

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Jay Reynolds

2005-0057

Application I. D. Number

3/21/2005

Application Date

OAK Ridge

Ruby Lane Lot#1

Project Name/Description

Oak Ridge Development Inc

Applicant

Po Box 10127, Portland, ME 04104

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

Agent Ph: (207)772-8629

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail Other (specify) _____

Manufacturing Warehouse/Distribution Parking Lot

94 - 94 Allen Ave, Portland, Maine

Address of Proposed Site

341 H004001

Assessor's Reference: Chart-Block-Lot

26'x32' Proposed Building square Feet or # of Units **21172 sq ft** Acreage of Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **3/22/2005**

Reviewer **Jay Reynolds**

DRC Approval Status:

- Approved Approved w/Conditions See Attached Denied

Approval Date **9-22-05**

Approval Expiration _____

Extension to _____

Additional Sheets Attached

Condition Compliance

Jay Reynolds signature

9-22-05 date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	_____
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____	_____	_____
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
Final Inspection	_____	_____	_____
	date	signature	
ertificate Of Occupancy	_____	_____	_____
	date		
ormance Guarantee Released	_____	_____	_____
	date	signature	
Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
uarantee Released	_____	_____	_____
	date	signature	

① Daylight No Good...
 ② Retainer wall is essential to
 ③ Deck @ essential to

Top of Conc. / Not Road / Flooding
CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
 DRC Copy

Jay Reynolds

2005-0056
 Application I. D. Number
 3/21/2005
 Application Date
Ruby Lane lot#2
 Project Name/Description

Oak Ridge Development Inc
 Applicant
Po Box 10127, Portland, ME 04104
 Applicant's Mailing Address
Dwight Brackett
 Consultant/Agent
Agent Ph: (207)772-8629 **Agent Fax:**
 Applicant or Agent Daytime Telephone, Fax

94 - 94 Allen Ave, Portland, Maine
 Address of Proposed Site
341 H004001
 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
24'x32' **22264 sq ft**
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Pla **\$50.00** Subdivision Engineer Review **\$250.00** Date **3/21/2005**

DRC Approval Status:

Approved

Approved w/Conditions
 See Attached

Denied

Approval Date 9-22-05

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Condition Compliance

Jay Reynolds
 signature

9-22-05
 date

Performance Guarantee

Required*

Not Required

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	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

June 22, 2006

Faustino Donatelli
48 Ruby Lane
Portland, Maine 04103

RE: 48 Ruby Lane (lot #11) - 342-B-029 - R-3 Zone

Dear Faustino,

It has recently come to our attention that you are constructing a deck on the rear of your home at 48 Ruby Lane. Our records show that you have no permit for the construction of this deck. The original house permit (#05-1433) did not show any rear deck on the approved site plan nor on the approved building plans. You must stop work immediately.

It will be necessary to apply for a permit to construct a deck immediately. If this office does not have an application within ten (10) days of the date of this letter, this matter will be turned over to our Corporation Counsel for legal action.

I have enclosed a permit application with this letter. As outlined in the application, we will basically need a scaled plot plan showing the deck and setbacks to property lines. We will also need building plans.

It is also noticed that you do not have a permanent certificate of occupancy for your dwelling. The temporary certificate of occupancy expired on June 1, 2006. You must contact the Code Enforcement Officer for a final inspection.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Mike Nugent, Inspection Services
 Jay Reynolds, Planning
File



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 48 RUBY LN Lot # 11

CBL 342 B029001

Issued to CUSTOM BUILT HOMES OF MAINE, INC./CBHM Inc Date of Issue 03/09/2006

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 05-1433, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Residence, Use group R-3, Type 5b,
IRC 2003

Limiting Conditions:

Temporary Certificate expires June 01, 2006. Site work incomplete and final grading, paving, loaming, seeding and landscaping should be completed before Final Certificate will be issued.

This certificate supersedes
certificate issued

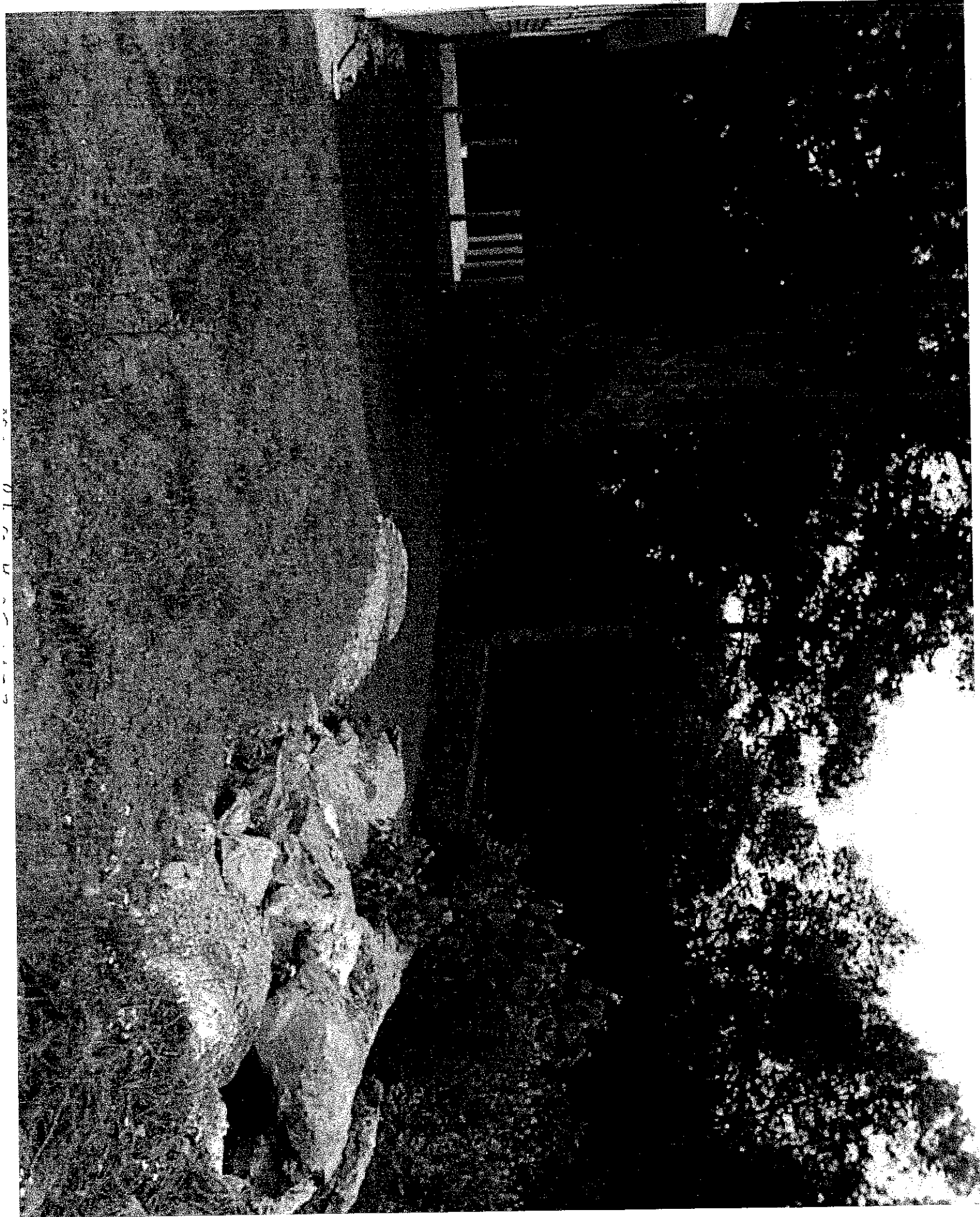
Approved:

3/9/06
(Date)

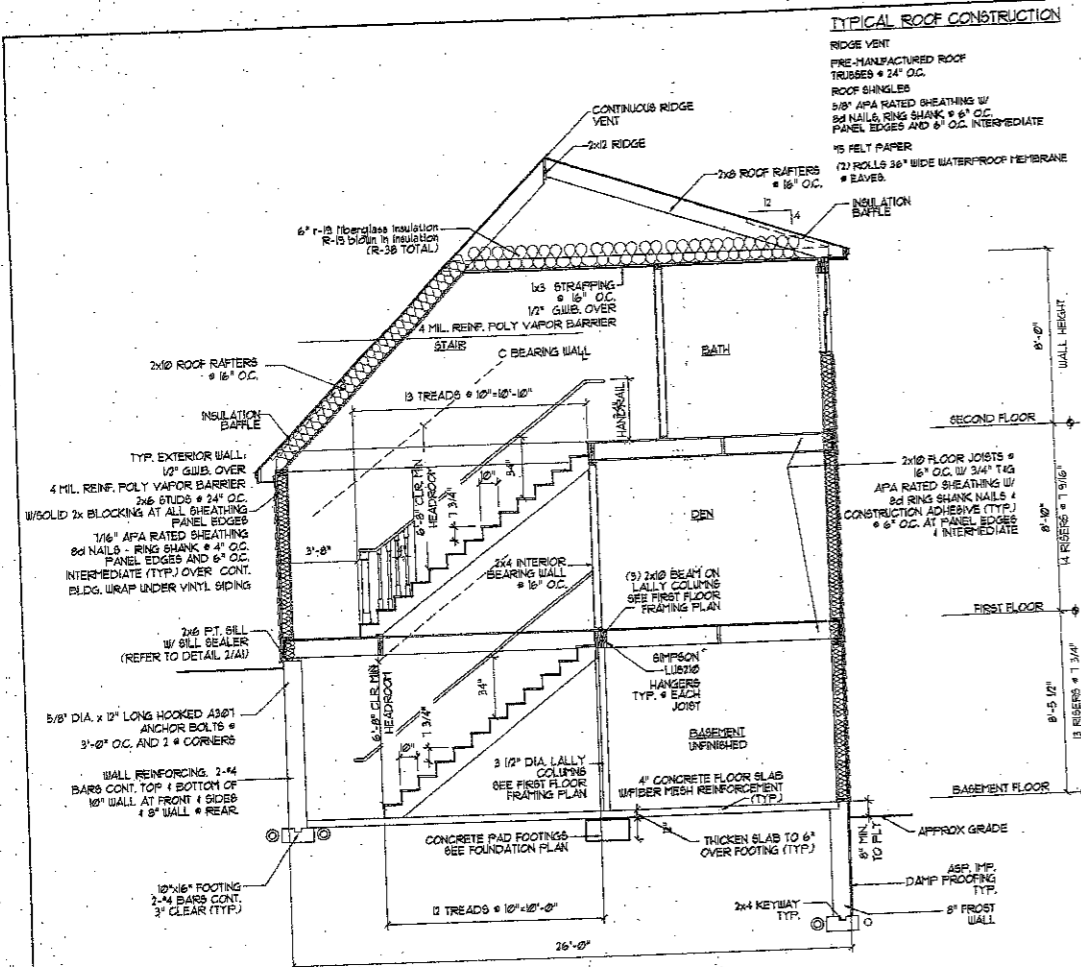
Thomas M. Mackley
Inspector

Chris King 3/9/06
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



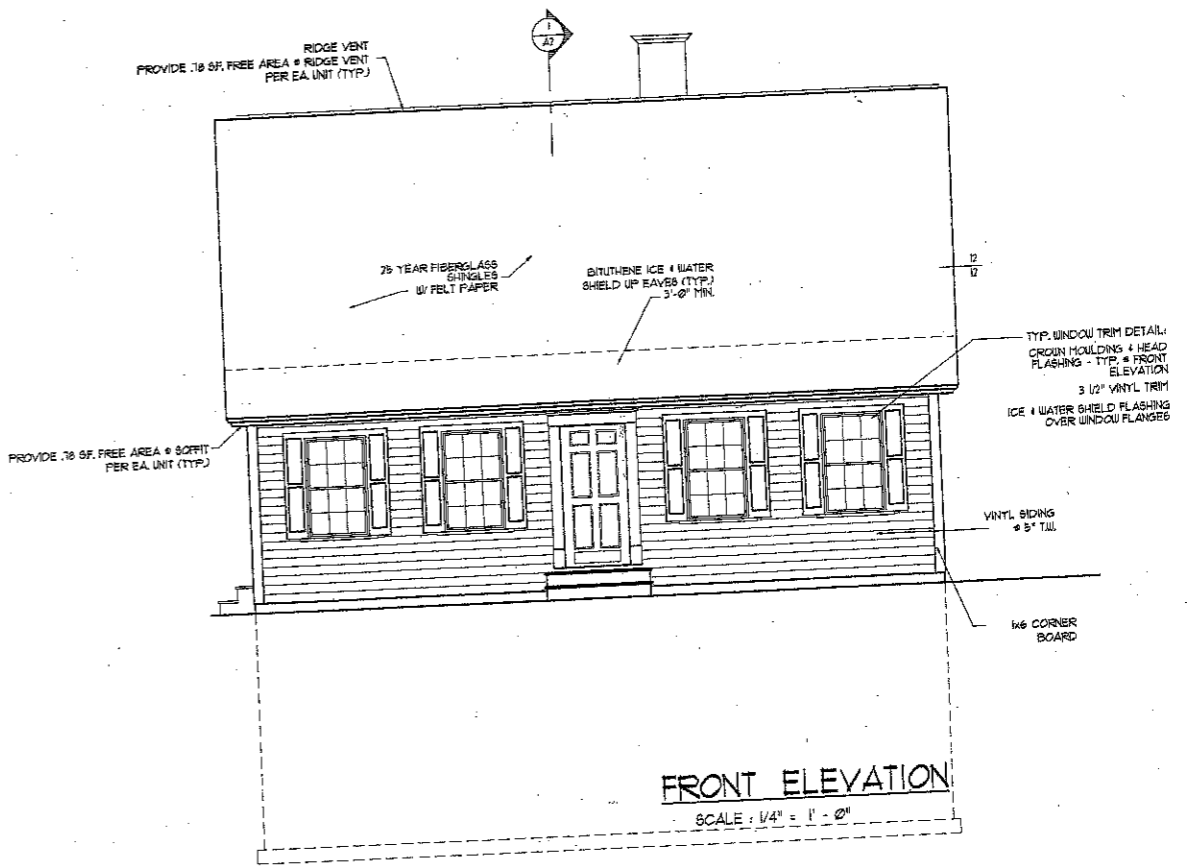
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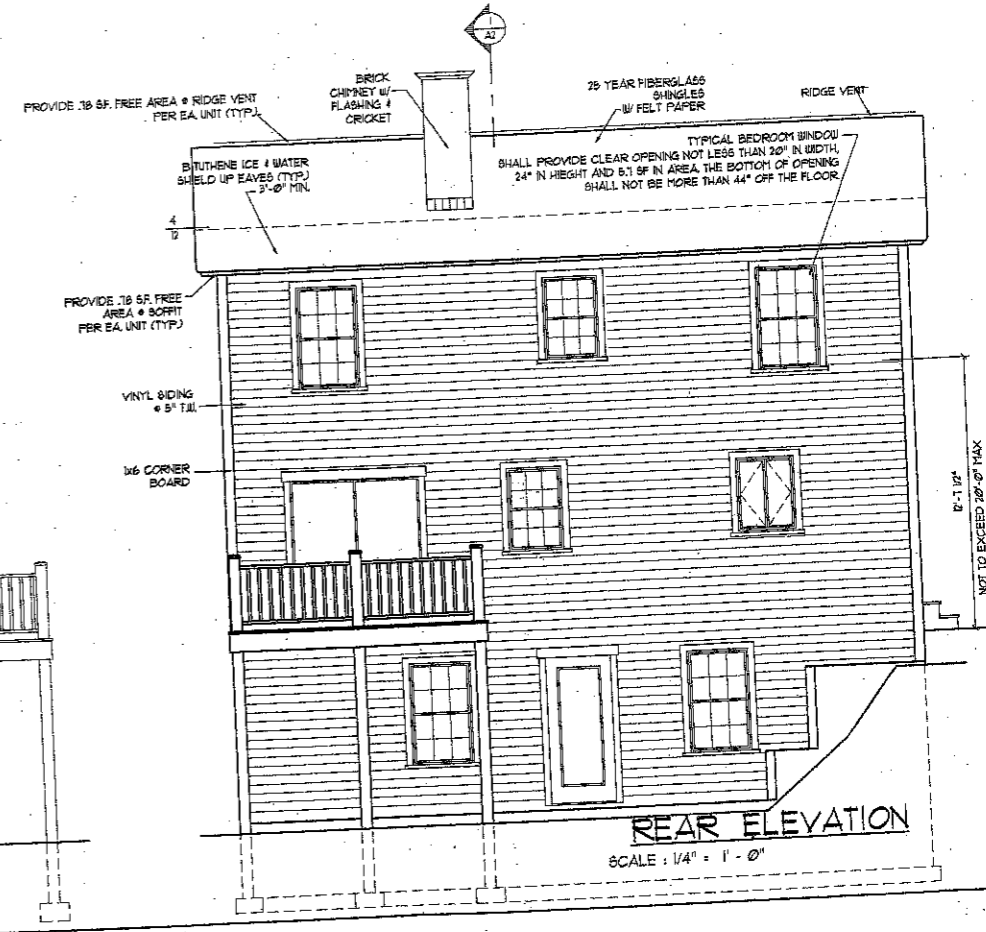
HEADER SCHEDULE

| ROUGH OPENING | HEADER SIZE |
|---------------|-------------|
| 0 - 3'-0" | (3) - 2x6 |
| 3'-1" - 4'-6" | (3) - 2x8 |
| 4'-7" - 5'-0" | (3) - 2x10 |
| 5'-1" - 7'-0" | (3) - 2x12 |

