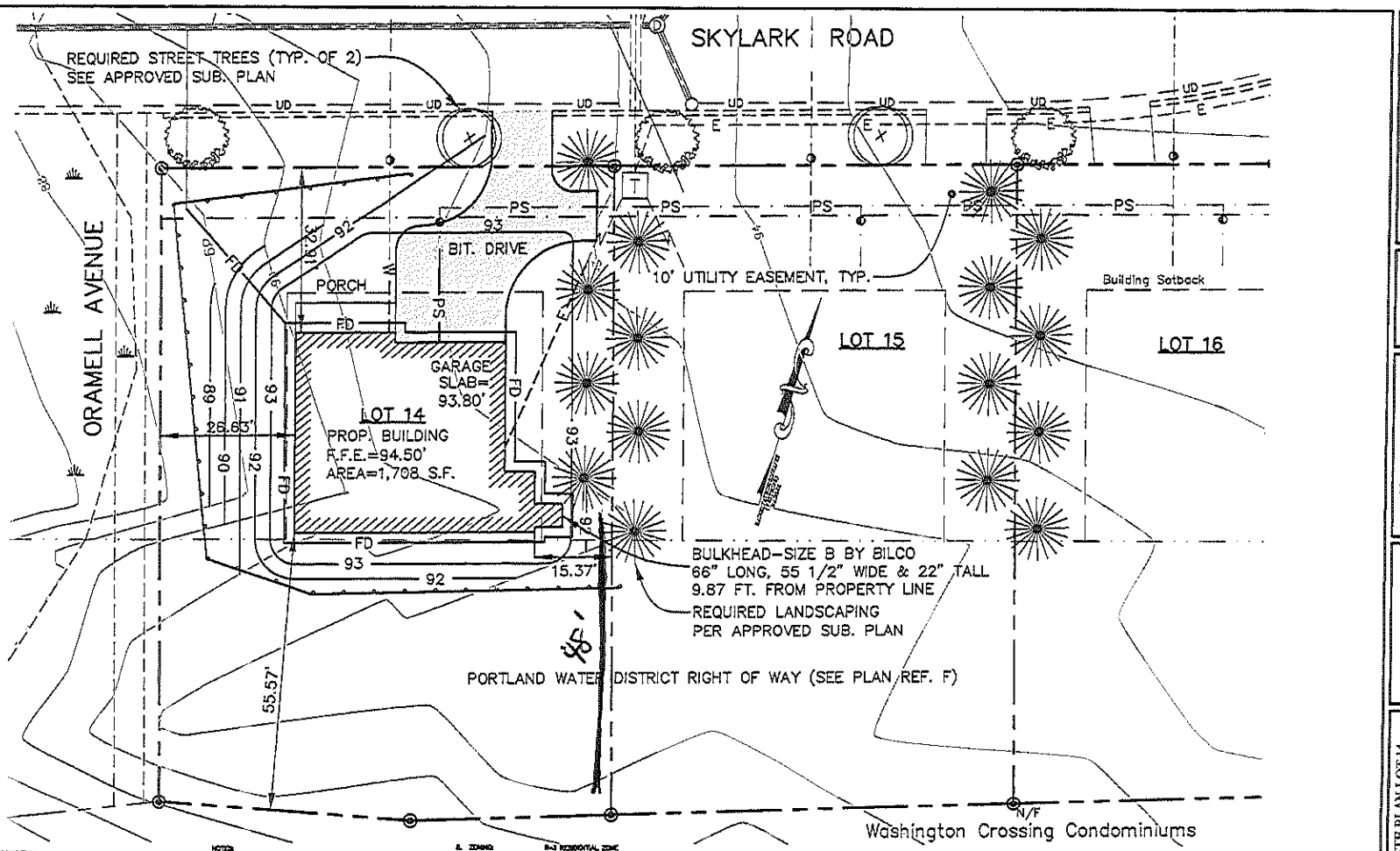
Inspections Division
Date: 12/12/14



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

Scale: 1" = 20'

20' 0 10' 20' 40'

NOTES:

