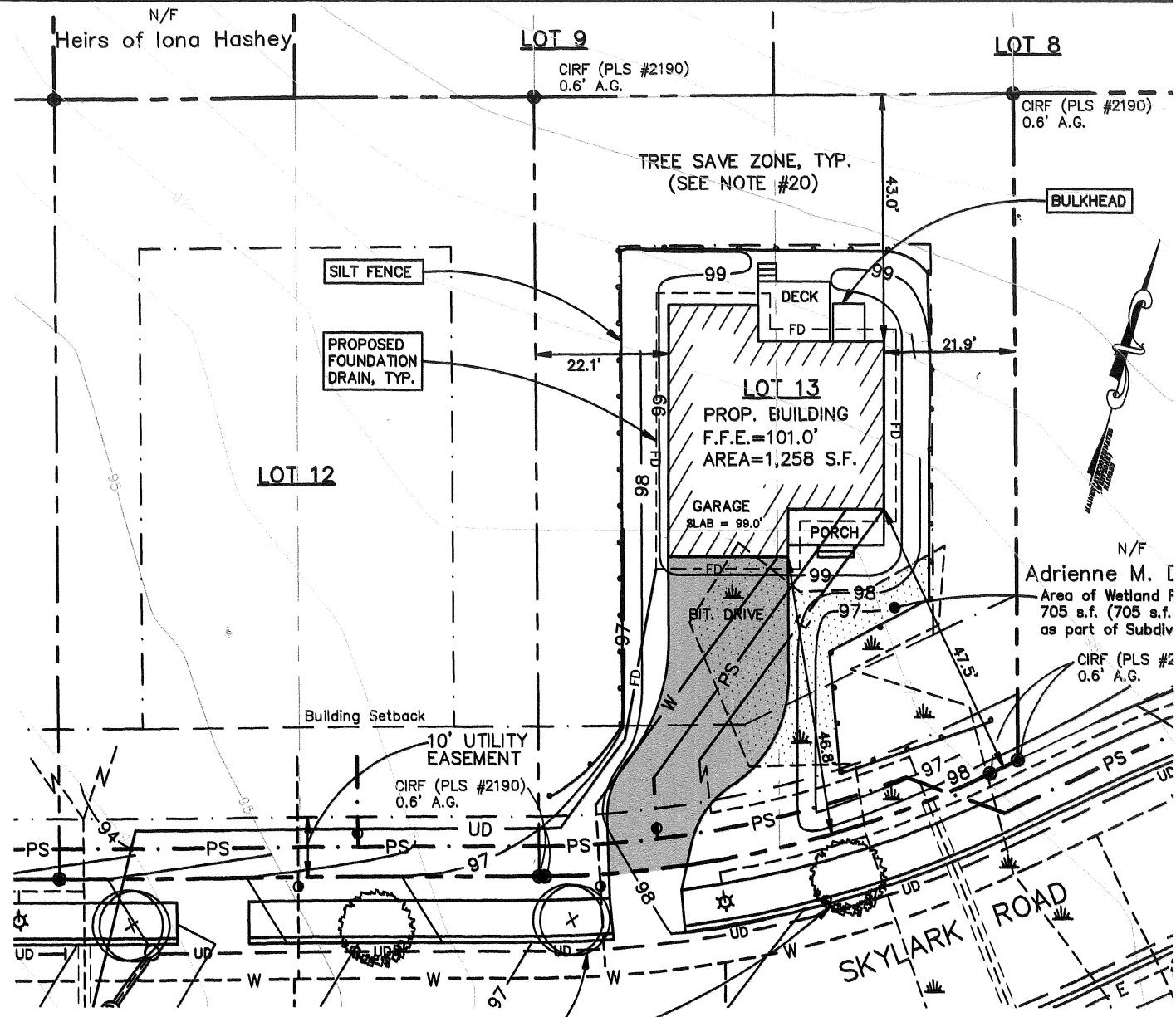


Side setback 14' ; front 14'

93 Skylark

NOTES:

