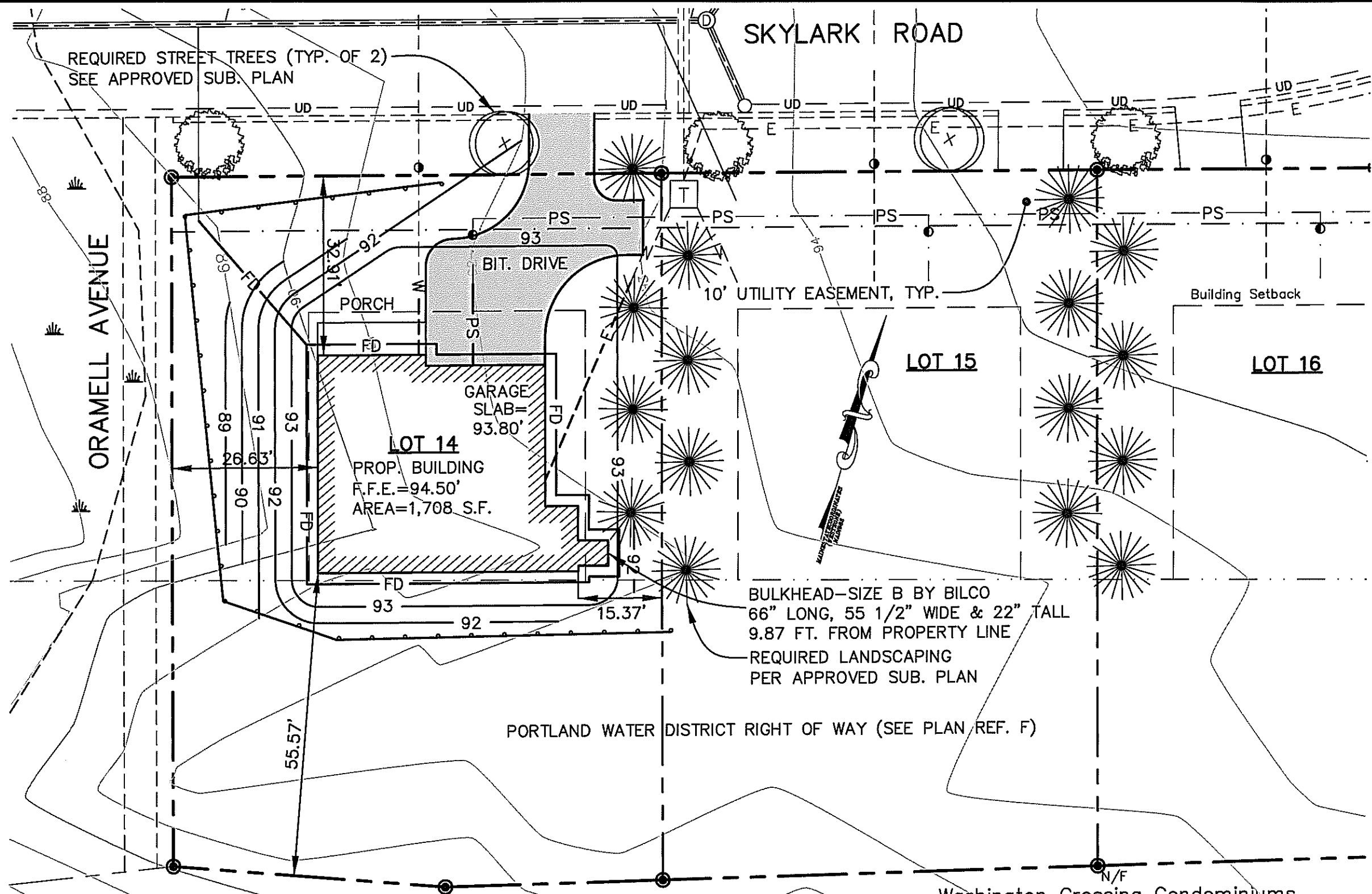
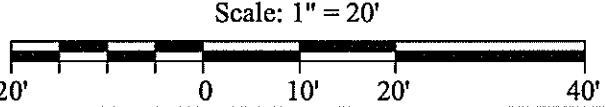


\\Server\Lead\2012\2108.dwg Lot 14.dwg, 2/15/2015 2:58:09 PM



LEGEND

SYMBOL	DESCRIPTION
N/F	LIMITS OF WETLANDS NOW OR FORMERLY ABOVE GROUND
—	BUILDING SETBACKS
—	WATER SERVICE
—	SANITARY SEWER
—	STORM DRAIN
—	PRESSURE SEWER
—	SILT FENCE
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
—	UTILITY POLE
—	SANITARY SEWER MANHOLE
—	CATCH BASIN
—	5/8" CAPPED IRON ROD SET (PLS #2190)



