NOTES:

1. OWNER/APPLICANT: FRANK DIDONATO SR.
87 SKYLARK ROAD
PORTLAND, MAINE

2. ENGINEER: ANDREW S. MORRELL, PE #13285
BERRY HUFF MCDONALD MILLIGAN
28 STATE STREET
GORHAM, MAINE

3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BERRY HUFF MCDONALD MILLIGAN

4. WETLANDS: JAMES LOGAN
ALBERT FRICK ASSOCIATES
GORHAM, MAINE

5. DEED REFERENCES: BK. 3192, PG. 374
BK. 3066, PG. 353
BK. 10972, PG. 153
BK. 2866, PG. 324
BK. 23106, PG. 96

6. TAX MAP REFERENCE: MAP 347, LOTS 1-3 AND 9-15, BLOCK D
MAP 349, LOTS 1-8, BLOCK I
MAP 349, LOTS 1-2 & 4-8 & 9-16, BLOCK H
MAP 349, LOTS 7-12, BLOCK G
MAP 348, LOTS 2-7, BLOCK A

7. ZONING: R-3 RESIDENTIAL ZONE

8. PROJECT AREA: 11,700 S.F.

9. PROPOSED USE: 1 SINGLE FAMILY HOUSE LOT

10. MINIMUM STANDARDS: LOT SIZE - 6,500 S.F.
FRONTAGE - 50'
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, BMP'S, LATEST REVISION.

15. PLAN REFERENCES:

A. 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.

B. 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.

C. PLAN OF HANSON MANOR PORTLAND, MAINE FOR CHARLES M. HANSON DATED MARCH 1961 BY GEORGE WHEATEN AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 57, PAGE 69.

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 10/10/97 BY SEBAGO 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, 1954 BY THE PORTLAND WATER DISTRICT PLAN NO. D-39.

G. NORTHWOOD CONDOMINIUMS PORTLAND, MAINE FUTURE LAND PHASES FOR RISBARA CONSTRUCTION CO., INC. DATED 8/2/83 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 139, PAGE 51.

H. AMENDMENT TO AN APPROVED SUBDIVISION PLAN DATED JULY 22, 2008, SKYLARK COMMONS. SKYLARK ROAD AND COOLIDGE AVENUE, PORTLAND BY BH2M 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 HENNESSY DRIVE AND SKYLARK DRIVE, ELEV.=100.02 (NGVD 1929). BASED ON CITY BENCHMARK TOP OF 3" OFFSET MONUMENT ON WESTERLY SIDE OF ALLEN AVENUE AT 1ST ANGLE POINT, SOUTHERLY OF WASHINGTON AVE., ELEV. 83.049' (NGVD 1929).

COORDINATES:
BEARING AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON MAINE STATE COORDINATES SYSTEM WEST ZONE (NAD 1983), USING CITY OF PORTLAND POINTS T125-46-1962 AND T125-46-1960.

17. LAND DISTURBANCE: 7,853 S.F.

18. STREET STATUS: SKYLARK ROAD-UNACCEPTED

19. SOIL TYPES: BELGRADE (HSG B) & HOLLIS (HSG C/D)
BASED ON MEDIUM INTENSITY SOILS MAPPING

20. THE TREE SAVE AREAS ARE ESTABLISHED AS SO LABLED 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 MANADATORY:

•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 OF 2 PER LOT) SEE APPROVED SUBDIVSION PLAN

REMOVE AND REPLACE/REPAIR SIDEWALK & CURBING AND ROADWAY AS NEEDED TO MEET CITY STANDARDS

Scale: 1" = 20'

20' 0 10' 20' 40'

LEGEND

SYMBOL	DESCRIPTION
	LIMITS OF WETLANDS
N/F	NOW OR FORMERLY
A.G.	ABOVE GROUND
	BUILDING SETBACKS
W	WATER SERVICE
S	SANITARY SEWER
	STORM DRAIN
PS	PRESSURE SEWER
	SILT FENCE
160	EXISTING CONTOUR
160	PROPOSED CONTOUR
"D"	UTILITY POLE
	SANITARY SEWER MANHOLE
CB	CATCH BASIN
CIRF	CAPPED IRON ROD FOUND

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:

1. NO SURVEYORS REPORT

STATE OF MAINE
ROBERT C. LIBBY JR.
2507
LICENSED
LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/15/15

NO.	DATE	S	R
•	7/10/15	S	
•	7/15/15		R

STATE OF MAINE
ANDREW S. MORRELL
No. 13285
PROFESSIONAL ENGINEER

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
74 Gray Road 207-892-1772
Falmouth, Maine 04105

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

SITE PLAN-LOT 11

SKYLARK COMMONS

SKYLARK ROAD AND COOLIDGE AVENUE
PORTLAND, MAINE

DESIGNED	DATE
A. Morrell	July 2015
DRAWN	SCALE
T.Low	1"= 20'
CHECKED	JOB. NO.
A. Morrell	15087

SHEET
1

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