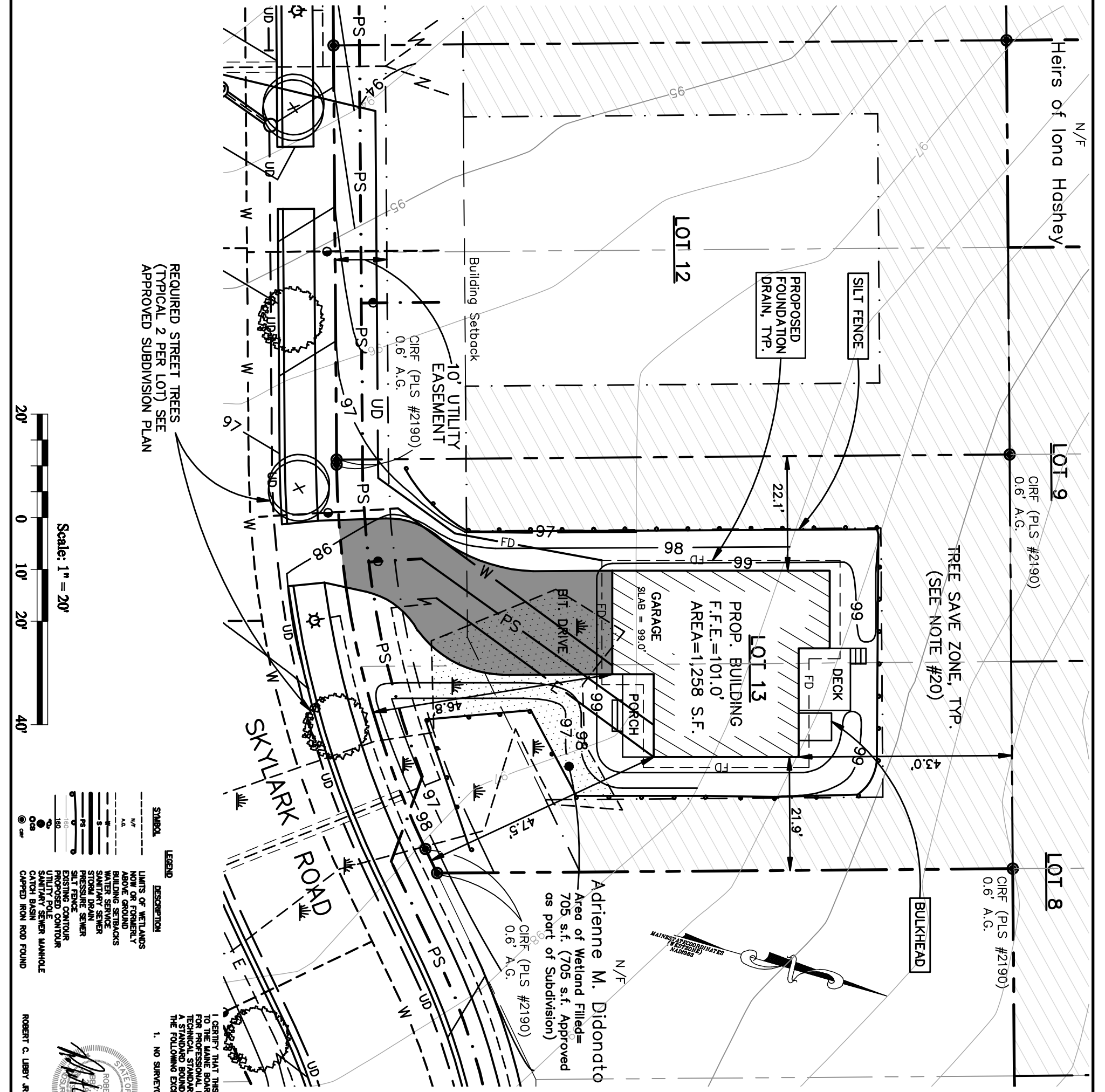


- NOTES:
- OWNER/APPLICANT: FRANK DIDONATO SR.
87 SKYLARK ROAD
PORTLAND, MAINE
 - ENGINEER: LESTER S. BERRY, P.E. #3341
BERRY, HUFF, McDONALD, MILLIGAN
INC.
28 STATE STREET
GORHAM, MAINE
 - SURVEYOR: ROBERT C. LIBBY, JR., P.L.S. #2190
BENT HUFF McDONALD MILLIGAN
GORHAM, MAINE
 - WETLANDS: JAMES LOGAN
ALBERT FRICK ASSOCIATES
GORHAM, MAINE
 - DEED REFERENCES: BK. 3192, PG. 374
BK. 3066, PG. 353
BK. 10972, PG. 153
BK. 2866, PG. 324
BK. 29106, PG. 98
 - TAX MAP REFERENCE: MAP 347, LOTS 1-3 AND 9-15, BLOCK D
MAP 348, LOTS 1-8, BLOCK 1
MAP 348, LOTS 7-2, & 8, 9 & 0
MAP 348, LOTS 2-7, 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 MAPS, LATEST REVISION.
 - PLAN REFERENCES:

- PORTLAND HIGHLANDS PORTLAND GUMBERLAND COUNTY MAINE OWNED BY H.R. LOME LAND CO. INC., DATED JULY 22, 1924 BY ERNEST W. BRANCH CIVIL ENGINEER AND RECORDED IN THE GUMBERLAND 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. CONROY CIVIL ENGINEER AND RECORDED IN THE GUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 4, PAGE 70.
- PLAN OF HANSON MANOR PORTLAND, MAINE FOR CHARLES M. HANSON CIVIL ENGINEER AND RECORDED IN THE GUMBERLAND 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 ALLEY AVENUE PORTLAND, MAINE FOR ALC DEVELOPMENT CORP., DATED 10/10/97 BY SEBAGO TECHINCS AND RECORDED IN THE GUMBERLAND 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. 0-59.
- NORTHWOOD CONDOMINIUMS PORTLAND, MAINE FUTURE LAND DIVISION FOR RECORDED IN THE GUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 139, PAGE 51.