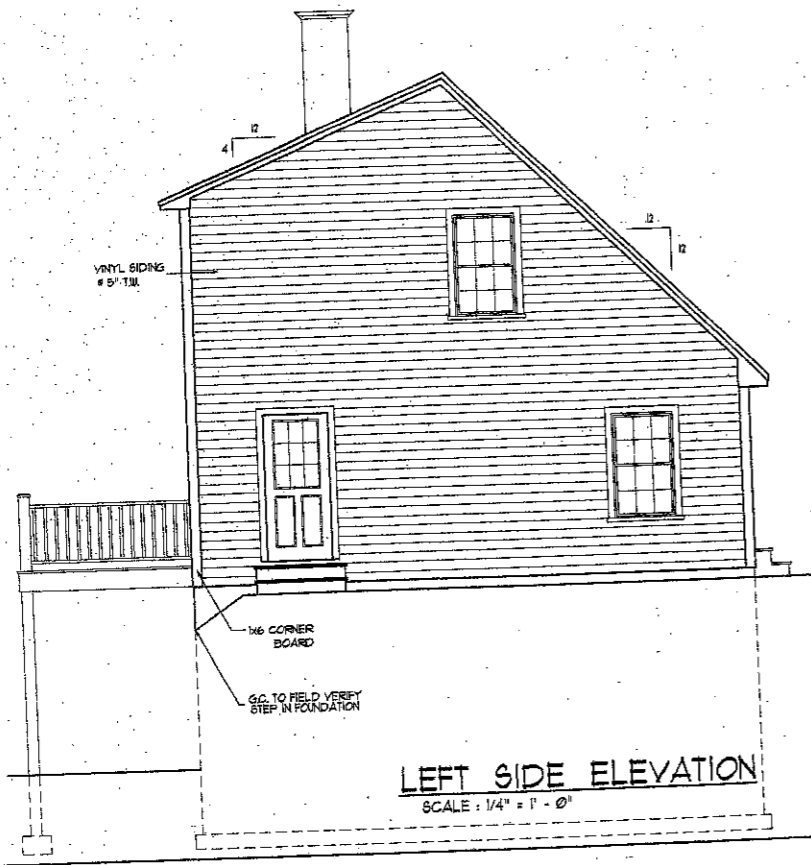
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-0" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



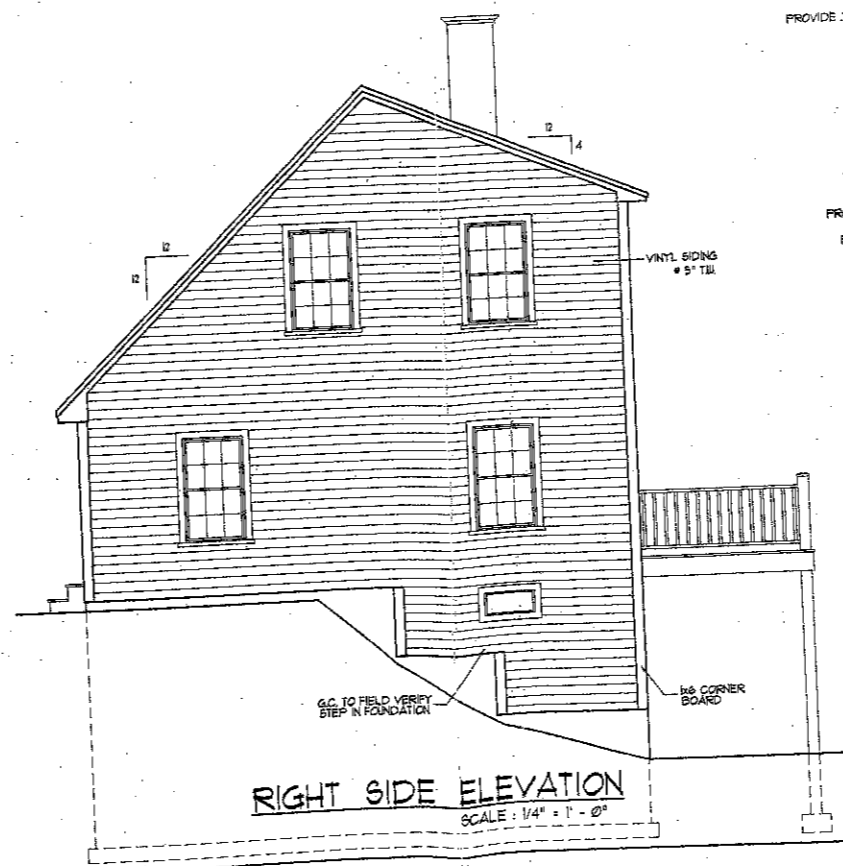
SECTION THRU HOUSE
 SCALE: 1/4" = 1' - 0"



REAR ELEVATION
 SCALE: 1/4" = 1' - 0"



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1' - 0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1' - 0"

26 X 32 CAPE J-05E0
 DRAWINGS THIS SHEET
 ELEVATIONS / SECTION
 DATE
 03/08/00

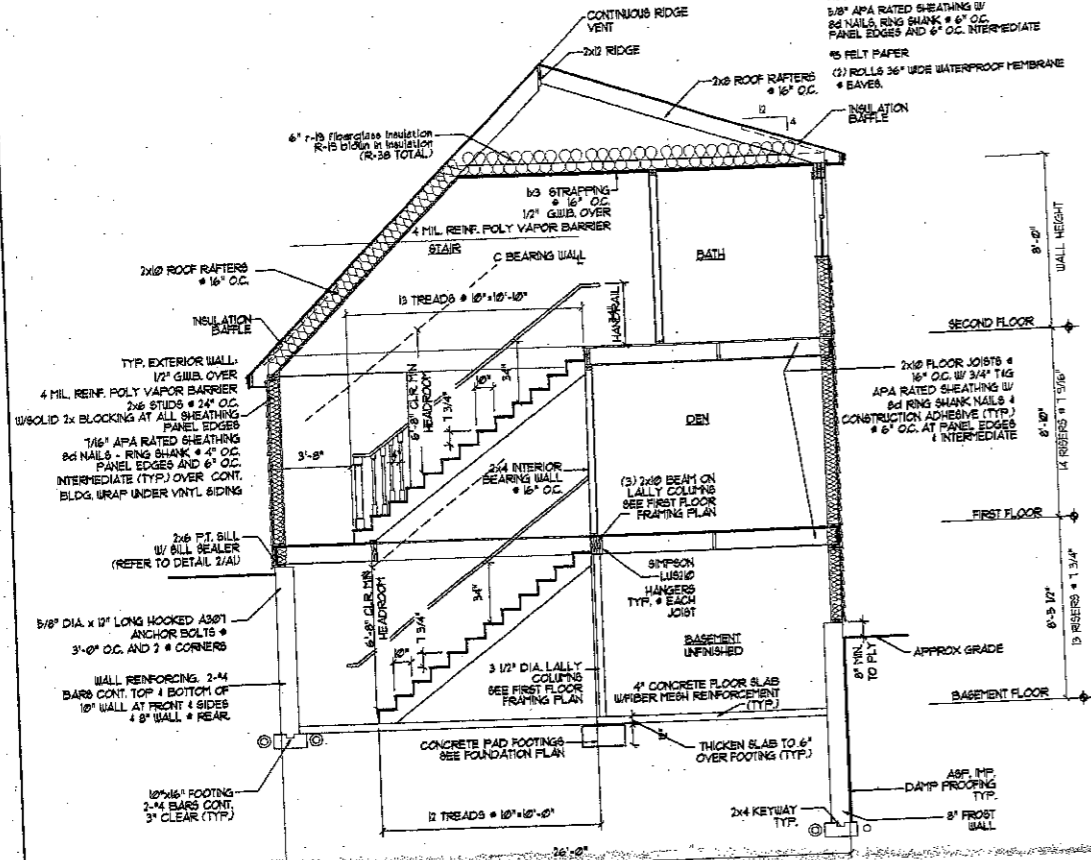
A2

Lot #1 Ruby Lane

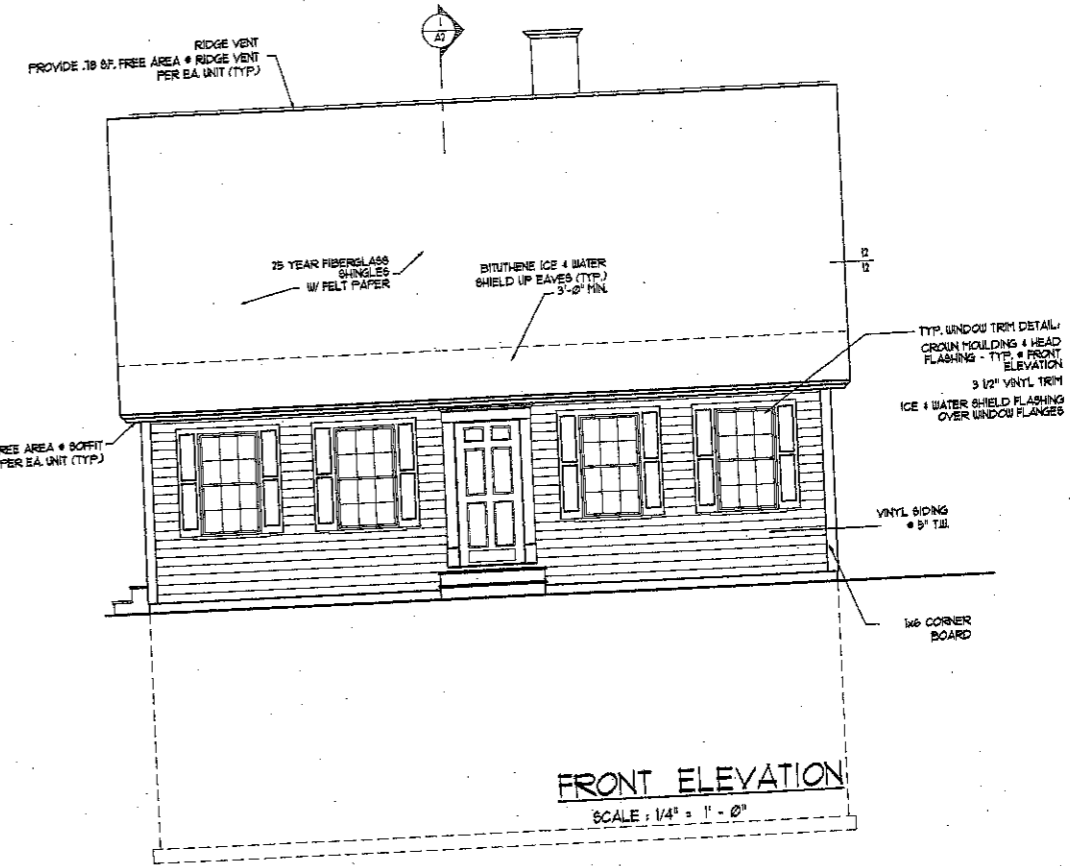
TYPICAL ROOF CONSTRUCTION

| ROUGH OPENING | HEADER SIZE |
|---------------|-------------|
| 0 - 3'-0" | (3) - 2x6 |
| 3'-1" - 4'-6" | (3) - 2x8 |
| 4'-7" - 5'-8" | (3) - 2x10 |
| 5'-9" - 7'-0" | (3) - 2x12 |

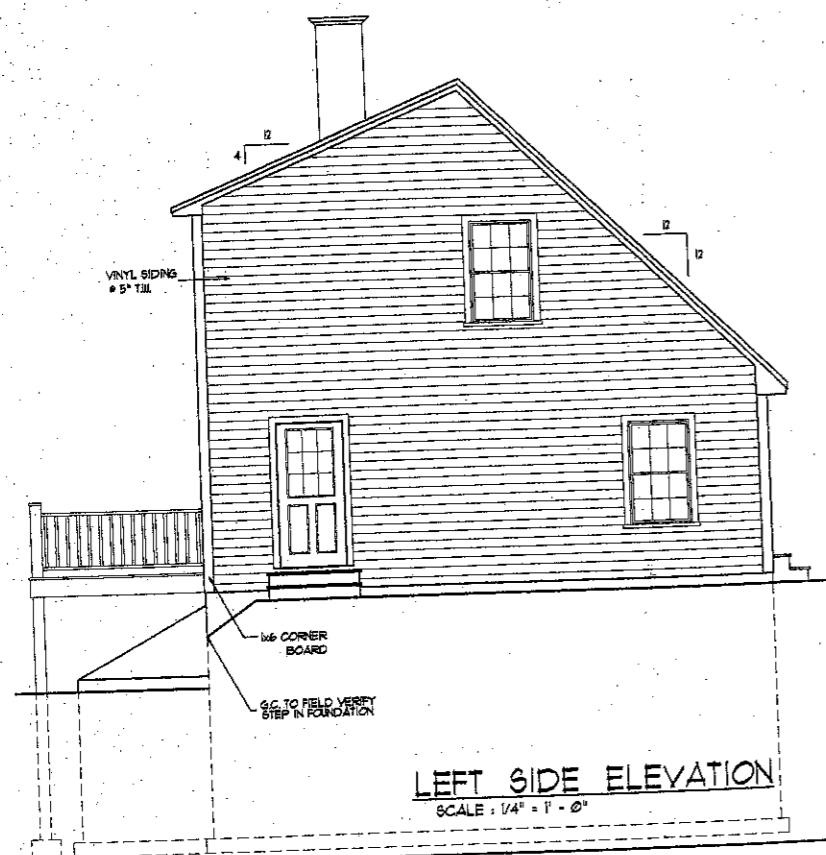
NOTE: PROVIDE JAMES BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



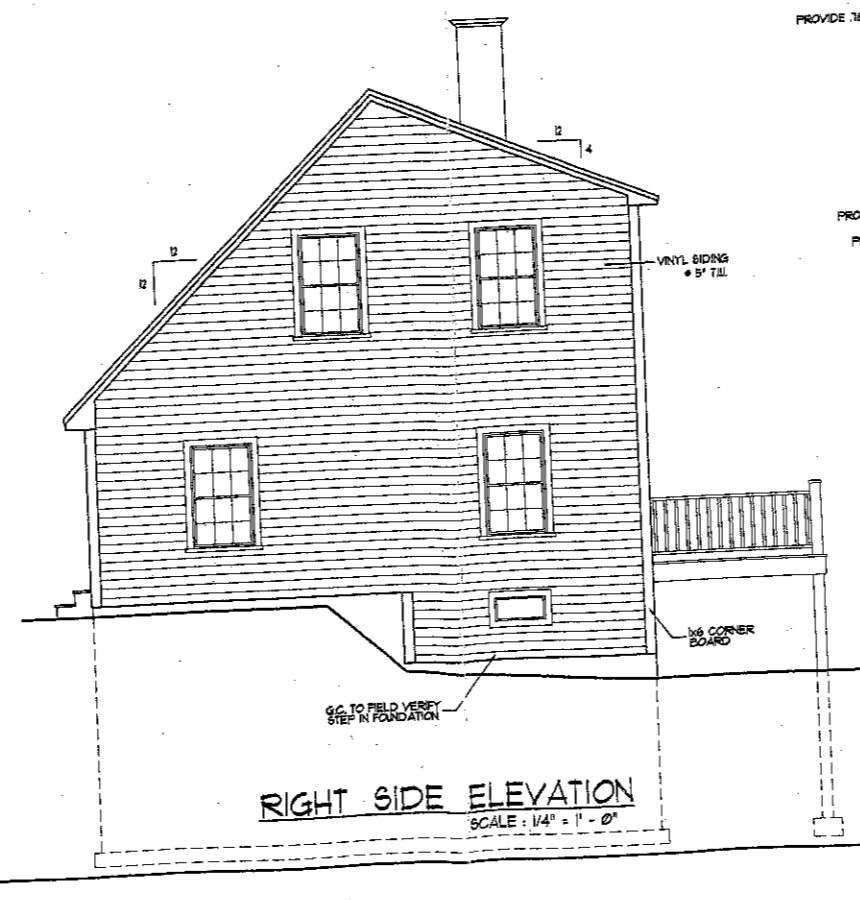
SECTION THRU HOUSE
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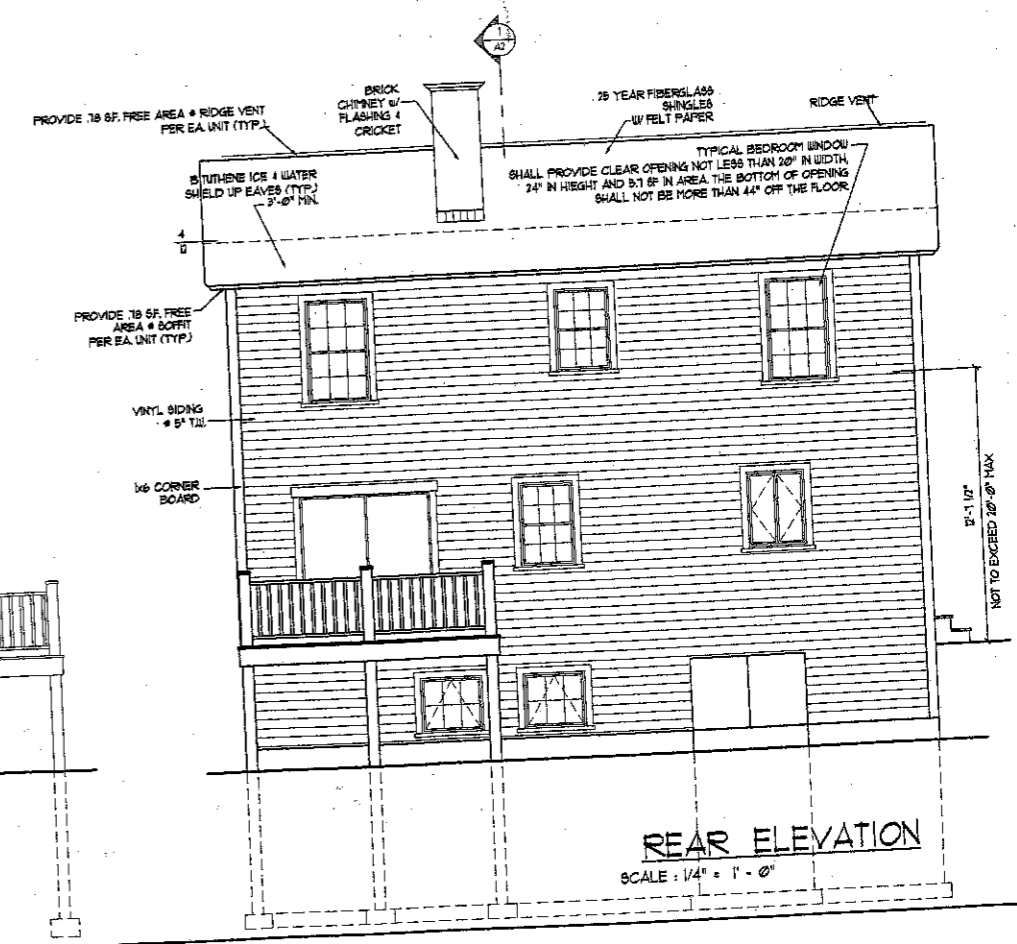
FRONT ELEVATION
 SCALE: 1/4" = 1' - 0"



