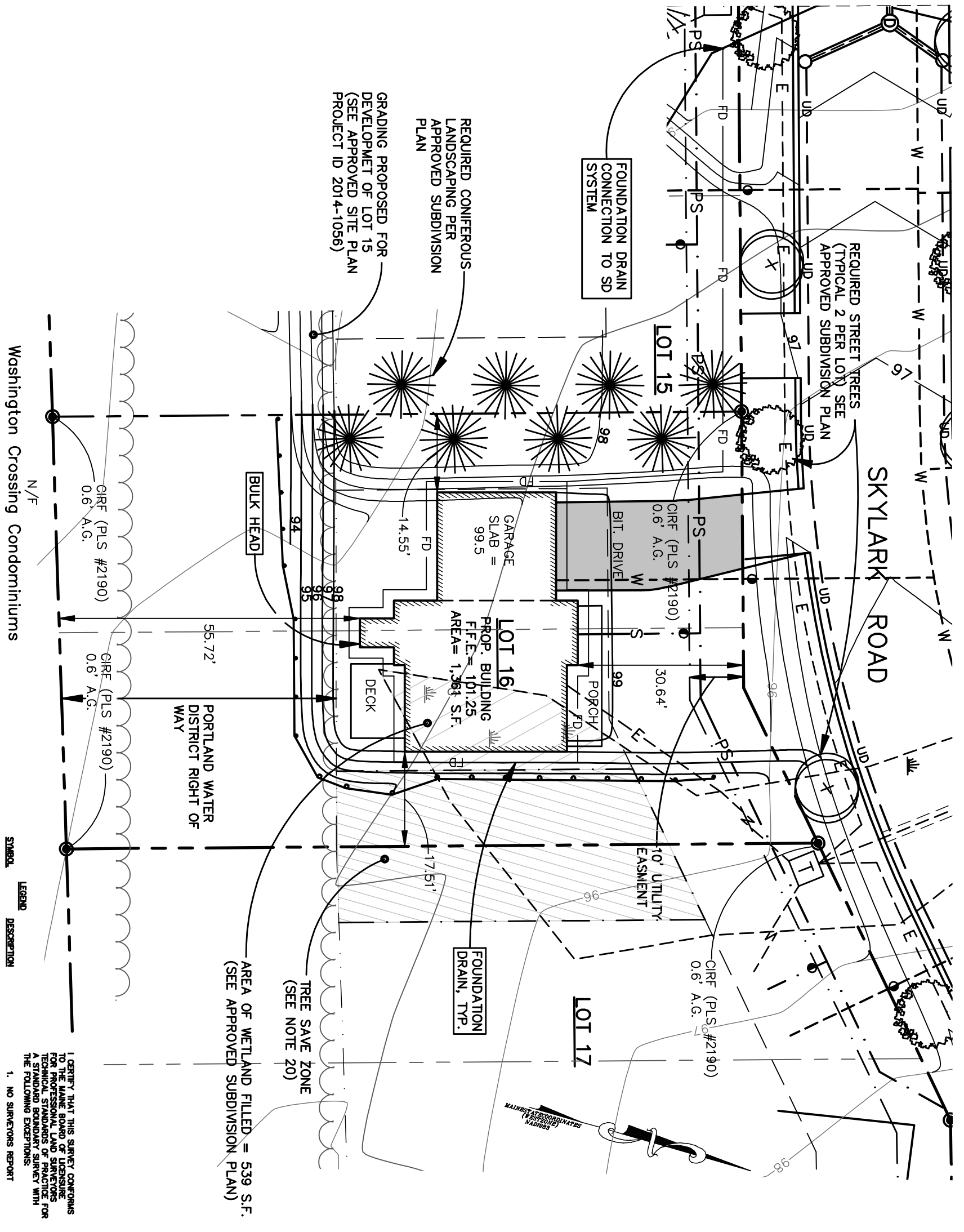


- NOTES:
- OWNER/APPLICANT: FRANK D'DONATO SR.
87 SKYLARK ROAD
PORTLAND, MAINE
 - ENGINEER: LESTER S. BERRY, PE #3341
BERRY, HUFF, McDONALD, MILLIGAN
28 STATE STREET
CORHAM, MAINE
 - SURVEYOR: ROBERT C. LIBBY, JR., PLS #2190
BERRY HUFF McDONALD MILLIGAN
CORHAM, MAINE
 - WETLANDS: JAMES LOGAN
ALBERT FRICK ASSOCIATES
CORHAM, MAINE
 - DEED REFERENCES: BK. 3192, PG. 374
BK. 3066, PG. 353
BK. 10972, PG. 153
BK. 2886, PG. 324
BK. 23106, PG. 96
 - TAX MAP REFERENCE: MAP 347, LOTS 1-3 AND 9-15, BLOCK D
MAP 348, LOTS 1-2 AND 4-8 & 9-16, BLOCK H
MAP 349, LOTS 1-2 AND 4-8 & 9-16, BLOCK G
MAP 348, LOTS 2-7, BLOCK A
 - ZONING: R-3 RESIDENTIAL ZONE
 - PROJECT AREA: 10,327 S.F.
 - PROPOSED USE: 1 SINGLE FAMILY HOUSE LOT
 - MINIMUM STANDARDS: LOT SIZE - 6,500 S.F.
FRONTAGE - 50' FRONT AND REAR
SETBACKS - 22' SIDE (2-STORY)
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 BUREAU OF PUBLIC WORKS EROSION CONTROL, BMP'S, LATEST REVISION.
 - PLANNING 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 HOMESTEAD'S PORTLAND, MAINE OWNED BY THE CITY AND SUBURBAN LAND TRUST DATED SEPTEMBER 1921 BY E.C. CONROY & COMPANY, DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 70.
 - PLAN OF HANSON MAJOR PORTLAND, MAINE FOR CHARLES W. HANSON CIVIL ENGINEER AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 57, PAGE 89.
 - STANDARD BOUNDARY SURVEY PENNELL AVENUE PORTLAND, MAINE FOR DIVERSIFIED PROPERTIES DATED 6/29/01 BY TITCOMB ASSOCIATES.
 - AMENDED MASTER PLAN OF WASHINGTON CROSSING CONDOMINIUMS ALLEN AVENUE PORTLAND, MAINE FOR ALC DEVELOPMENT CORP., DATED 10/10/97 BY SEBAGO TECHINCS 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. 5-85.