NOTES:

- OWNER: JENNIFER GREAVES 891 ALLEN AVENUE PORTLAND, MAINE 04103
- APPLICANT: M.R. BREWER INC. 91 BELL STREET PORTLAND, MAINE 04103
- ENGINEER: LESTER S. BERRY, PE #3341 BERRY HUFF McDONALD MILLIGAN 28 STATE STREET GORHAM, MAINE
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190 BERRY HUFF McDONALD MILLIGAN 28 STATE STREET GORHAM, MAINE
- WETLANDS: JAMES LOGAN ALBERT FRICK ASSOCIATES GORHAM, MAINE
- DEED REFERENCE: BK. 26584, PG. 107
- TAX MAP REFERENCE: HSNW 348 001

8. ZONING: R-3 RESIDENTIAL ZONE

- PROJECT AREA: 11,632 S.F.
- PROPOSED USE: 1 SINGLE FAMILY HOUSE LOT
- MINIMUM STANDARDS: LOT SIZE - 6,200 S.F. FRONTAGE - 92' SETBACKS - 25' FRONT AND REAR 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 PROMISONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.
- PLAN REFERENCES:
 - 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.

- THE HOMESTEADS PORTLAND, MAINE OWNED BY THE CITY AND SUBURBAN LAND TRUST DATED SEPTEMBER 1901 BY E.G. JORDAN & COMPANY. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 70.
- PLAN OF HANSON MANOR PORTLAND, MAINE FOR CHARLES M. HANSON DATED MARCH 1981 BY GEORGE WHEATEN AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 97, PAGE 88.
- STANDARD BOUNDARY SURVEY PENNELL AVENUE PORTLAND, MAINE FOR DIVERSIFIED PROPERTIES DATED 6/30/01 BY TITCOMB ASSOCIATES.
- AMENDED MASTER PLAN OF WASHINGTON CROSSING CONDOMINIUMS ALLEN AVENUE PORTLAND, MAINE FOR ALC DEVELOPMENT CORP. DATED 10/10/97 BY SEBAOQ TECHNIQS AND RECORDED IN THE CUMBERLAND 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, 1984 BY THE PORTLAND WATER DISTRICT PLAN NO. D-36.
- NORTHWOOD CONDOMINIUMS PORTLAND, MAINE FUTURE LAND PHASES FOR ROSSARA CONSTRUCTION CO., INC. DATED 6/2/83 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 136, PAGE 51.

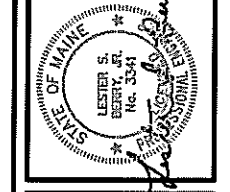
- AMENDMENT TO AN APPROVED SUBDIVISION PLAN DATED JULY 22, 2006, SKYLARK COMMONS, SKYLARK ROAD AND COOLIDGE AVENUE, PORTLAND BY BH2M FOR FRANK DEONATO SR. DATED DECEMBER 2004 WITH REVISIONS THROUGH SEPTEMBER 24, 2010 AND RECORDED IN THE REGISTRY OF DEEDS AS PLAN BOOK 210 PAGE 345.
- BENCHMARK: PK NAIL 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" OFFSET MONUMENT ON WESTERLY SIDE OF ALLEN AVENUE AT 1ST ANGLE POINT, SOUTHERLY OF WASHINGTON AVE., ELEV. 83.048' (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 T125-48-1982 AND T125-48-1980.
- LAND DISTURBANCE: 6,200 S.F.
- STREET STATUS: SKYLARK ROAD-UNACCEPTED
- SOIL TYPE: BELGRADE (HS9 B)

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:

- NO SURVEYORS REPORT

STATE OF MAINE
 ROBERT C. LIBBY JR.
 PLS #2190

NO.	DATE	REVISION DESCRIPTION
1	1/28/13	Issue Forfeight Resolution
2	2/2/13	Revision Per City Comments
3	2/13/13	Revised Bulhead Per City Comments



BH2M
 Engineers, Surveyors
 Betty Huff, McDonald, Milligan, Inc.
 28 State Street
 Gorham, Maine 04038
 Tel: (207) 839-2774
 Fax: (207) 839-8250

FOR:
 M.R. Brewer Inc.
 91 Bell Street
 Portland, Maine 04103

SITE PLAN-LOT 14
 SKYLARK COMMONS
 SKYLARK ROAD AND COOLIDGE AVENUE
 PORTLAND, MAINE

DESIGNED	DATE	DRAWN	SCALE
A. Morrell	Oct. 2012	A. Morrell	As Noted
CHECKED	JOB. NO.	R. Libby	12108

SHEET
 1

REPRODUCTION OR USE OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF BH2M INC. IS PROHIBITED