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1' - 0"

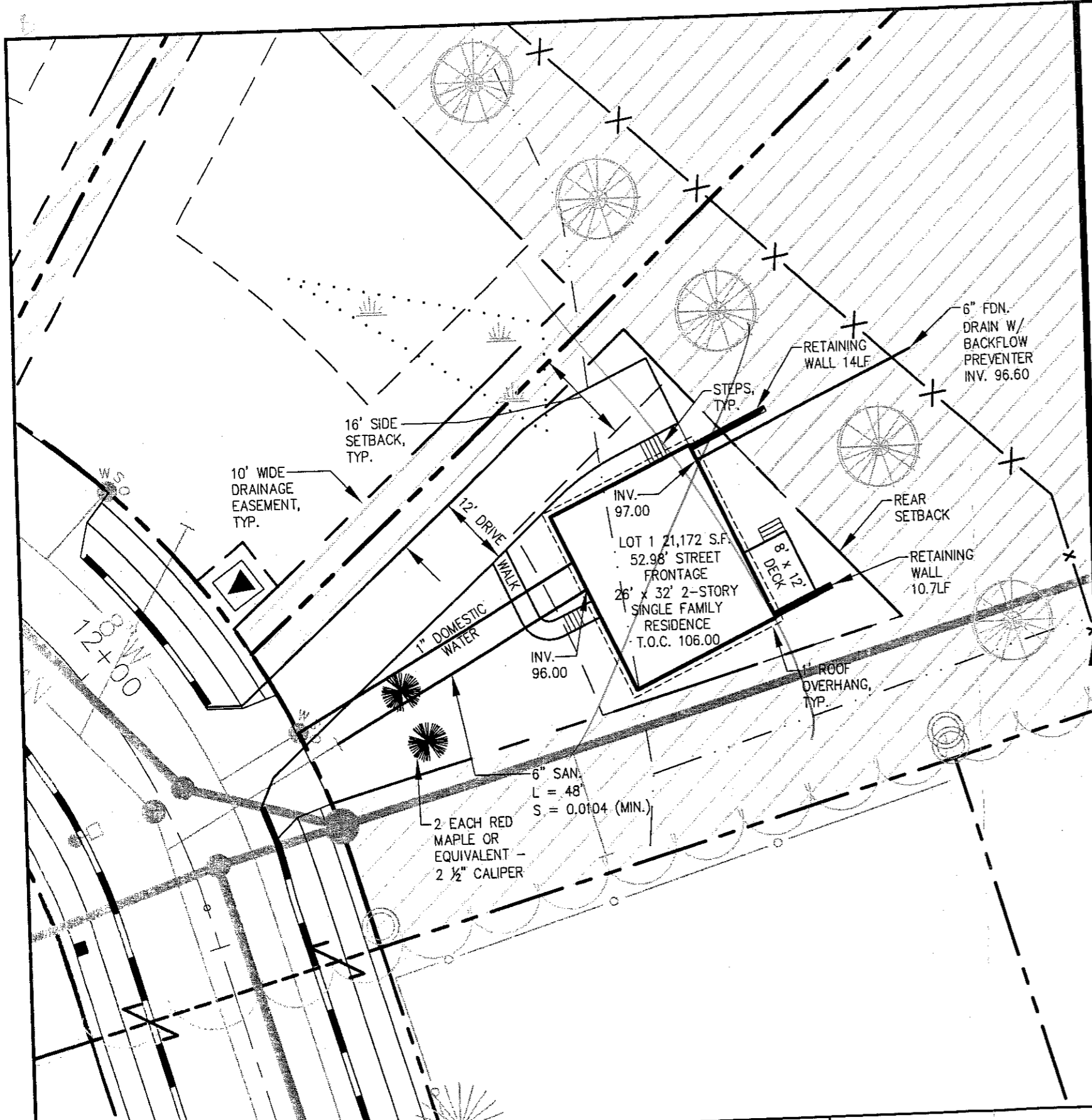


RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1' - 0"



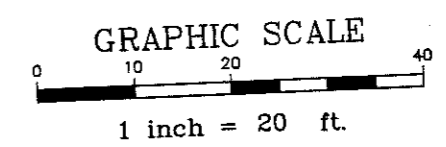
REAR ELEVATION
 SCALE: 1/4" = 1' - 0"

26 x 32 CAPE
 DRAWINGS / ELEVATIONS / SECTION
 DATE: 04/20/05
 A2



ZONING REGULATIONS

| | |
|-----------------------------|---|
| ZONE: | R-3 |
| MINIMUM LOT SIZE: | 6,500 S.F. |
| MINIMUM LOT WIDTH: | 75 FEET |
| MINIMUM STREET FRONTAGE: | 50 FEET |
| MINIMUM FRONT YARD SETBACK: | 25 FEET OR AT MIN. 75' LOT WIDTH |
| MINIMUM REAR YARD SETBACK: | 25 FEET |
| MINIMUM SIDE YARD SETBACK: | 16 FEET (FOR 2½ STORY DWELLING)
8 FEET (FOR 1½ STORY DWELLING) |



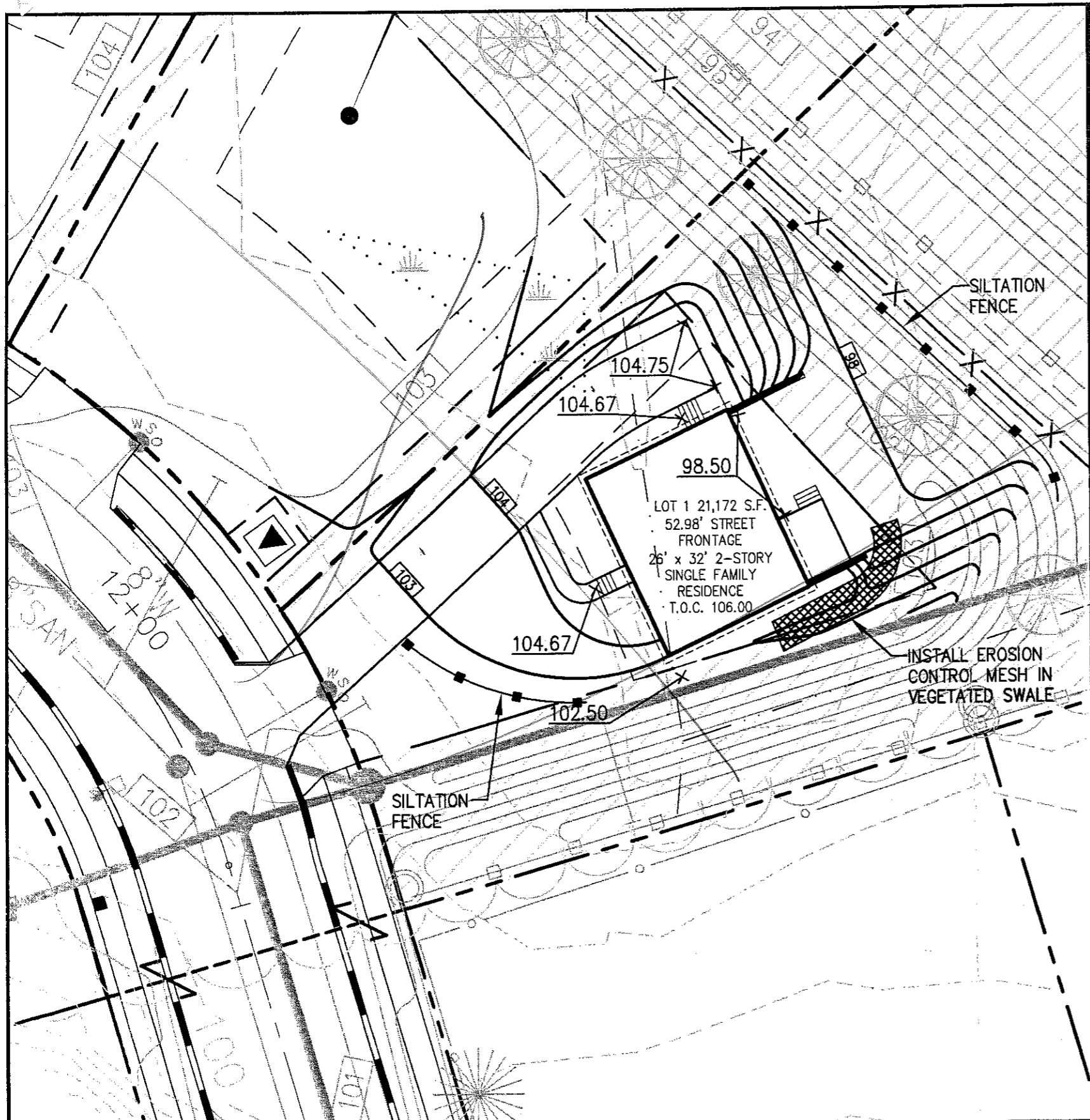
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 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

| | | | |
|------------|---------|----------|-----------|
| DRAWN: | CDD | DATE: | MAR. 2005 |
| DESIGNED: | DDA | SCALE: | 1" = 20' |
| CHECKED: | DDA | JOB NO.: | 2568 |
| FILE NAME: | 2568-SP | | |

RUBY LANE
 PORTLAND, MAINE

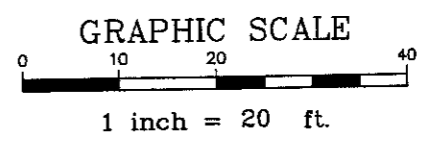
LOT 1 LAYOUT & UTILITIES PLAN

FIGURE
 1-A



ZONING REGULATIONS

| | |
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8 FEET (FOR 1½ STORY DWELLING) |



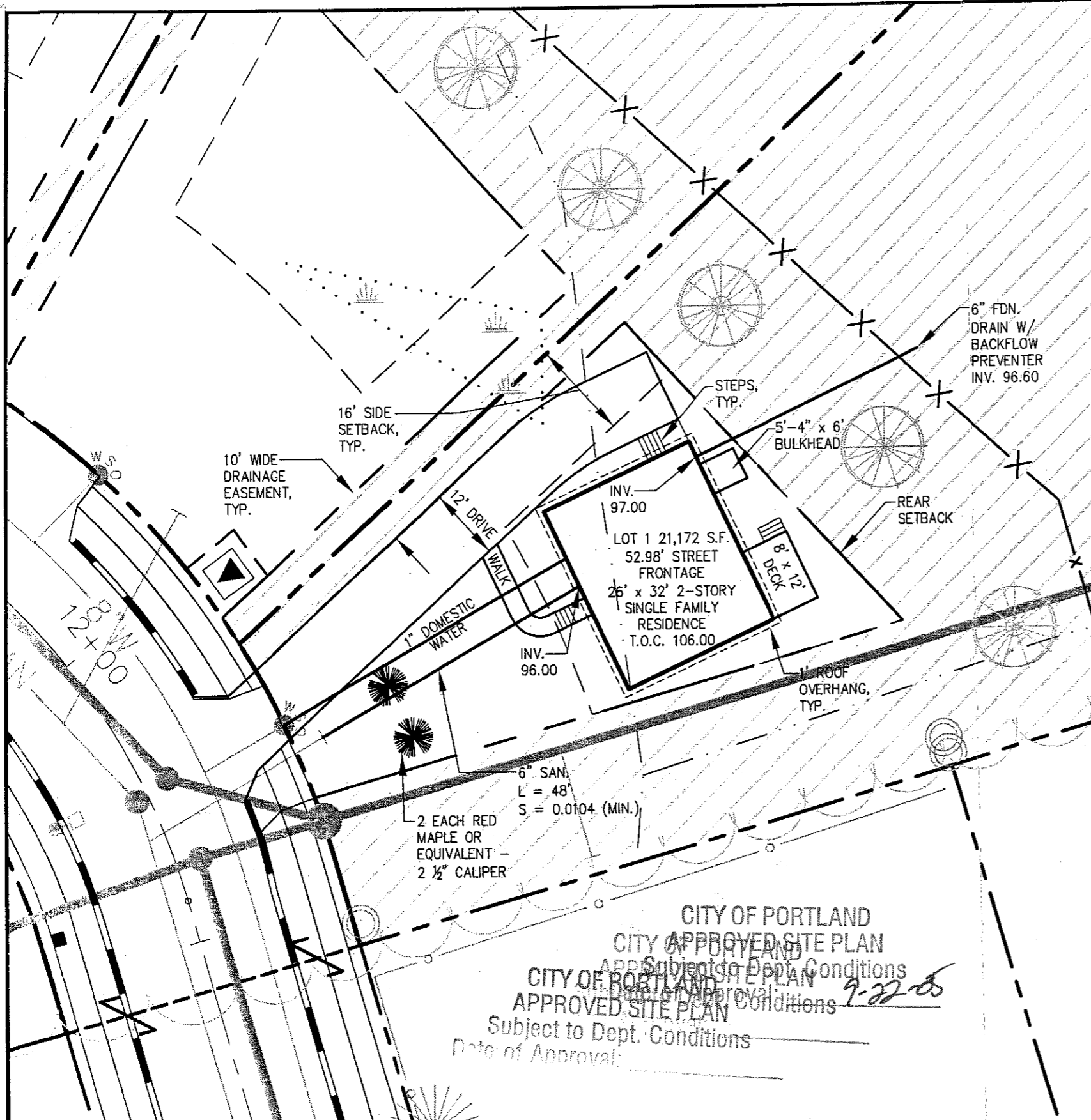
DH DeLuca-Hoffman Associates, Inc.
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 207.775.1121
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| | | | |
|------------|---------|---------|-----------|
| DRAWN: | CDD | DATE: | MAR. 2005 |
| DESIGNED: | DDA | SCALE: | 1" = 20' |
| CHECKED: | DDA | JOB NO. | 2568 |
| FILE NAME: | 2568-SP | | |

