



# GENERAL NOTES

1. APPLICANT: SHARON FELLETTIER  
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 PORTLAND, ME 04104-0539

2. THE PROPERTY IS SHOWN AS LOT 2 OF THE AUBURN ESTATES SUBDIVISION APPROVED BY THE CITY OF PORTLAND PLANNING BOARD AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 204 PAGE 665.

3. TOTAL AREA OF PARCEL: .....12,648 SQUARE FEET (0.29 ACRES).

4. BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, HORIZONTAL CONTROL REFERENCED TO MAINE STATE PLANE COORDINATES, WEST ZONE, NAD 83.

5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY GROUND SURVEY PERFORMED BY SEBAGO TECHNICS, INC. ON JANUARY 17, 2004. VERTICAL DATUM IS BASED ON CITY OF PORTLAND VERTICAL CONTROL DATUM (NGVD 1929). VERTICAL CONTROL ESTABLISHED BY LEVEL LOOP ORIGINATING FROM CITY OF PORTLAND BENCHMARK CONSISTING OF A 6"x6" GRANITE MONUMENT WITH DRILL HOLE LOCATED FLUSH IN SIDEWALK ON THE EASTERLY SIDE OF AUBURN STREET 23 FT NORTH OF THE NORTHERLY PAVEMENT LINE OF THE LYSETH MOORE ELEMENTARY SCHOOL DRIVEWAY AT ELEVATION 108.86 FEET.

6. PLAN REFERENCES:

A. SUBDIVISION PLAN OF "AUBURN ESTATES" FOR NIAL CONSTRUCTION BY SEBAGO TECHNICS, INC., DATED JULY 22, 2004, RECORDED SEPTEMBER 15, 2004 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2134, PAGE 665.

7. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND R-2 ZONE. THE SPACE AND BULK REQUIREMENTS ARE AS FOLLOWS:

R-2 ZONE

MIN. LOT SIZE	10,000 SF.
MIN. AREA PER DWELLING UNIT	10,000 SF.
MIN. STREET FRONTAGE	50 FT.
MIN. FRONT YARD SETBACK	25 FT.
MIN. REAR YARD SETBACK	25 FT.
MIN. SIDE YARD SETBACK	
1 STORY	12 FT.
1½ STORY	12 FT.
2 STORY	14 FT.
2½ STORY	16 FT.
MIN. SIDE YARD SETBACK	
ON SIDE STREET	20 FT.
MAX. LOT COVERAGE	
(BLDG. FOOTPRINT)	20%
MIN. LOT WIDTH	60 FT.
MAX. BLDG. HEIGHT	
(PRINCIPAL)	35 FT.
MAX. BLDG. HEIGHT	
(DETACHED ACCESSORY)	18 FT.

NOTE: THE WIDTH OF (1) SIDE YARD MAY BE REDUCED BY ONE FOOT FOR EVERY ONE FOOT THAT OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET.

8. THE UTILITY LOCATIONS SHOWN IN AUBURN STREET ARE APPROXIMATE AND ARE BASED ON THE DESIGN PLANS REFERENCED IN NOTE 6. THE CONTRACTOR SHALL VERIFY THE UTILITY LOCATIONS.

11. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SHALL CONFORM WITH CENTRAL MAINE POWER CO., CABLE T.V. CO. STANDARDS.

12. THIS PLAN IS NOT A BOUNDARY SURVEY. THE TRUE PLAN REFERENCED IN NOTE 6.

13. THE LANDSCAPING INDICATED ON THIS PLAN IS CONSISTENT WITH THE LANDSCAPE PLAN APPROVED. TREE PLANTINGS SHALL MEET THE CITY OF PORTLAND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN. THE PLACEMENT OF LANDSCAPING, BUT SHALL BE A FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES. THIS OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR ASSIGNABLE.

14. THE SANITARY SEWERS, STORM DRAINS, MANHOLES IN AUBURN STREET ARE PROPOSED FOR CONSTRUCTION. AUBURN STREET COMBINED SEWER SEPARATION FACILITY ELEVATIONS SHOWN HEREON ARE BASED ON DESIGN CONDITIONS. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES WITH THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT. BUILDING FOUNDATIONS.

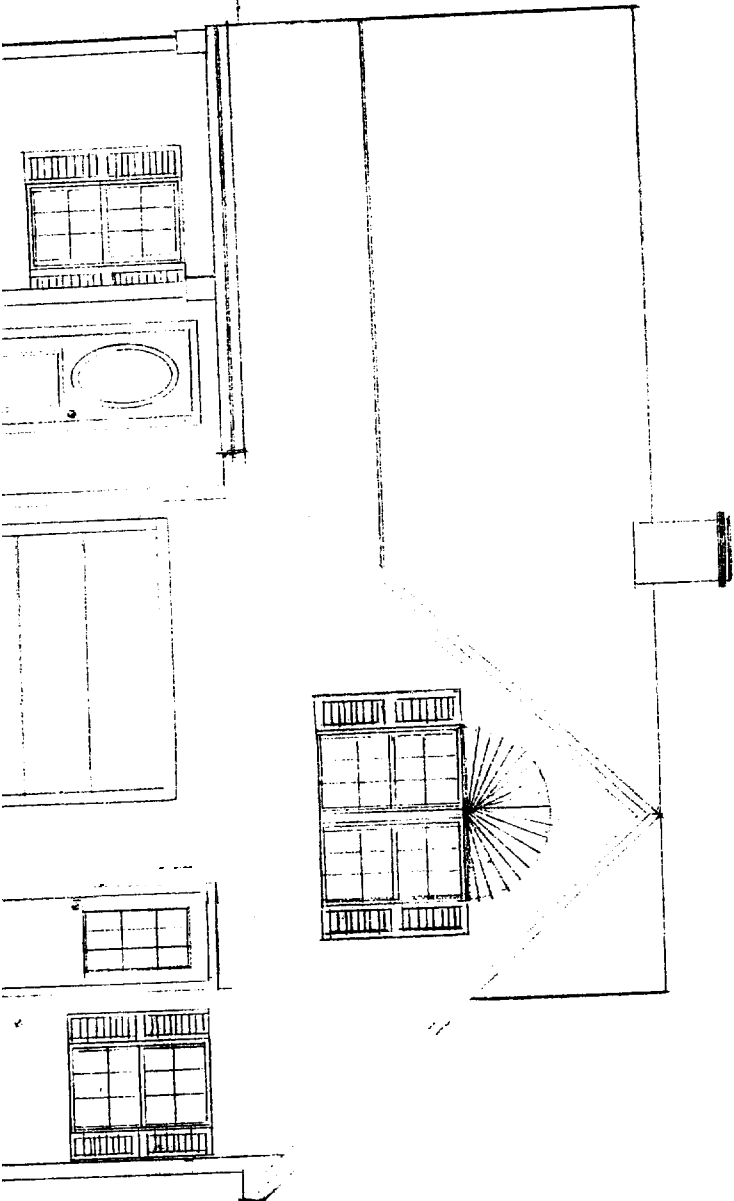
## LEGEND

EXISTING	DESCRIPTION
	PROPERTY/ROW
	SETBACK
	BUILDING
	SIGN
	EDGE PAVEMENT
	GRAVEL ROAD
	CURBLINE
	TREELINE
	CONTOURS
	WATER
	SEWER
	STORM DRAIN
	FOOTING DRAIN

382 AD 02

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAR 2 2005  
RECEIVED

2nd Floor Elevation



2x10 BRK (SUPPORT)