 - NORTHWOOD CONDOMINIUMS PORTLAND, MAINE FUTURE LAND 87/28 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 139, PAGE 51.
 - AMENDMENT TO AN APPROVED SUBDIVISION PLAN DATED JULY 27, 2004 BY BRYAN FOR FRANK D'DONATO 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 5" STREET MONUMENT ON WESTERN SIDE OF ALLEN AVENUE. ELEV. BENCHMARK WESTERN SIDE OF WASHINGTON AVE., ELEV. B1049 (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 1125-46-1982 AND 1125-46-1983.
- LAND DISTURBANCE: 5,454 S.F.
- STREET STATUS: SKYLARK ROAD-UNACCEPTED
- SOIL TYPES: BELGRADE (HSB B) & HOLLIS (HSG C/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. AND 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.



Washington Crossing Condominiums

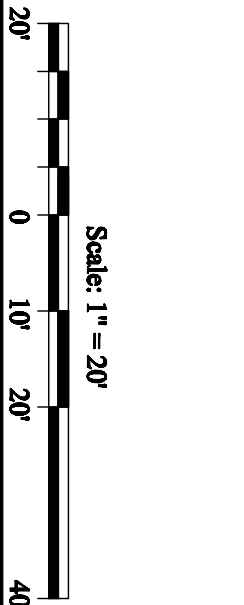
LEGEND

SYMBOL	DESCRIPTION
---	LIMITS OF WETLANDS NOW OR FORMERLY ABOVE GROUND
---	BUILDING SETBACKS
---	WATER SERVICE
---	SEWER SERVICE
---	SEWER SERVICE
---	PROPOSED SEWER
---	SILT FENCE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	UTILITY POLE
---	SANITARY SEWER MANHOLE
---	CATCH BASIN
---	CAPIPED IRON ROD FOUND

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED SURVEYORS FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

ROBERT C. LIBBY, JR.
PLS #2190



SITE PLAN-LOT 16 SKYLARK COMMONS SKYLARK ROAD AND COOLIDGE AVENUE PORTLAND, MAINE	FOR Frank D'Donato Sr. 87 Skylark Road Portland, Maine 04108	 BH2M Berry, Huff, McDonald, Milligan Inc. Engineers, Surveyors 28 State Street Corham, Maine 04116 Tel: (603) 895-2772 Fax: (603) 895-6525		REVISION	
				NO.	DATE
DESIGNED: A. Maxwell DATE: Oct. 2014 DRAWN: A. Maxwell SCALE: AS SHOWN CHECKED: JGB, NO. 14134 A. Maxwell				SHEET 1	