**RUBY LANE
 PORTLAND, MAINE**

**LOT 1 GRADING & EROSION
 CONTROL PLAN**

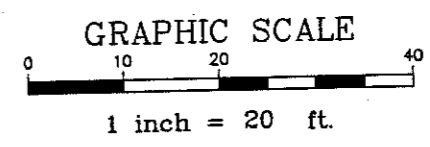
FIGURE
1-B



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-22-05

ZONING REGULATIONS

| | |
|-----------------------------|---|
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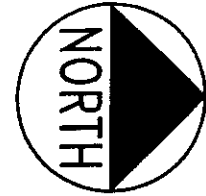
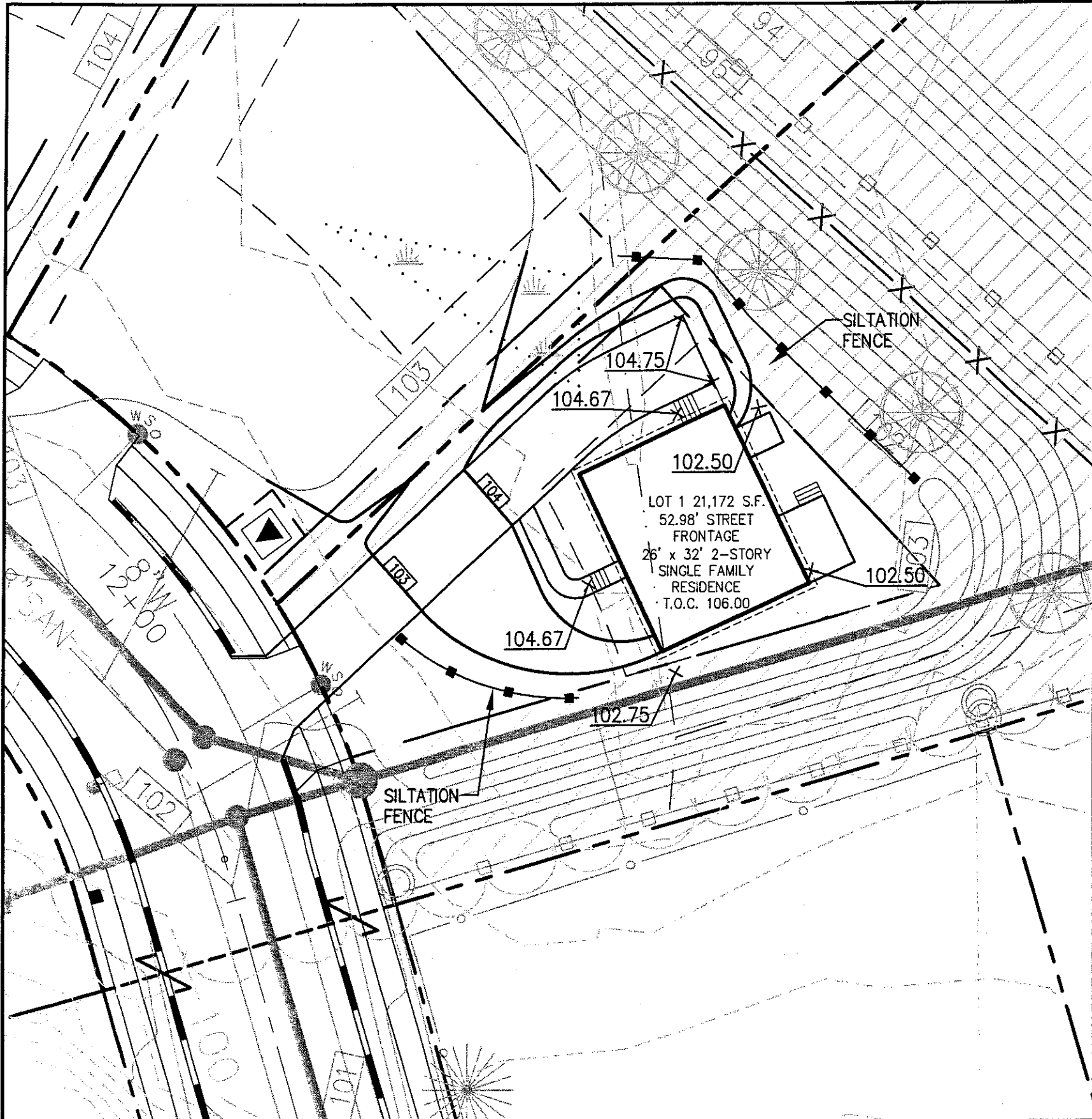
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 207.775.1121
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| | | | |
|------------|---------|----------|-----------|
| DRAWN: | CDD | DATE: | MAR. 2005 |
| DESIGNED: | DDA | SCALE: | 1" = 20' |
| CHECKED: | DDA | JOB NO.: | 2568 |
| FILE NAME: | 2568-SP | | |

RUBY LANE
 PORTLAND, MAINE

LOT 1 LAYOUT & UTILITIES PLAN

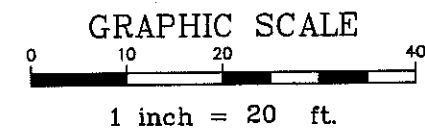
FIGURE
 1-A



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-22-05

ZONING REGULATIONS

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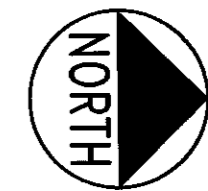
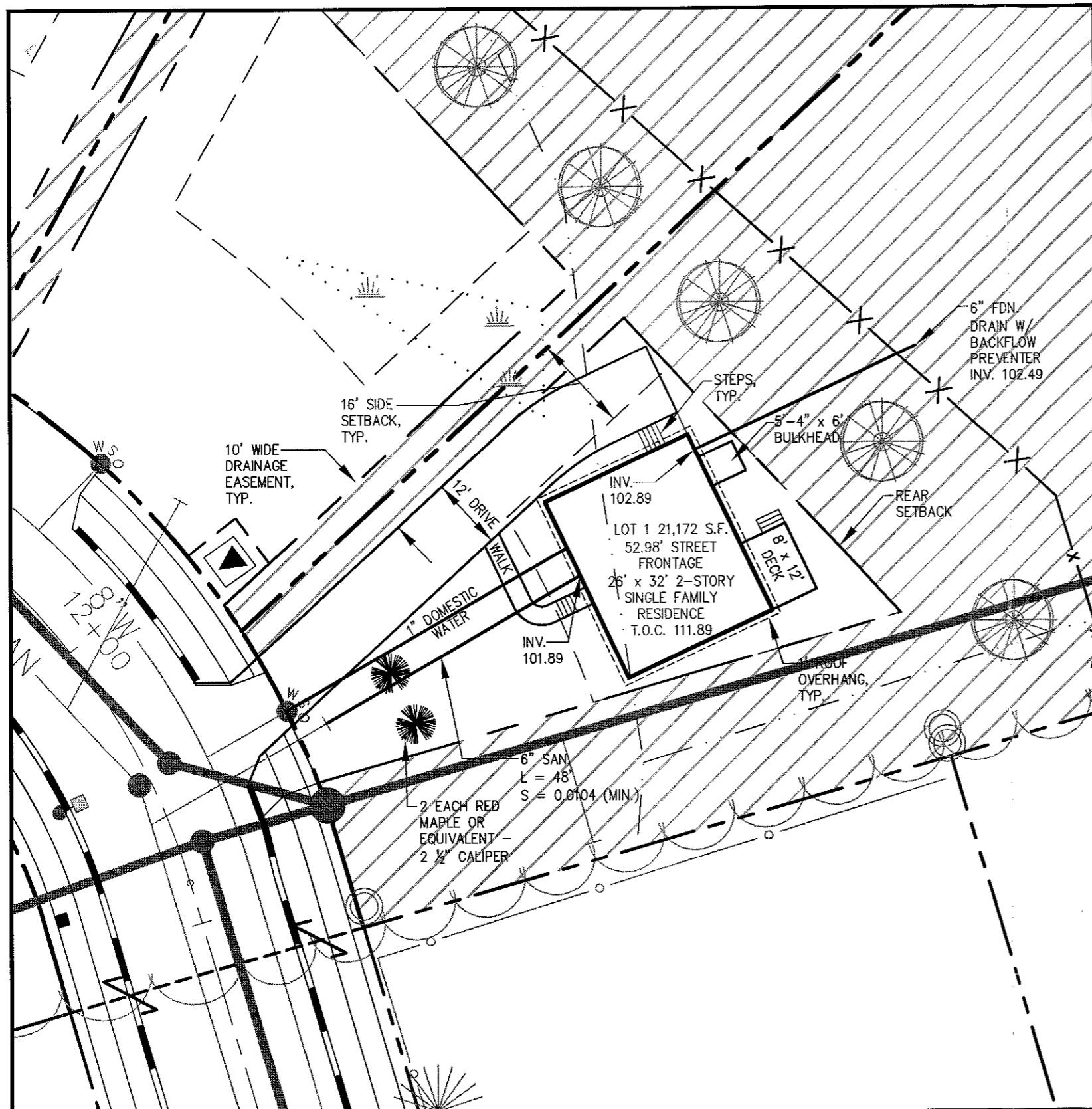
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RUBY LANE
 PORTLAND, MAINE

LOT 1 GRADING & EROSION
 CONTROL PLAN

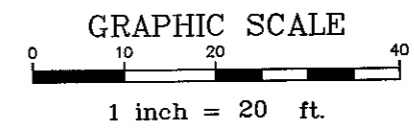
FIGURE
 1-B



RECEIVED NOV 7 2005

ZONING REGULATIONS

| | |
|-----------------------------|---|
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8 FEET (FOR 1½ STORY DWELLING) |



REVISED 11.02.05

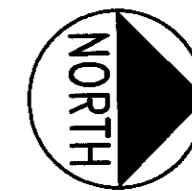
DH DeLuca-Hoffman Associates, Inc.
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 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

| | | | |
|------------|-------------|----------|-----------|
| DRAWN: | CDD | DATE: | MAR. 2005 |
| DESIGNED: | DDA | SCALE: | 1" = 20' |
| CHECKED: | DDA | JOB NO.: | 2459.02 |
| FILE NAME: | 245902-LOTS | | |

**RUBY LANE
 PORTLAND, MAINE**

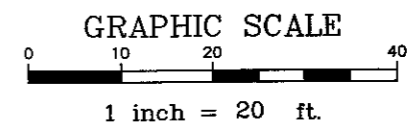
LOT 1 LAYOUT & UTILITIES PLAN

FIGURE
1-A



ZONING REGULATIONS

| | |
|-----------------------------|---|
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8 FEET (FOR 1½ STORY DWELLING) |



REVISED 11.02.05

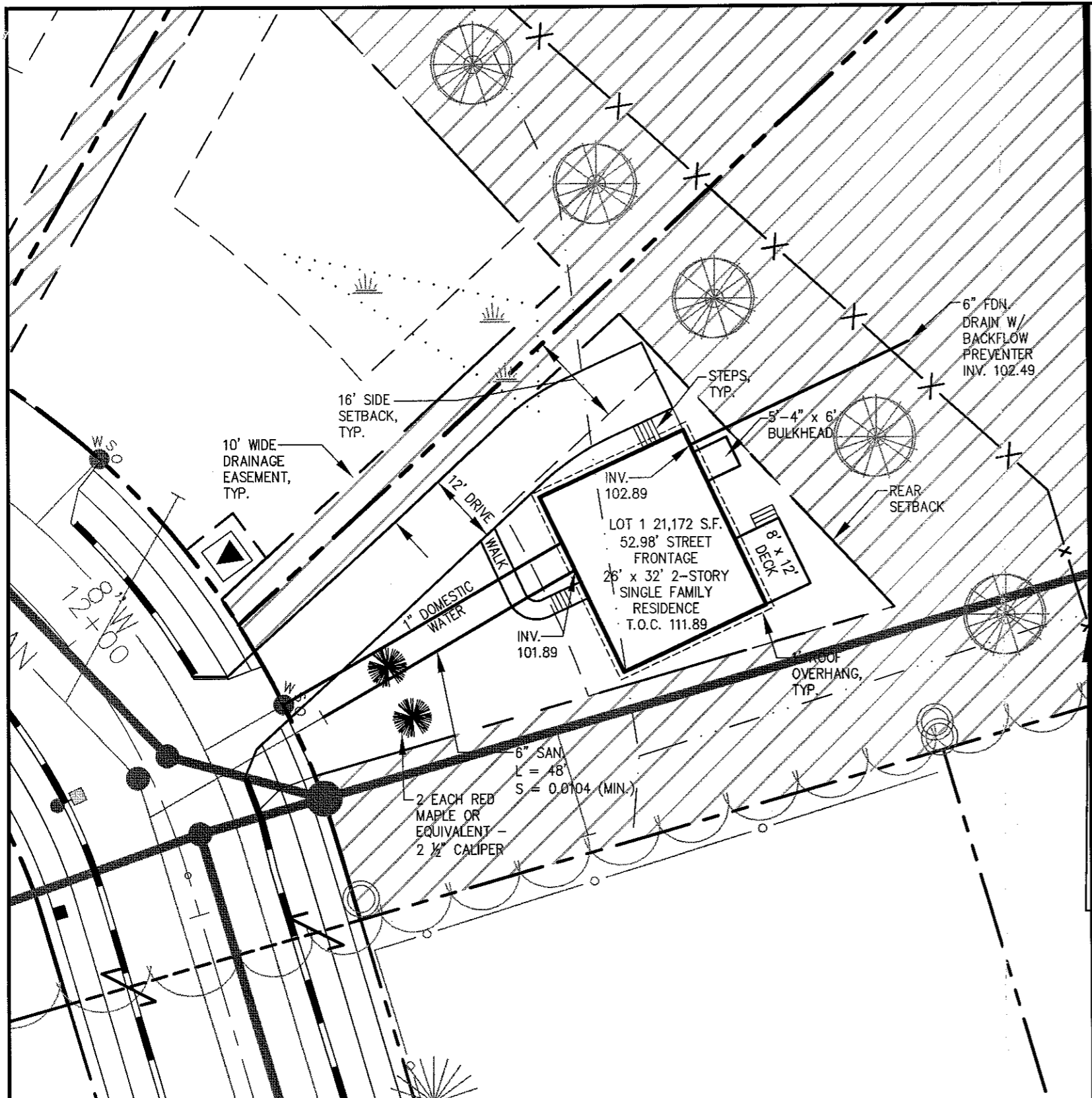
DH
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| | | | |
|------------|-------------|----------|-----------|
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| DESIGNED: | DDA | SCALE: | 1" = 20' |
| CHECKED: | DDA | JOB NO.: | 2459.02 |
| FILE NAME: | 245902-LOTS | | |

**RUBY LANE
 PORTLAND, MAINE**

**LOT 1 GRADING & EROSION
 CONTROL PLAN**

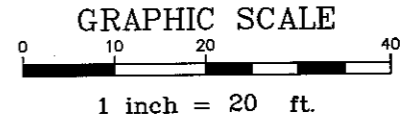
FIGURE
1-B



RECEIVED NOV 7 2005

ZONING REGULATIONS

| | |
|-----------------------------|---|
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REVISED 11.02.05

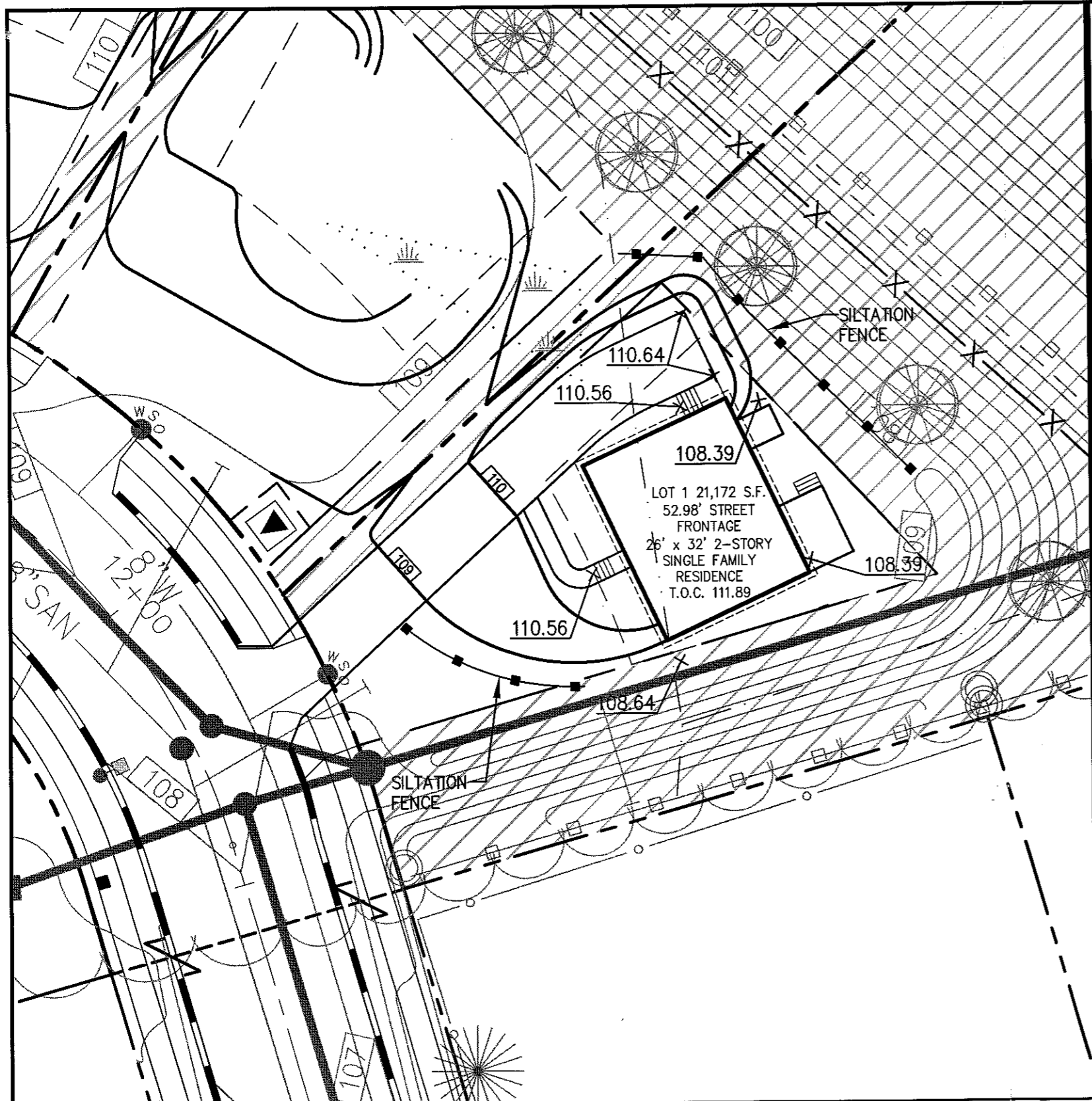
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| | | | |
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| DESIGNED: | DDA | SCALE: | 1" = 20' |
| CHECKED: | DDA | JOB NO.: | 2459.02 |
| FILE NAME: | 245902-LOTS | | |