- AMENDMENT TO AN APPROVED SUBDIVISION PLAN DATED JULY 1988 FOR THE SKYLARK COMMONS PORTLAND, MAINE BY FRANK DIDONATO SR. DATED 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 8" PIPES FOUNDMENT ON WESTERN SIDE OF ALLEN AVENUE, 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 MEDIUM INTENSITY SOILS MAPPING
- THE TREE SAVE AREAS ARE ESTABLISHED AS SO LABELED 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 DYING 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 IN 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
---	LIMITS OF WETLANDS NOW OR FORMERLY ABOVE GROUND
---	BUILDING SETBACKS
---	WATER SERVICE
---	SEWAGE SERVICE
---	STORM DRAIN
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	UTILITY POLE
---	SAINTARY SEWER MANHOLE
---	CATCH BASIN
---	CAAPPED IRON ROD FOUND

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED SURVEYORS AND ENGINEERS TECHNICAL STANDARDS AND PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

ROBERT C. LIBBY, JR.
P.L.S. #2190

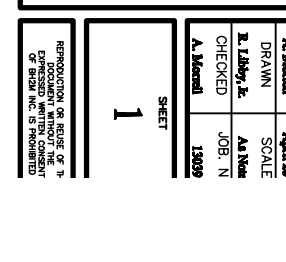
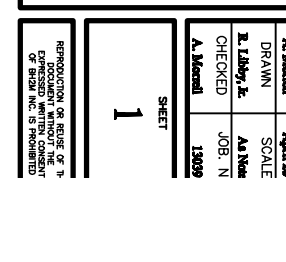
SITE PLAN-LOT 13

SKYLARK COMMONS

DESIGNED	DATE
A. McDonald	April 20
DRAWN	SCALE
B. Libby, Jr.	As Noted
CHECKED	JOB N
A. McDonald	15099

SHEET 1

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



NO.	DATE	DESCRIPTION
•	4/25/13	Submitted Site Plan to City
•	10/1/13	Revised Per City Comments
•	10/7/13	Revised Per City Comments