1. OWNER/APPLICANT: FRANK DIDONATO SR.
87 SKYLARK ROAD
PORTLAND, MAINE
 2. ENGINEER: LESTER S. BERRY, PE #3341
BERRY HUFF McDONALD MULLIGAN
28 STATE STREET
GORHAM, MAINE
 3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2180
BERRY HUFF McDONALD MULLIGAN
 4. WETLANDS: JAMES LOGAN
ALBERT FRICK ASSOCIATES
GORHAM, MAINE
 5. DEED REFERENCES: BK. 3182, PG. 374
BK. 3089, PG. 303
BK. 10972, PG. 153
BK. 2889, PG. 324
BK. 2310A, PG. 66
 6. TAX MAP REFERENCE: MAP 347, LOTS 1-3 AND 8-15, BLOCK D
MAP 348, LOTS 1-5, BLOCK I
MAP 349, LOTS 1-2 & 4-8 & 9-16, BLOCK H
MAP 348, LOTS 7-12, BLOCK G
MAP 348, LOTS 2-7, BLOCK A
 7. ZONING: R-3 RESIDENTIAL ZONE
 8. PROJECT AREA: 9983 S.F.
 9. PROPOSED USE: 1 SINGLE FAMILY HOUSE LOT
 10. MINIMUM STANDARDS: LOT SIZE - 8,500 S.F.
FRONTAGE - 10'
SETBACKS - 25' FRONT AND REAR
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, EMPS, LATEST REVISION.
 15. PLAN REFERENCES:
 - A. PORTLAND HIGHLANDS PORTLAND CUMBERLAND COUNTY, MAINE OWNED BY H.R. LORNE LAND CO. INC. DATED JULY 22, 1924 BY ERNEST W. BRANCH CIVIL ENGINEER AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 18, PAGE 10.
 - B. THE HOMESTEADS PORTLAND, MAINE OWNED BY THE CITY AND SUBURBAN LAND TRUST DATED SEPTEMBER 1931 BY E.G. JORDAN & COMPANY, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 70.
 - C. PLAN OF HANSON MAJOR PORTLAND, MAINE FOR CHARLES M. HANSON DATED MARCH 1881 BY GEORGE WHEATON AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 87, PAGE 88.
 - D. STANDARD BOUNDARY SURVEY PENNELL AVENUE PORTLAND, MAINE FOR DIVERSIFIED PROPERTIES DATED 6/30/01 BY TITCOMB ASSOCIATES.
 - E. AMENDED MASTER PLAN OF WASHINGTON CROSSING CONDOMINIUMS ALLEN AVENUE PORTLAND, MAINE FOR ALC DEVELOPMENT CORP. DATED 10/10/07 BY SERIACO TECHNICS AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 200, PAGE 91.
 - F. PLAN OF RIGHT OF WAY TAKEN BY THE PORTLAND WATER DISTRICT PORTLAND, MAINE, DATED APRIL 27, 1984 BY THE PORTLAND WATER DISTRICT PLAN NO. D-38.
 - G. NORTHWOOD CONDOMINIUMS PORTLAND, MAINE FUTURE LAND PHASES FOR RIBERA CONSTRUCTION CO., INC. DATED 8/2/83 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 136, PAGE 51.
 - H. AMENDMENT TO AN APPROVED SUBDIVISION PLAN DATED JULY 22, 2008, SKYLARK COMMONS, SKYLARK ROAD AND COOLIDGE AVENUE, PORTLAND BY BHM FOR FRANK DIDONATO SR. DATED DECEMBER 2004 WITH REVISIONS THROUGH SEPTEMBER 24, 2010 AND RECORDED IN THE REGISTRY OF DEEDS AS PLAN BOOK 210 PAGE 345.
 16. BENCHMARK: PK NAIL FOUND IN UTILITY POLE #13 AT THE NORTHWESTERLY CORNER OF HANESBY 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, SOUTHWESTLY OF WASHINGTON AVE. BULK BLOCK (NOV 1958).
 - COORDINATES: BEARING AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON MAINE STATE COORDINATES SYSTEM WEST ZONE (NAD 1983), USNG CITY OF PORTLAND POINTS 1125-46-1882 AND 1125-46-1880.
 17. LAND DISTURBANCE: 4,894 S.F.
 18. STREET STATUS: SKYLARK ROAD-UNACCEPTED
ORAMELL AVENUE-ACCEPTED
 19. SOIL TYPES: BELGRADE (H30 B) & SCANTO (H30 D)
BASED ON MEDIUM INTENSITY SOILS MAPPING
 20. THE TREE SAVE AREAS ARE ESTABLISHED AS SO LABELED ON THIS PLAN AND SHOWN CROSSED 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.



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

SYMBOL	DESCRIPTION
---	LIMITS OF WETLANDS
AA	NOW OR FORMERLY ABOVE GROUND
---	BUILDING SETBACKS
---	WATER SERVICE
---	SANITARY SEWER
---	STORM DRAIN
---	PRESSURE SEWER
---	SILT FENCE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	SANITARY SEWER MANHOLE
---	CATCH BASIN
---	CAPPED IRON ROD FOUND

Scale: 1" = 20'