**RUBY LANE
 PORTLAND, MAINE**

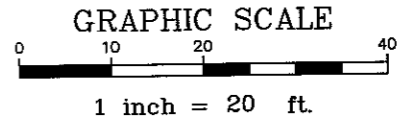
LOT 1 LAYOUT & UTILITIES PLAN

FIGURE
1-A



ZONING REGULATIONS

| | |
|-----------------------------|---|
| ZONE: | R-3 |
| MINIMUM LOT SIZE: | 6,500 S.F. |
| MINIMUM LOT WIDTH: | 75 FEET |
| MINIMUM STREET FRONTAGE: | 50 FEET |
| MINIMUM FRONT YARD SETBACK: | 25 FEET OR AT MIN. 75' LOT WIDTH |
| MINIMUM REAR YARD SETBACK: | 25 FEET |
| MINIMUM SIDE YARD SETBACK: | 16 FEET (FOR 2½ STORY DWELLING)
8 FEET (FOR 1½ STORY DWELLING) |



REVISED 11.02.05

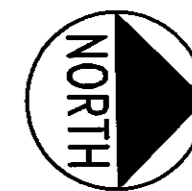
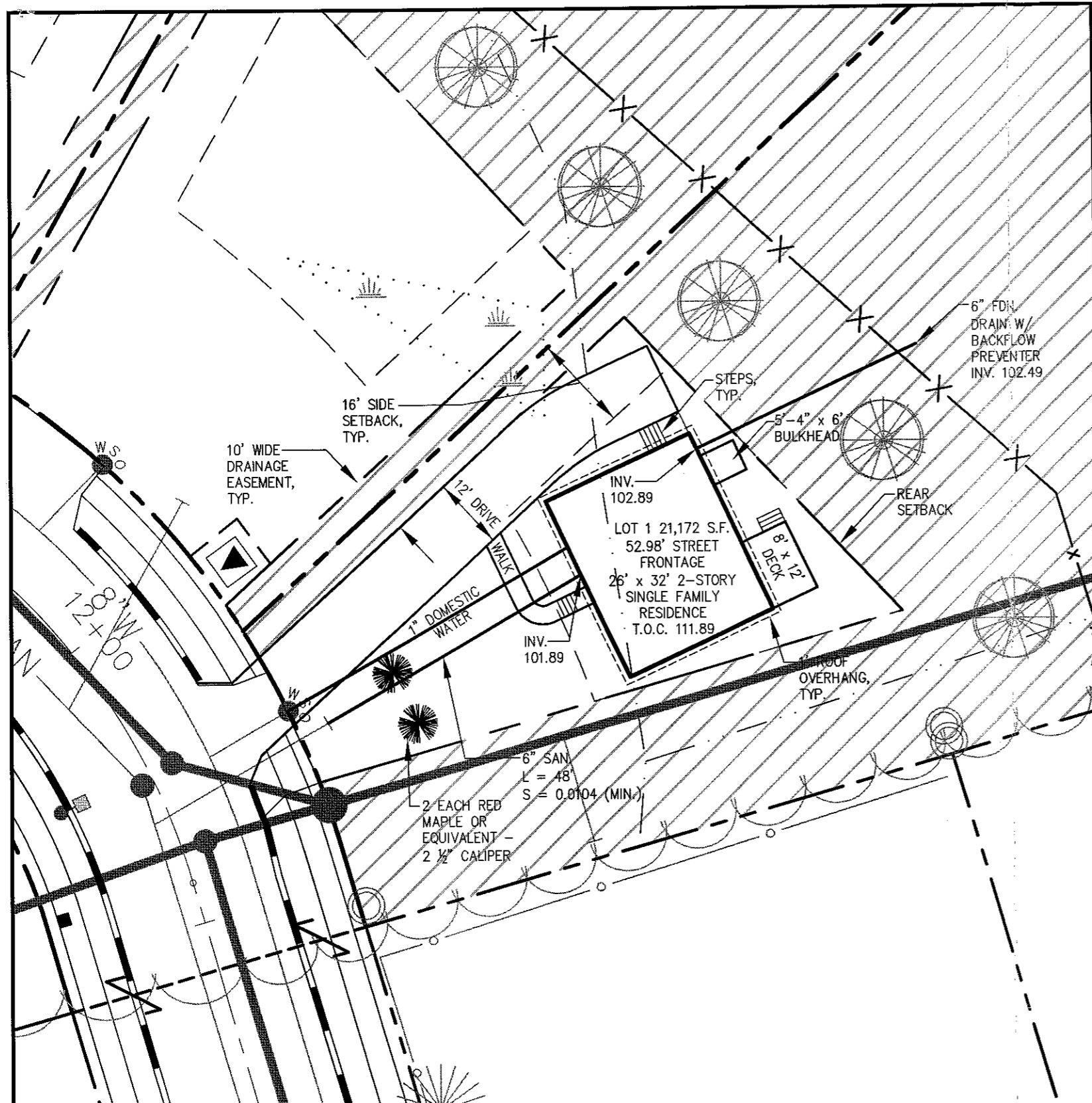
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| | | | |
|------------|-------------|---------|-----------|
| DRAWN: | CDD | DATE: | MAR. 2005 |
| DESIGNED: | DDA | SCALE: | 1" = 20' |
| CHECKED: | DDA | JOB NO. | 2459.02 |
| FILE NAME: | 245902-LOTS | | |

**RUBY LANE
 PORTLAND, MAINE**

**LOT 1 GRADING & EROSION
 CONTROL PLAN**

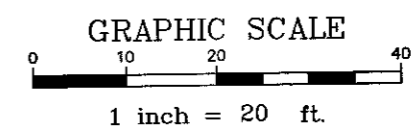
FIGURE
1-B



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ZONING REGULATIONS

| | |
|-----------------------------|---|
| ZONE: | R-3 |
| MINIMUM LOT SIZE: | 6,500 S.F. |
| MINIMUM LOT WIDTH: | 75 FEET |
| MINIMUM STREET FRONTAGE: | 50 FEET |
| MINIMUM FRONT YARD SETBACK: | 25 FEET OR AT MIN. 75' LOT WIDTH |
| MINIMUM REAR YARD SETBACK: | 25 FEET |
| MINIMUM SIDE YARD SETBACK: | 16 FEET (FOR 2½ STORY DWELLING)
8 FEET (FOR 1½ STORY DWELLING) |



REVISED 11.02.05

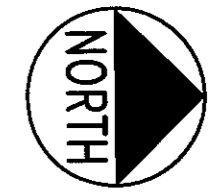
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| | | | |
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| FILE NAME: | 245902-LOTS | | |

RUBY LANE
 PORTLAND, MAINE

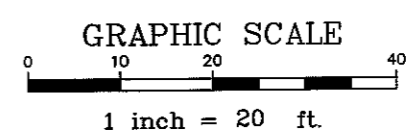
LOT 1 LAYOUT & UTILITIES PLAN

FIGURE
 1-A



ZONING REGULATIONS

| | |
|-----------------------------|---|
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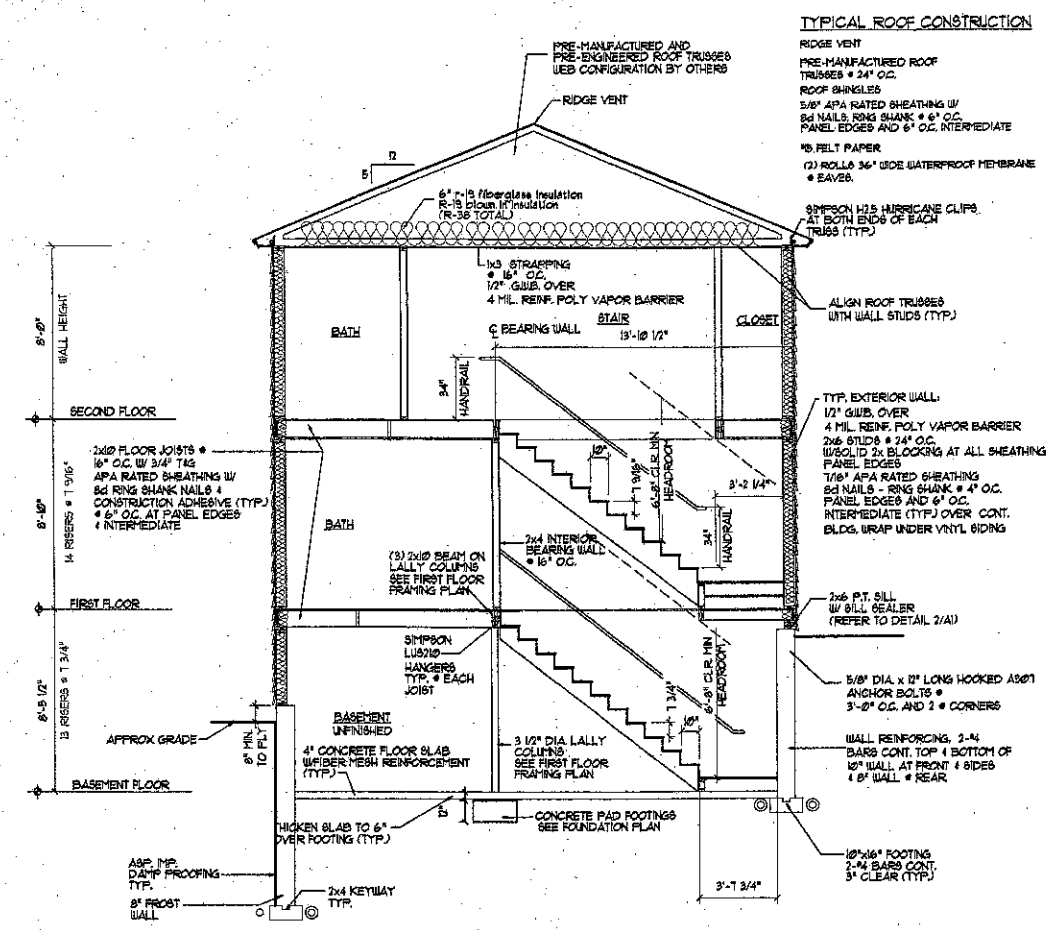
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| FILE NAME: | 245902-LOTS | | |

RUBY LANE
 PORTLAND, MAINE

LOT 1 GRADING & EROSION
 CONTROL PLAN

FIGURE
 1-B

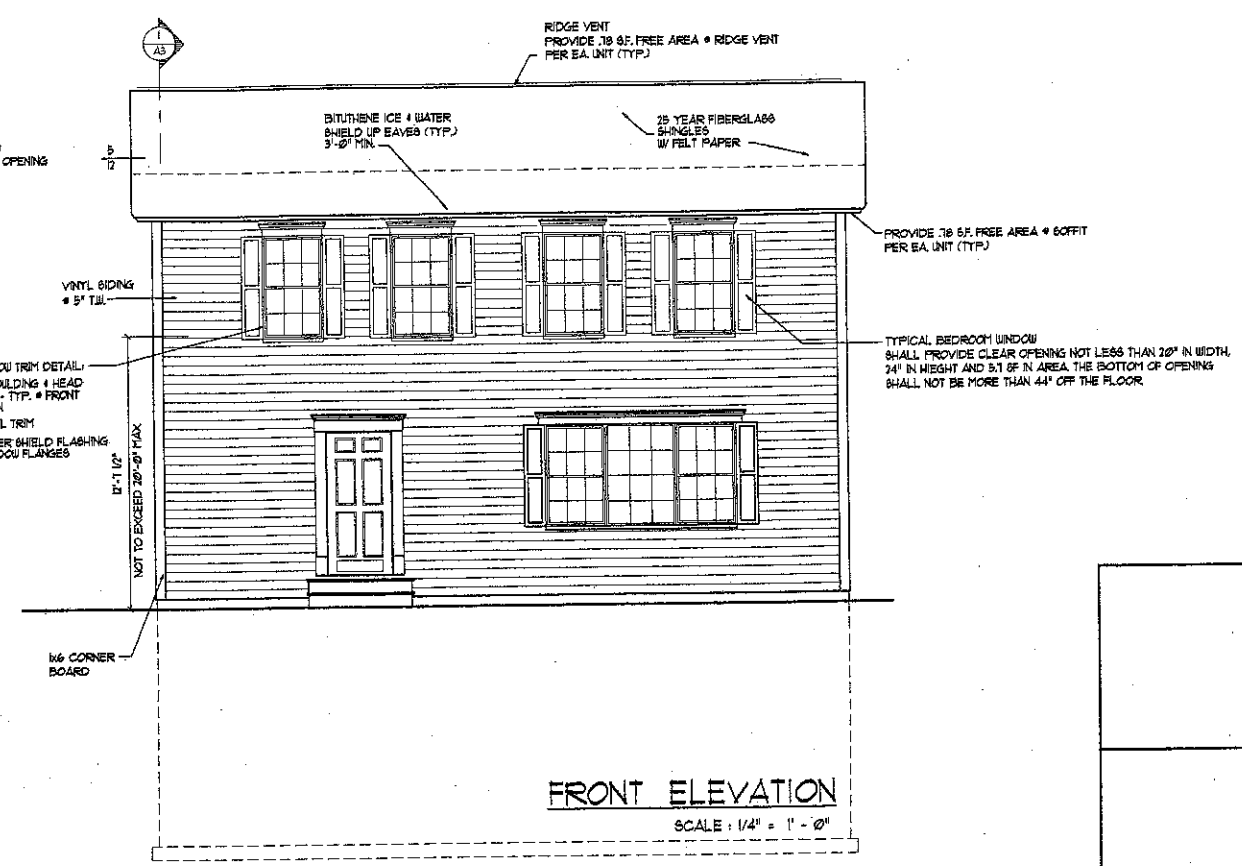
Lot #2 Ruby Lane



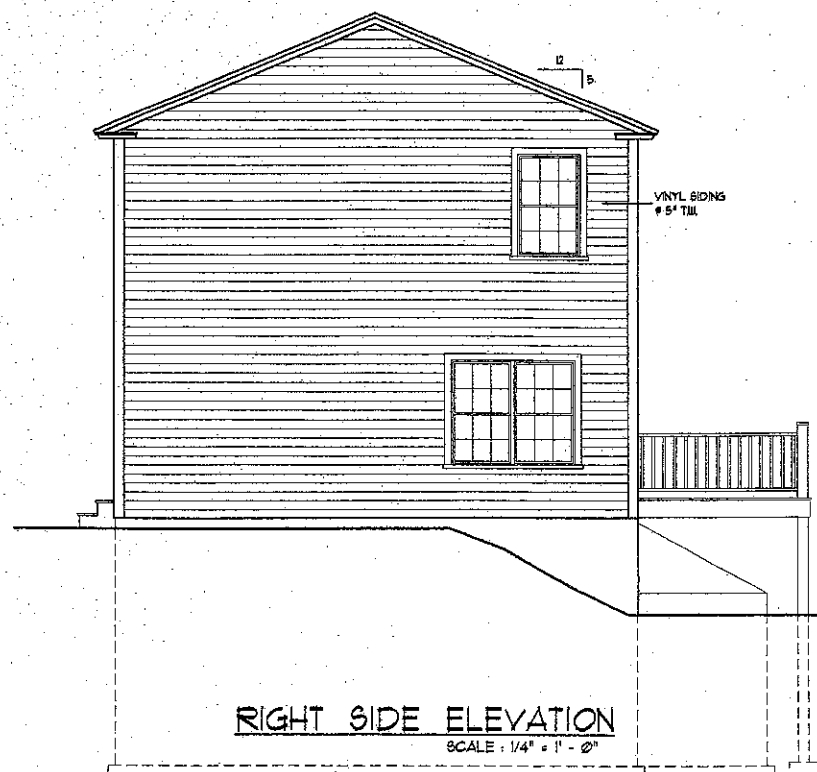
HEADER SCHEDULE

| ROUGH OPENING | HEADER SIZE |
|---------------|-------------|
| 0 - 3'-0" | (3) - 2x6 |
| 3'-1" - 4'-6" | (3) - 2x6 |
| 4'-7" - 5'-0" | (3) - 2x10 |
| 5'-0" - 7'-0" | (3) - 2x12 |

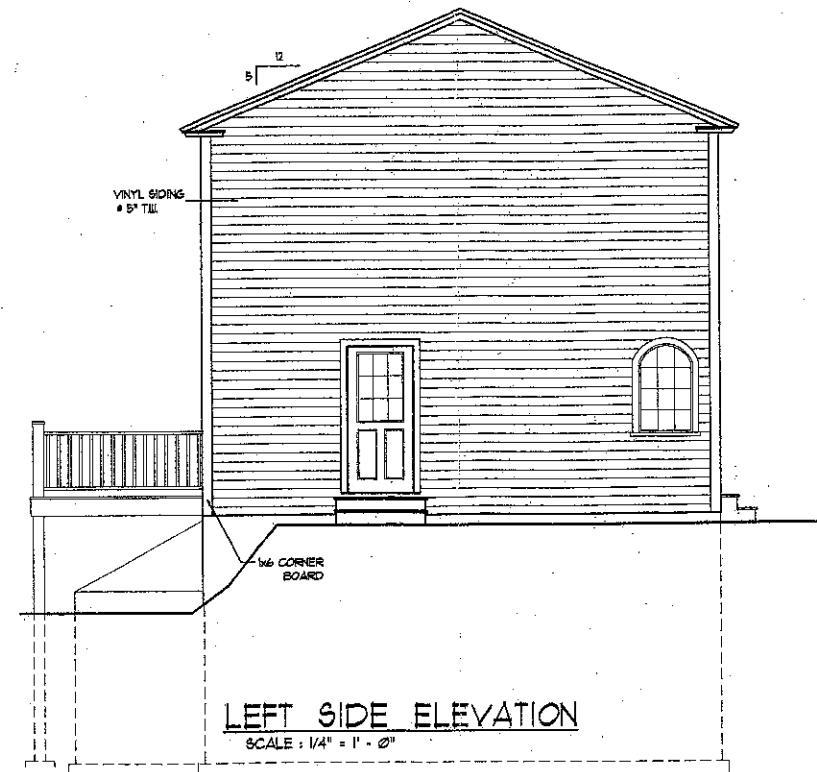
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



