

NOTES:

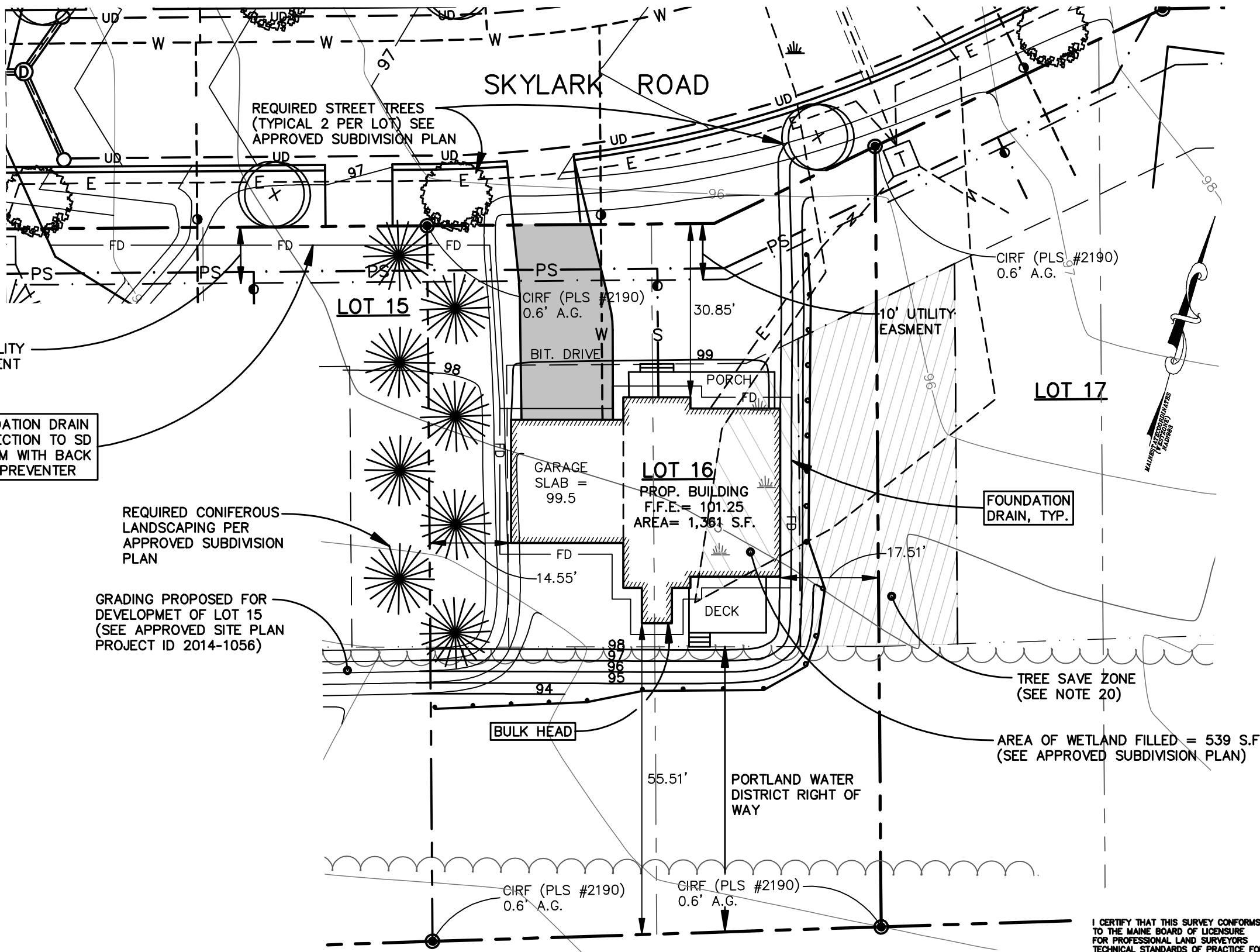
- OWNER/APPLICANT: FRANK DIDONATO SR.  
87 SKYLARK ROAD  
PORTLAND, MAINE
- ENGINEER: LESTER S. BERRY, PE #3341  
BERRY HUFF MCCONALD MILLIGAN  
28 STATE STREET  
GORHAM, MAINE
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BERRY HUFF MCCONALD MILLIGAN
- WETLANDS: JAMES LOGAN  
ALBERT FRICK ASSOCIATES  
GORHAM, MAINE
- DEED REFERENCES: BK. 3192, PG. 374  
BK. 3066, PG. 353  
BK. 10972, PG. 153  
BK. 2866, PG. 324  
BK. 23106, PG. 96
- 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
- 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'  
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 PROVISIONS 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 1921 BY E.C. 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 1961 BY GEORGE WHEATEN AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 57, PAGE 69.
- 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 SEBAGO TECHNICS 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, 1954 BY THE PORTLAND WATER DISTRICT PLAN NO. D-39.
- 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.
- AMENDMENT TO AN APPROVED SUBDIVISION PLAN DATED JULY 22, 2006, 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.

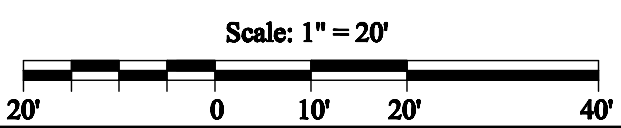
- BENCHMARK:  
PK NAIL FOUND IN UTILITY POLE #13 AT THE NORTHWESTERLY CORNER OF HENNESSY DRIVE AND SKYLARK DRIVE, ELEV.=100.02 (NGVD 1929). BASED ON CITY BENCHMARK TOP OF 3" OFFSET MONUMENT ON WESTERLY SIDE OF ALLEN AVENUE AT 1ST ANGLE POINT, SOUTHERLY OF WASHINGTON AVE., ELEV. 83.049' (NGVD 1929).
- 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.

- LAND DISTURBANCE: 5,454 S.F.
- STREET STATUS: SKYLARK ROAD-UNACCEPTED
- SOIL TYPES: BELGRADE (HSG 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 CROSS 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.



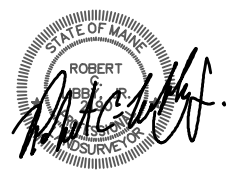
Washington Crossing Condominiums



SYMBOL	DESCRIPTION
---	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
---	CAPPED IRON ROD FOUND

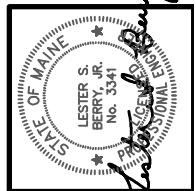
I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT



ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION	DESCRIPTION
1	10/28/14	Rev'd Per Architect Comments	
2	12/10/14	Rev'd Per City Comments	



**BH2M**  
Berry, Huff, MacDonald, Milligan, Inc.  
Engineers, Surveyors  
1000 Main Street  
Portland, ME 04101  
Tel: (603) 886-5722

FOR  
FRANK DIDONATO SR.  
87 SKYLARK ROAD  
PORTLAND, MAINE 04108

**SITE PLAN-LOT 16**  
**SKYLARK COMMONS**  
SKYLARK ROAD AND COOLIDGE AVENUE  
PORTLAND, MAINE

DESIGNED	DATE
A. Merrill	Oct. 2014
DRAWN	SCALE
T.Low	As Noted
CHECKED	JOB. NO.
A. Merrill	14134

SHEET  
**1**

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