATES
- AMENDED MASTER PLAN OF WASHINGTON CROSSING CONDOMINIUMS ALLEN AVENUE PORTLAND, MAINE FOR ALC DEVELOPMENT CORP. DATED 10/10/97 BY SERAGO TECHINCS AND RECORDED IN THE CAMBERLAND 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-58.
- NORTHWOOD CONDOMINIUMS PORTLAND, MAINE FUTURE LAND PLANS FOR RESERVED PORTLAND, MAINE DATED 1/24/03 BY TITCOMB ASSOCIATES AND RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 139, PAGE 51.
- AMENDMENT TO AN APPROVED SUBDIVISION PLAN DATED JULY 1998 FOR THE SKYLARK COMMONS PORTLAND, MAINE BY FRANK DIDONATO SR. DATED DECEMBER 2000 WITH REVISIONS THROUGH SEPTEMBER 24, 2010 AND RECORDED IN THE REGISTRY OF DEEDS AS PLAN BOOK 210 PAGE 345.

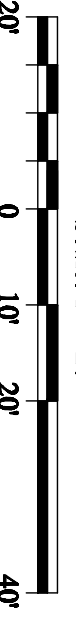
- BENCHMARK: PK NAIL FOUND IN UTILITY POLE #13 AT THE NORTHWESTERLY CORNER OF HENNESSY DRIVE AND SKYLARK DRIVE, ELEV. = 100.02 (NGVD 1929). BASED ON CITY BENCHMARK TOP OF 3" x 3" CONCRETE FOUNDATION ON WESTERN SIDE OF ALLEN AVE., ELEV. 83.049' (NGVD 1929).
- COORDINATES: BEARING AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON MAINE STATE COORDINATES SYSTEM WEST ZONE (MAD 1983), USING CITY OF PORTLAND POINTS 1125-46-1982 AND 1125-46-1980.
- LAND DISTURBANCE: 4,694 S.F.
- STREET STATUS: SKYLARK ROAD-UNACCEPTED
SKYRALL AVENUE-ACCEPTED
- SOIL TYPES: BELGRADE (HS6 B) & SCANTIC (HS6 D)
BASED ON MEDIAL INTENSITY SOILS MAPPING

- THE TREE SAVE AREAS ARE ESTABLISHED AS SO LARIED ON THIS PLAN AND SHOWN GROSSED HATCHED. CUTTING OF TREES OR DISTURBANCE OF NATURAL TOPOGRAPHY OR GROUND COVER IS PROHIBITED WITHIN THIS ZONE EXCEPT THAT DEAD, DISEASED OR DIVING DAMAGED TREES MAY BE REMOVED.
- THE FOLLOWING IS MANDATORY:
*TREE SAVE AREAS DESIGNATED ON THE PLAN SHALL BE LOCATED IN THE FIELD PRIOR TO ANY SITE WORK OR SITE CLEARING.
*THE CONTRACTOR/OWNER SHALL CONTACT THE CITY ARBORIST PRIOR TO SITE CLEARING ONCE THE TREE SAVE AREAS ARE MARKED.
*NO STORAGE OF EQUIPMENT, MATERIALS OR CONSTRUCTION ACTIVITIES IS PERMITTED WITHIN THE TREE SAVE AREAS.
*TREE SAVE AREAS WITHIN THE LOTS SHALL BE PROTECTED BY CONSTRUCTION FENCING.
*TREES LOST DUE TO CONSTRUCTION ACTIVITY SHALL BE REPLACED "N-KIND" OR AS APPROVED BY THE CITY ARBORIST OR PLANNING STAFF.



REQUIRED STREET TREES
(TYPICAL 2 PER LOT) SEE
APPROVED SUBDIVISION PLAN

Scale: 1" = 20'



LEGEND

SYMBOL	DESCRIPTION
--- (dashed line)	LIMITS OF WETLANDS NOW OR FORMERLY ABOVE GROUND
--- (dotted line)	BUILDING SETBACKS
--- (solid line)	WATER SERVICE
--- (solid line)	SEWANTARY SEWER
--- (solid line)	STORM DRAIN
--- (solid line)	UTILITY POLE
--- (solid line)	PROPOSED CONTOUR
--- (solid line)	EXISTING CONTOUR
--- (solid line)	UTILITY POLE
--- (solid line)	SEWANTARY SEWER MAINHOLE
--- (solid line)	CATCH BASIN
--- (solid line)	CAPIED IRON ROD FOUND

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS AND PRACTICES FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT



ROBERT C. LIBBY, JR.
PLS #2190

<p>SITE PLAN-LOT 13</p> <p>SKYLARK COMMONS</p>		<p>FOR Frank Didonato Sr. 87 Skylark Road Portland, Maine 04103</p>	<p>BH2M Berry, Huff, McDonald, Milligan Inc. Engineers, Surveyors</p>	<p>STATE OF MAINE LICENSED PROFESSIONAL ENGINEER LESTER S. BERRY, P.E. No. 3341</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>•</td> <td>4/25/13</td> <td>Submitted Site Plan to City</td> </tr> <tr> <td>•</td> <td>10/1/13</td> <td>Revised Per City Comments</td> </tr> </tbody> </table>	NO.	DATE	REVISION DESCRIPTION	•	4/25/13	Submitted Site Plan to City	•	10/1/13	Revised Per City Comments
NO.	DATE	REVISION DESCRIPTION												
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•	10/1/13	Revised Per City Comments												
<p>DESIGNED: A. Merrill DRAWN: April 20 SCALE: As Shown CHECKED: J.OB N DATE: 13829</p>	<p>SHEET 1</p>	<p>REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF BERRY, HUFF, MCDONALD, MILLIGAN INC. IS PROHIBITED.</p>												