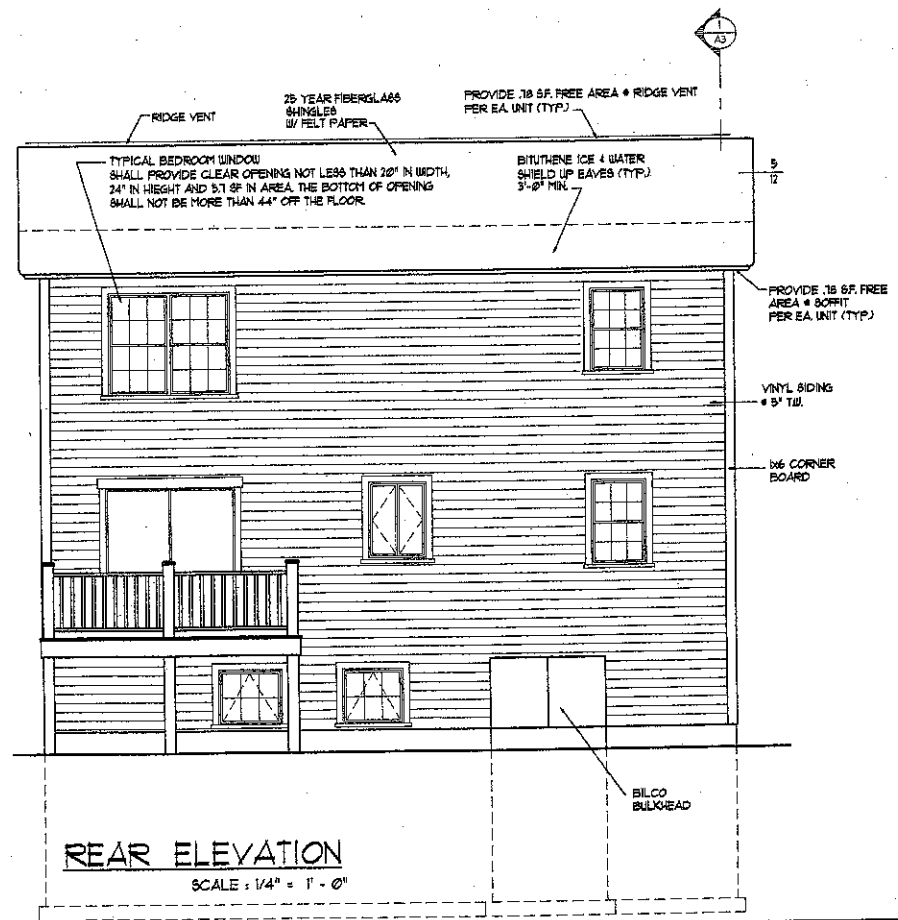
SECTION THRU HOUSE
 SCALE: 1/4" = 1' - 0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1' - 0"



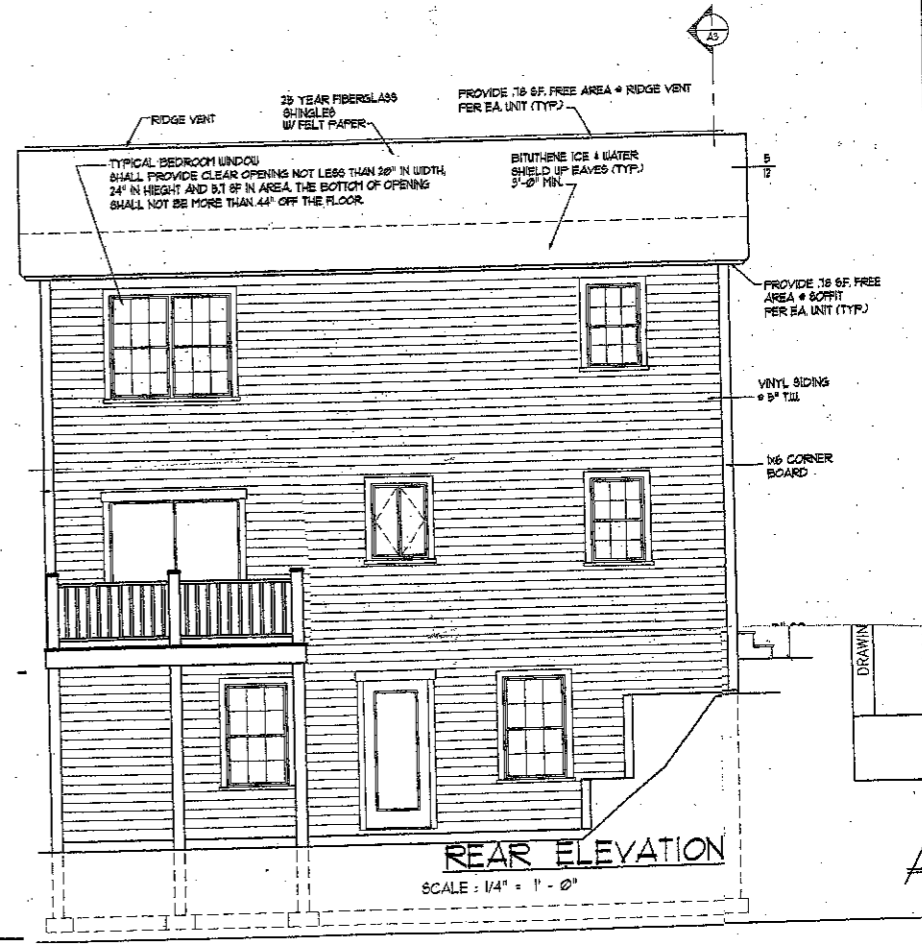
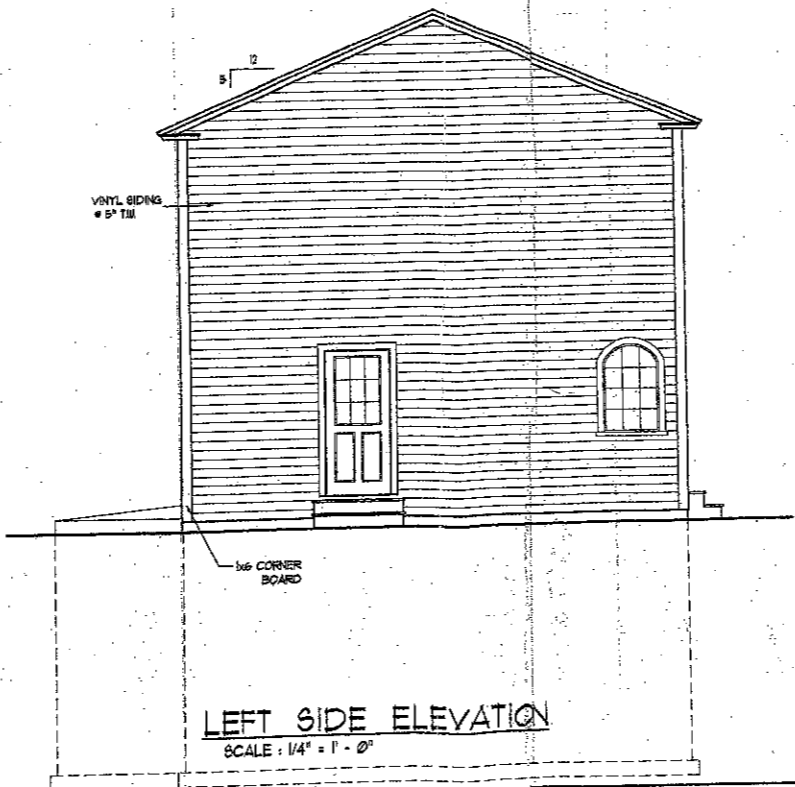
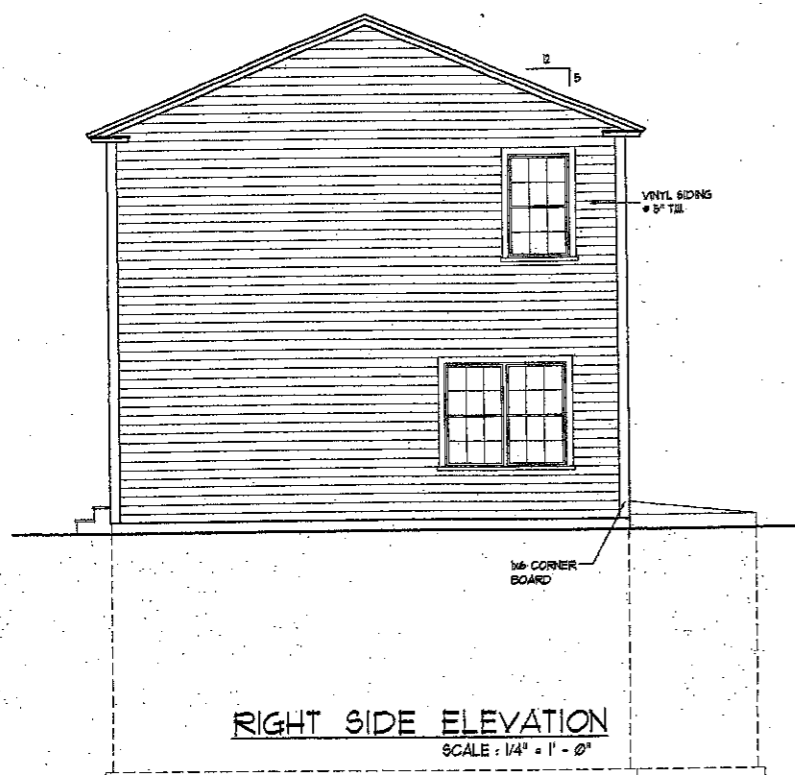
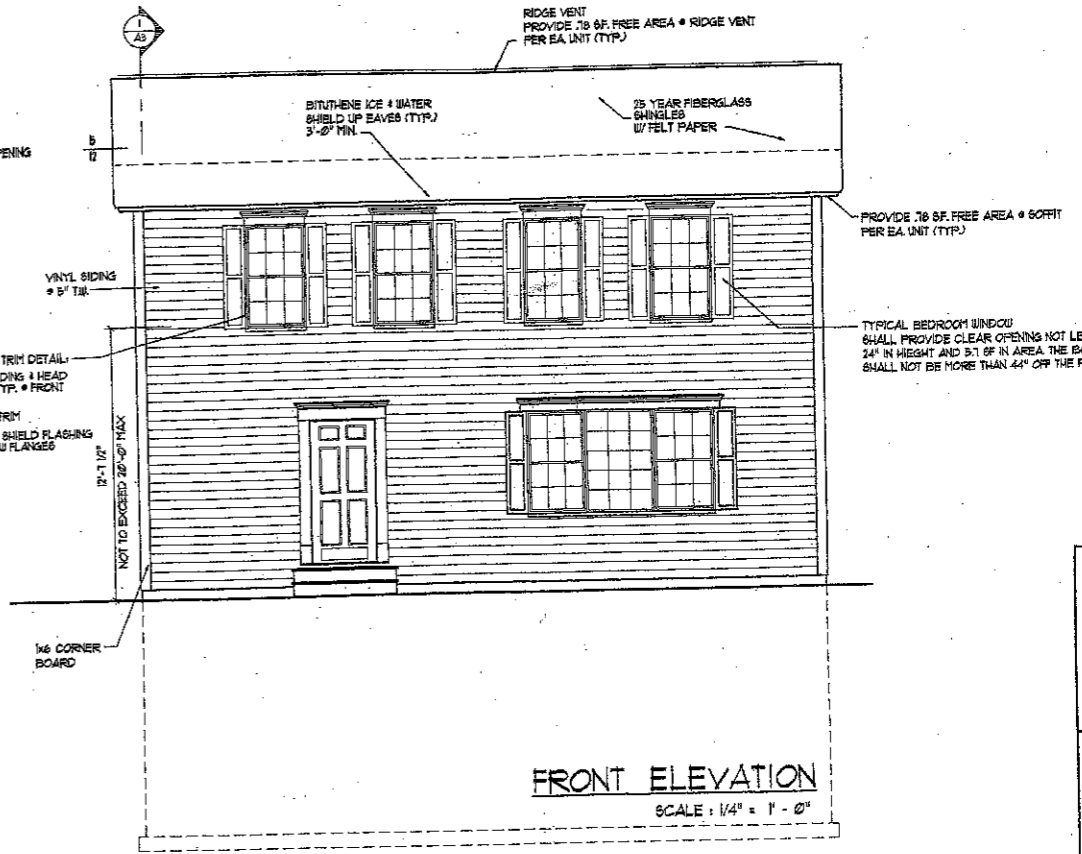
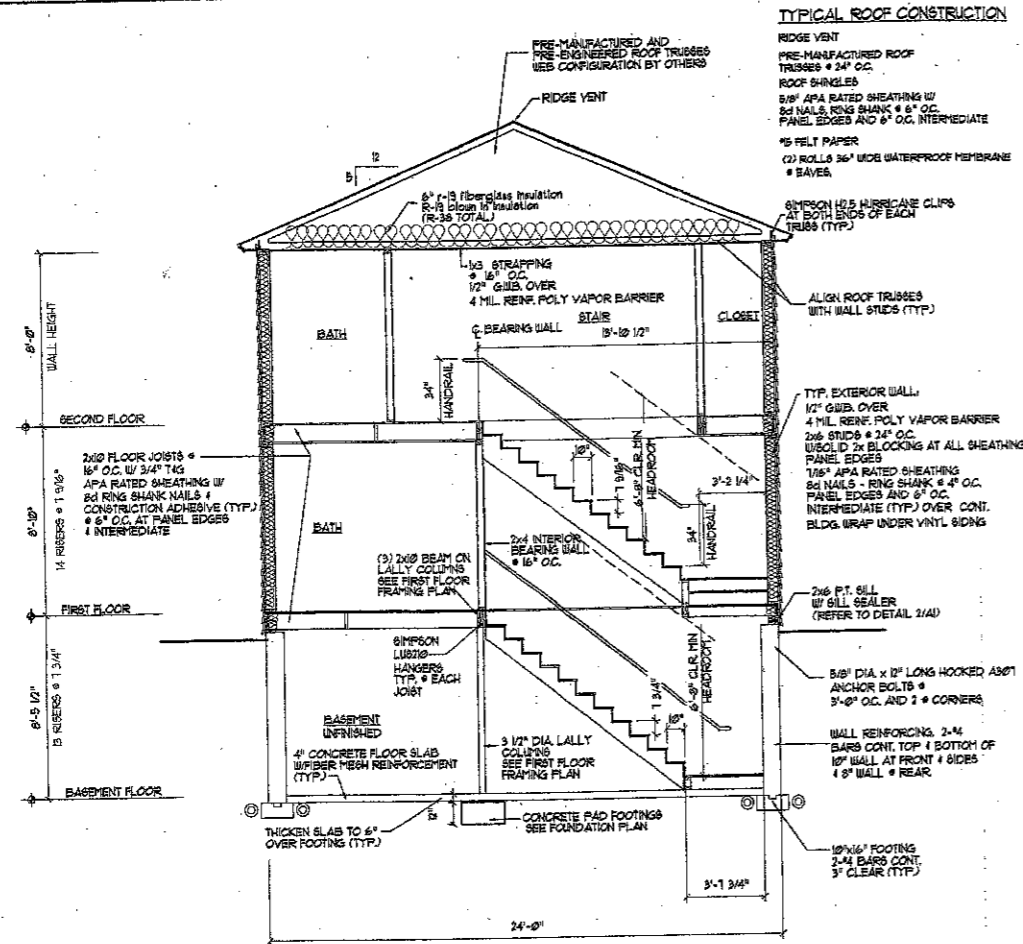
LEFT SIDE ELEVATION
 SCALE: 1/4" = 1' - 0"



REAR ELEVATION
 SCALE: 1/4" = 1' - 0"