1. OWNER: JENNIFER GREAVES, 981 ALLEN AVENUE, PORTLAND, MAINE 04103
2. APPLICANT: H.R. BERGE INC., 91 HILL STREET, PORTLAND, MAINE 04103
3. ENGINEER: LORTON S. BONNY, PE #3041, BONNY HUFF MCDONALD MILLIGAN, 28 STATE STREET, GORHAM, MAINE
4. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190, BONNY HUFF MCDONALD MILLIGAN
5. WETLANDS: JAMES LOGAN, ALBERT FRICK ASSOCIATES, GORHAM, MAINE
6. DEED REFERENCE: BK. 25684, PG. 107
7. TAX MAP REFERENCE: MBW 348 001
8. ZONING: R-3 RESIDENTIAL ZONE
9. PROJECT AREA: 11,432 S.F.
10. PROPOSED USE: 1 SINGLE FAMILY HOUSE LOT
11. MINIMUM STANDARDS: LOT SIZE = 5,000 S.F. FRONTAGE = 50' SETBACKS = 25' FRONT AND REAR 14' SIDE (2-STORY)
12. SEWER SERVICE: PUBLIC
13. WATER SERVICE: PUBLIC
14. ELECTRIC/TELEPHONE: UNDERGROUND
15. 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.
16. PLAN REFERENCES:
   A. PORTLAND HIGHLANDS PORTLAND CUMBERLAND COUNTY, MAINE, OWNED BY H.R. LONE LAND CO. INC., DATED JULY 23, 1974 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 BUKUMBAN LAND TRUST DATED NOVEMBER 1991 BY E.G. JORDAN & COMPANY, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 70.
   C. PLAN OF HAYNON MANOR PORTLAND, MAINE FOR CHARLES U. HAYNON DATED MARCH 1961 BY GEORGE WHITON AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 67, PAGE 84.
   D. STANDARD BOUNDARY SURVEY POWNELL AVENUE PORTLAND, MAINE FOR OWNERSHIP PROPERTIES DATED 9/20/01 BY TITCOMB ASSOCIATES.
   E. AMENDED MASTER PLAN OF WASHINGTON CROSSING CONDOMINIUMS ALLEN AVENUE PORTLAND, MAINE FOR ALG DEVELOPMENT CORP. DATED 10/10/97 BY SEBAGO TECHNICS AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 202, PAGE 91.
   F. PLAN OF RIGHT OF WAY TAKEN BY THE PORTLAND WATER DISTRICT PORTLAND, MAINE, DATED APRIL 27, 1964 BY THE PORTLAND WATER DISTRICT PLAN NO. D-36.
   G. NORTHWOOD CONDOMINIUMS PORTLAND, MAINE FUTURE LAND PHASES FOR BARBARA CONSTRUCTION CO., INC. DATED 3/3/03 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 136, PAGE 81.
   H. AMENDMENT TO AN APPROVED SUBDIVISION PLAN DATED JULY 23, 2008, SKYLARK COMMONS, SKYLARK ROAD AND COLLEGE AVENUE, PORTLAND BY BKM FOR THANK DIDONATO BK. DATED DECEMBER 2004 WITH REVISIONS THROUGH SEPTEMBER 24, 2010 AND RECORDED IN THE REGISTRY OF DEEDS AS PLAN BOOK 210 PAGE 340.
17. BENCHMARK:
   PK NAIL FOUND IN UTILITY POLE #13 AT THE NORTHWESTERLY CORNER OF HOWARDSBY DRIVE AND SKYLARK DRIVE. ELEV=101.03 (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. 53.04' (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 T130-46-1982 AND T128-46-1960.
18. LAND DISTURBANCE: 8,200 S.F.
19. STREET STATUS: SKYLARK ROAD-UNACCEPTED
20. SOIL TYPE: HOLLIS(HOB 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:

1. NO SURVEYORS REPORT

ROBERT C. LIBBY JR. PLS #2190

REVISION		
NO.	DATE	DESCRIPTION
1	1/9/13	Issued For Site Plan Review
2	1/23/13	Revised For City Comments
3	2/6/13	Revised & Issued For City Comments

STATE OF MAINE
ROBERT C. LIBBY JR.
NO. 2190
PROFESSIONAL LAND SURVEYOR

BH2M
Berry, Huff, McDonald, Milligan, Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel (207) 839-8375
Fax (207) 839-8022

FOR
H.R. Berge and Inc.
91 Hill Street
Portland, Maine 04103

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

DESIGNED	DATE
A. Morrell	Oct. 2012
DRAWN	SCALE
A. Morrell	As Noted
CHECKED	JOB NO.
R. Libby	12308

SHEET
1

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