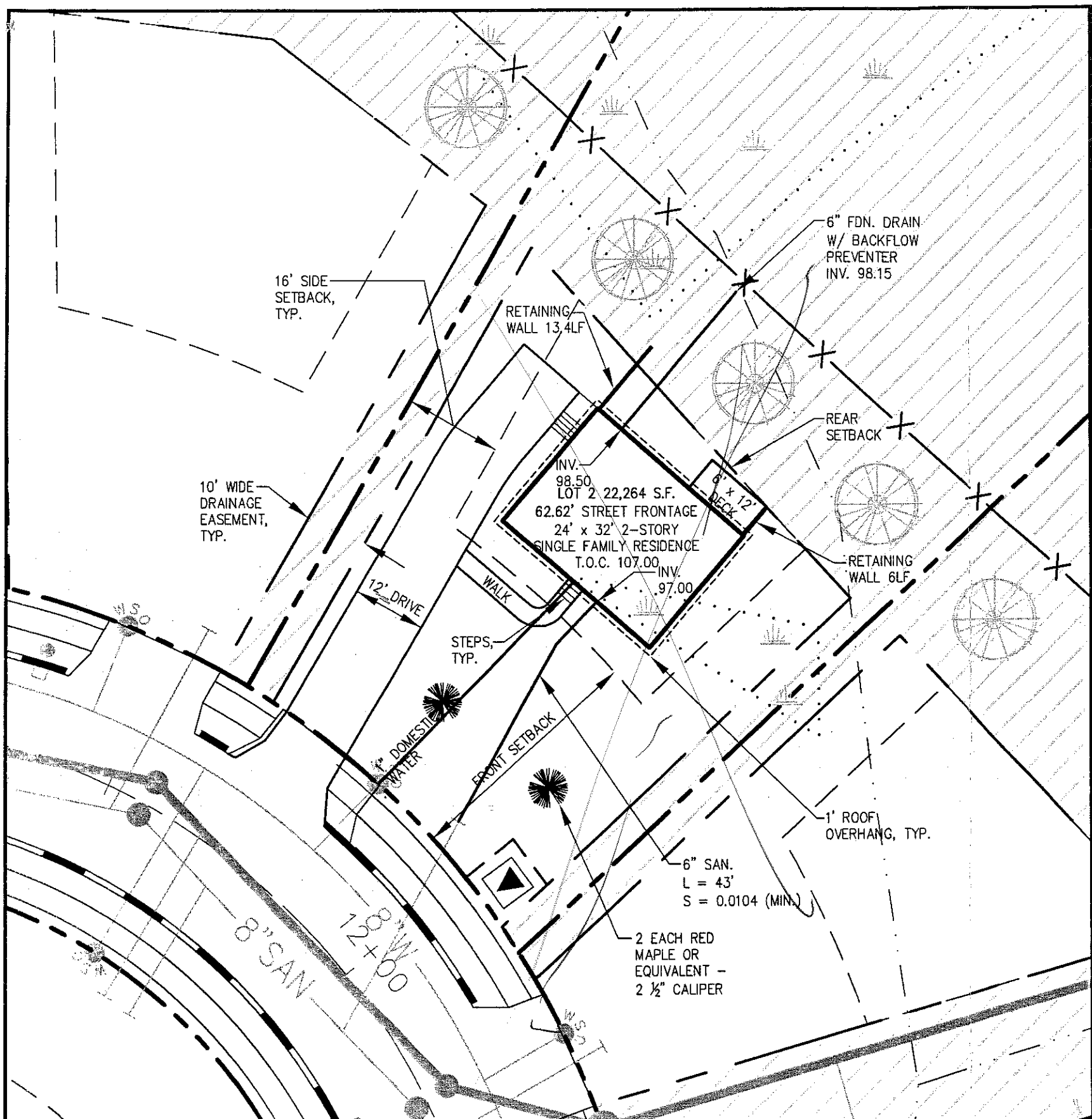
DRAWINGS THIS SHEET
 ELEVATIONS / SECTION
 DATE
 04/20/05

A3



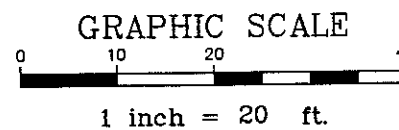
| | | |
|---------|------|------------|
| DRAWING | DATE | 01/02/2023 |
| | | 01/02/2023 |

A3



ZONING REGULATIONS

| | |
|-----------------------------|---|
| ZONE: | R-3 |
| MINIMUM LOT SIZE: | 6,500 S.F. |
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| MINIMUM STREET FRONTAGE: | 50 FEET |
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8 FEET (FOR 1½ STORY DWELLING) |



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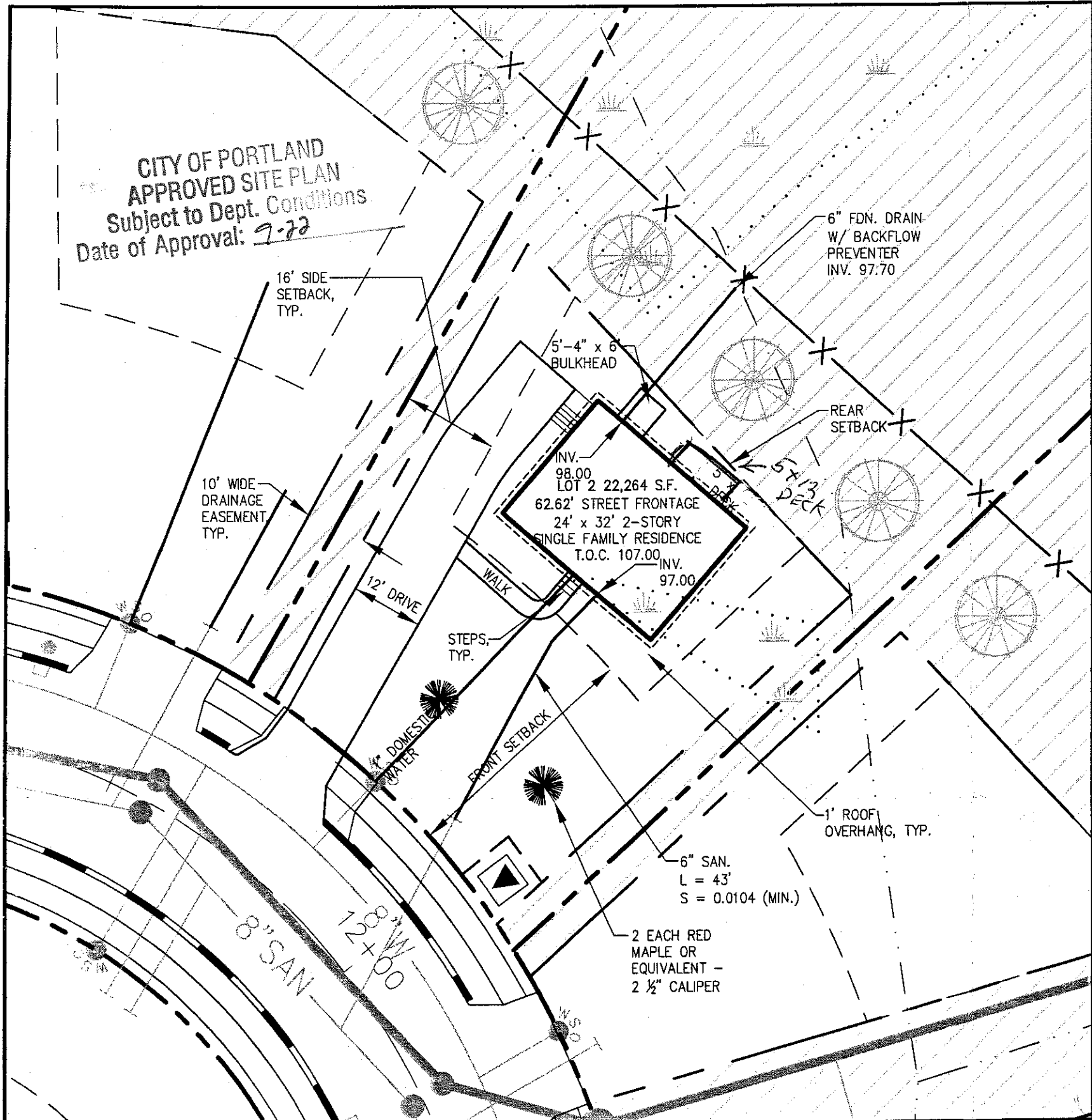
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| DRAWN: | CDD | DATE: | MAR. 2005 |
| DESIGNED: | DDA | SCALE: | 1" = 20' |
| CHECKED: | DDA | JOB NO. | 2568 |
| FILE NAME: | 2568-SP | | |

RUBY LANE
 PORTLAND, MAINE

LOT 2 LAYOUT & UTILITIES PLAN

FIGURE

2-A



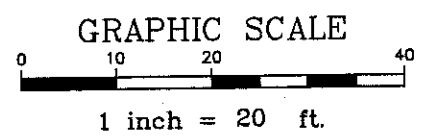
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-22

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-22



ZONING REGULATIONS

| | |
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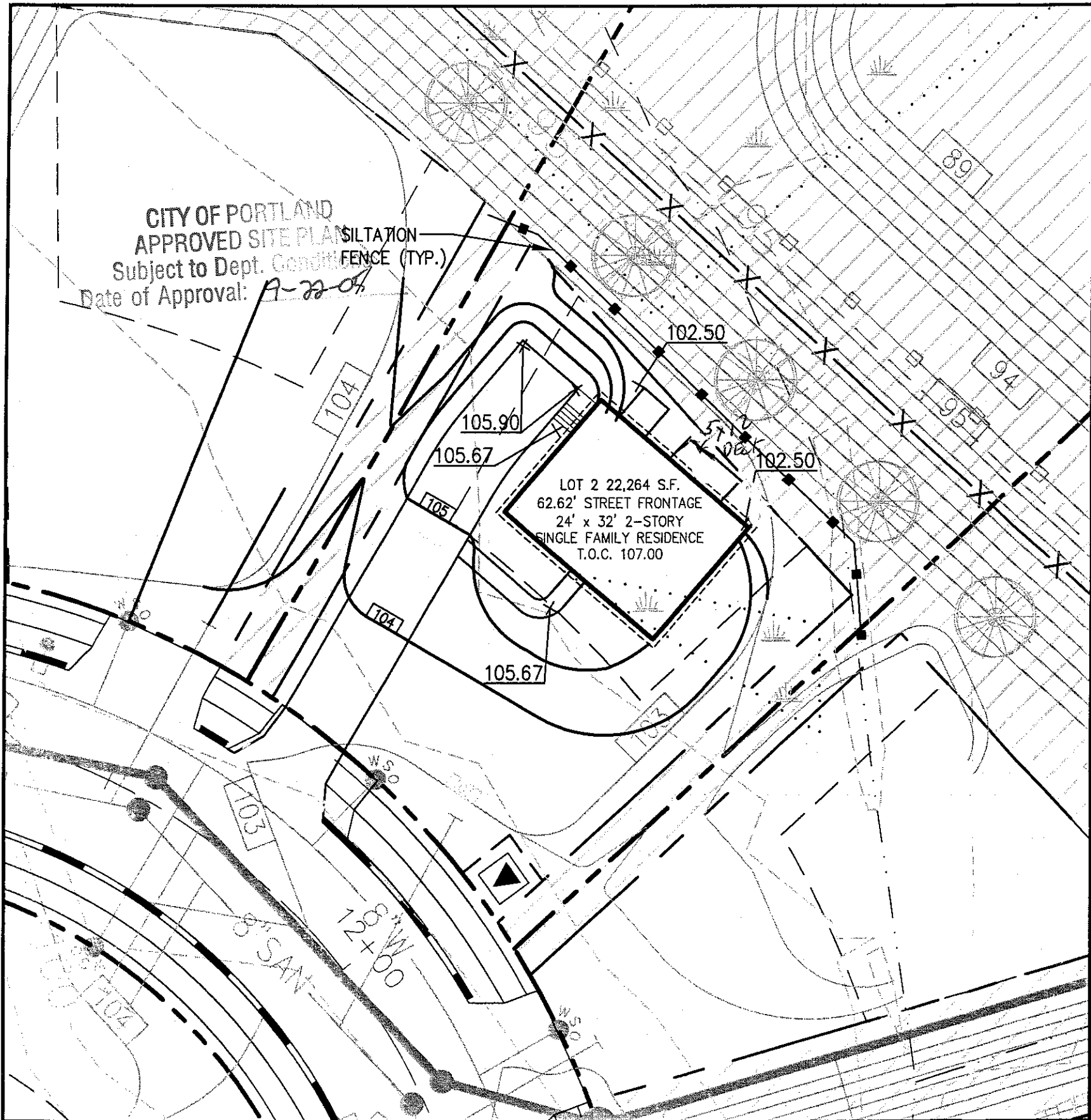
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RUBY LANE
 PORTLAND, MAINE

LOT 2 LAYOUT & UTILITIES PLAN

FIGURE
 2-A



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-22-04

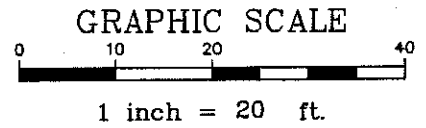
LOT 2 22,264 S.F.
 62.62' STREET FRONTAGE
 24' x 32' 2-STORY
 SINGLE FAMILY RESIDENCE
 T.O.C. 107.00



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-22-05

ZONING REGULATIONS

| | |
|-----------------------------|---|
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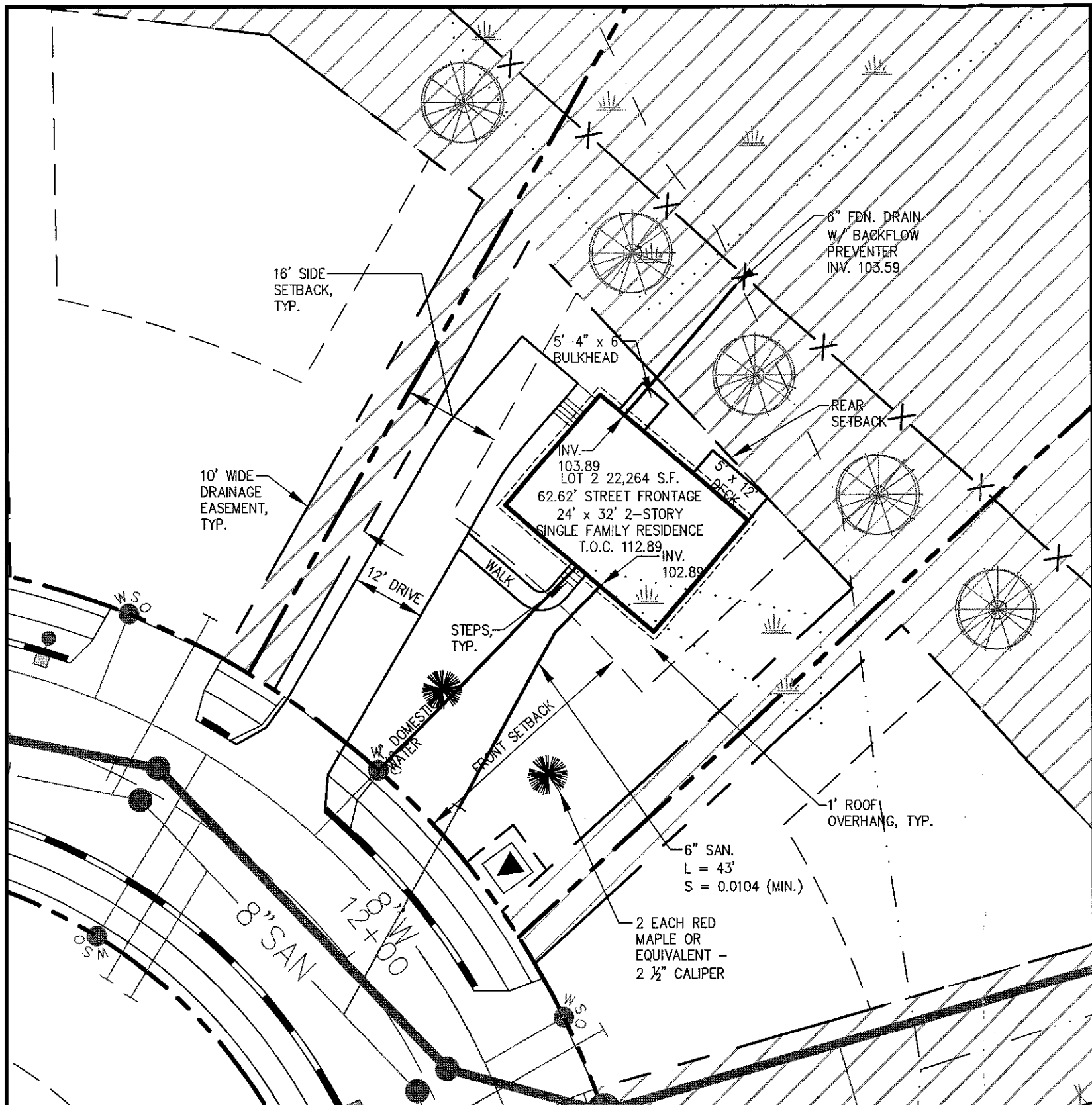
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RUBY LANE
 PORTLAND, MAINE

LOT 2 GRADING & EROSION
 CONTROL PLAN

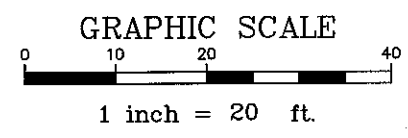
FIGURE
 2-B



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ZONING REGULATIONS

| | |
|-----------------------------|---|
| ZONE: | R-3 |
| MINIMUM LOT SIZE: | 6,500 S.F. |
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8 FEET (FOR 1½ STORY DWELLING) |



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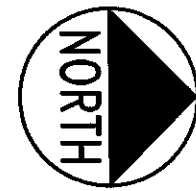
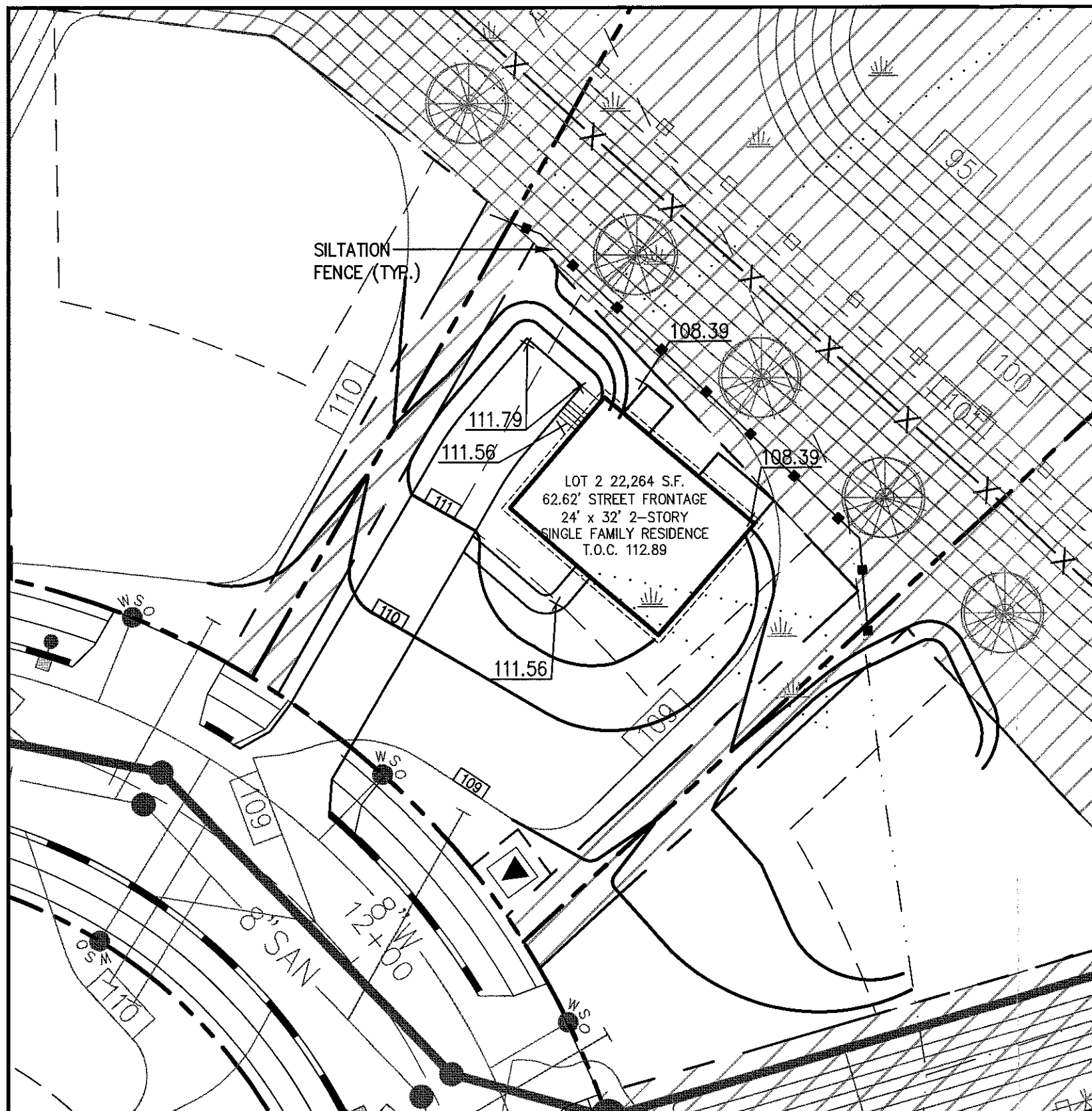
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**RUBY LANE
 PORTLAND, MAINE**

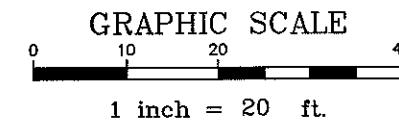
LOT 2 LAYOUT & UTILITIES PLAN

FIGURE
2-A



ZONING REGULATIONS

| | |
|-----------------------------|---|
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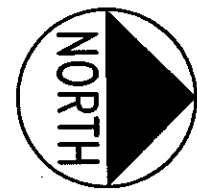
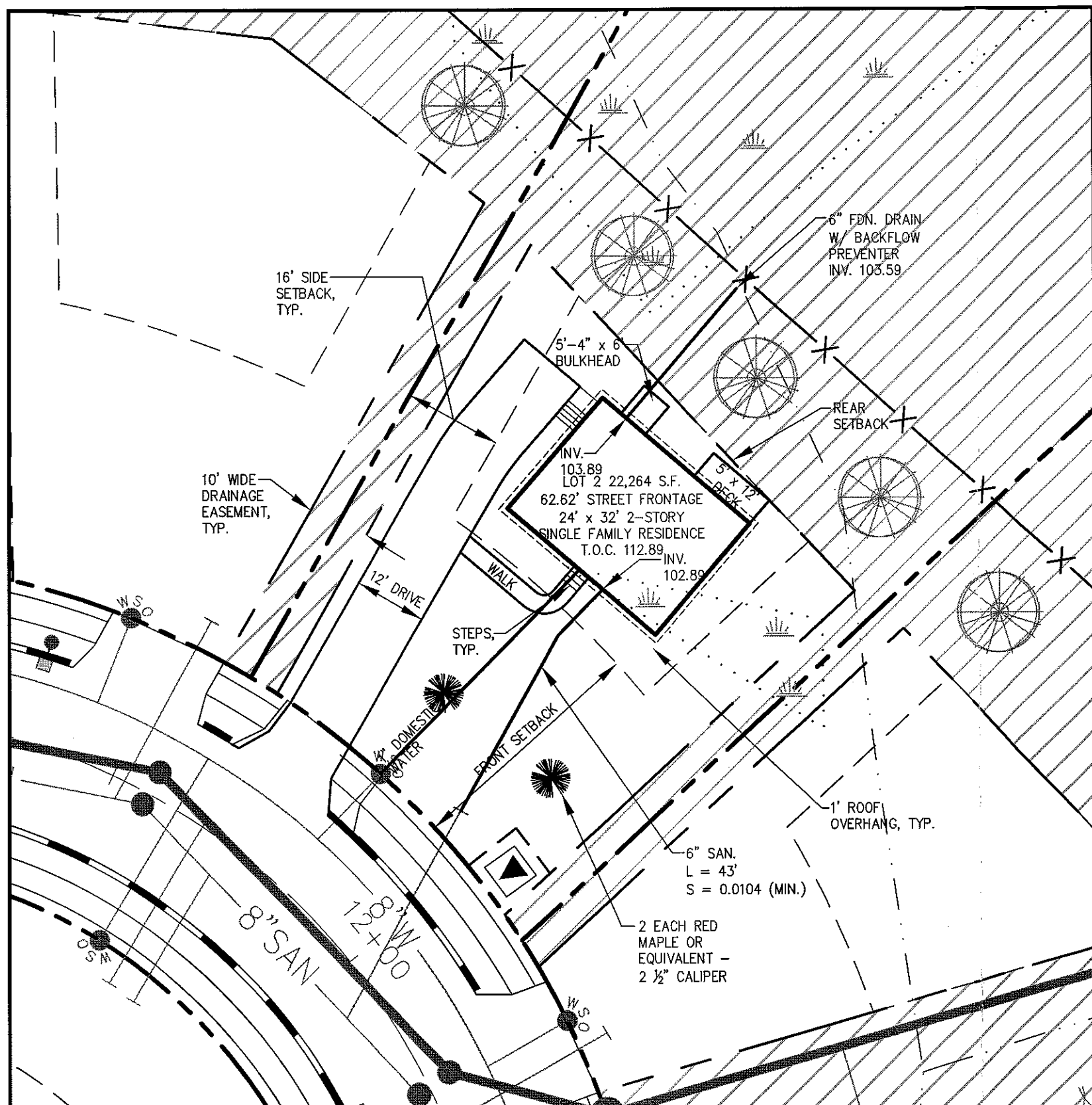
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| | | | |
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RUBY LANE
PORTLAND, MAINE

LOT 2 GRADING & EROSION
CONTROL PLAN

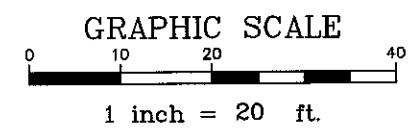
FIGURE
2-B



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ZONING REGULATIONS

| | |
|-----------------------------|---|
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| MINIMUM LOT SIZE: | 6,500 S.F. |
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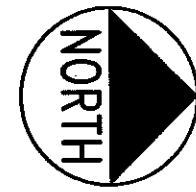
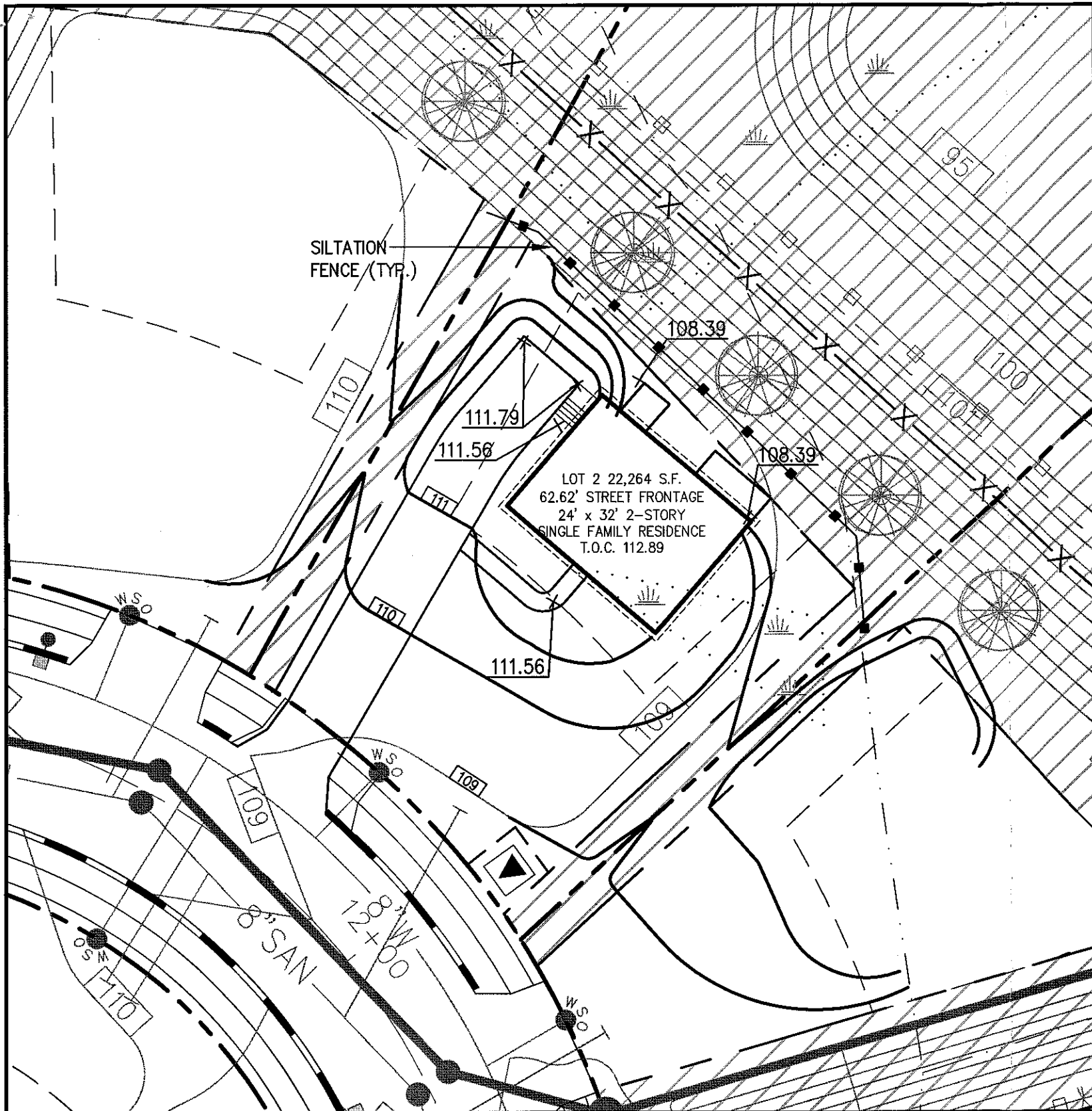
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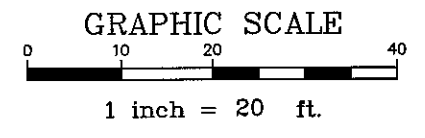
LOT 2 LAYOUT & UTILITIES PLAN

FIGURE
2-A



ZONING REGULATIONS

| | |
|-----------------------------|---|
| ZONE: | R-3 |
| MINIMUM LOT SIZE: | 6,500 S.F. |
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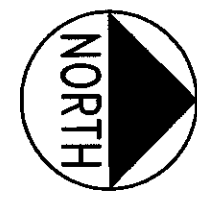
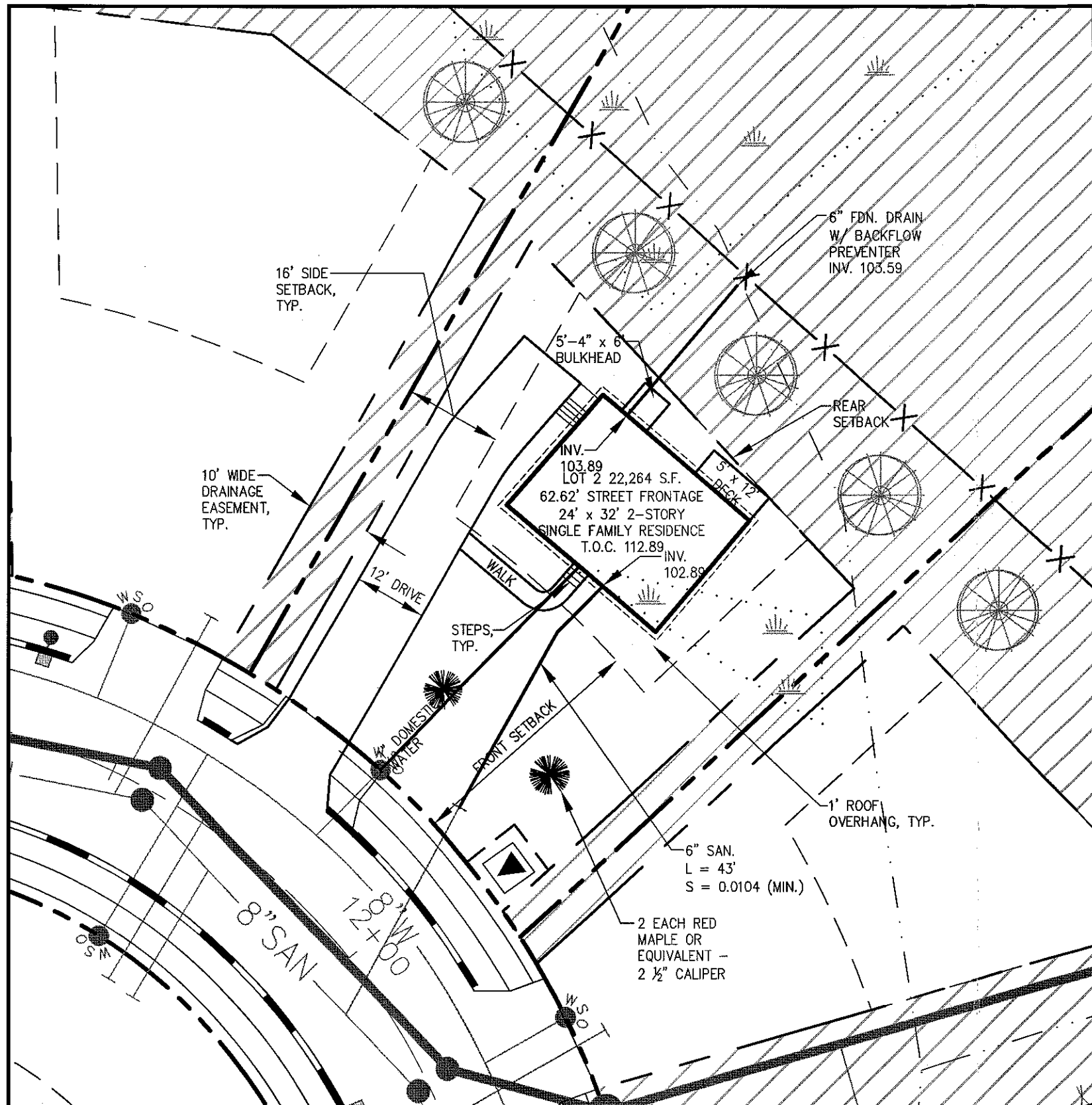
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**RUBY LANE
 PORTLAND, MAINE**

**LOT 2 GRADING & EROSION
 CONTROL PLAN**

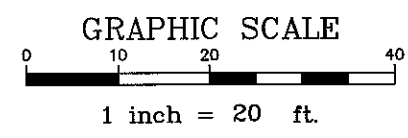
FIGURE
2-B



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ZONING REGULATIONS

| | |
|-----------------------------|---|
| ZONE: | R-3 |
| MINIMUM LOT SIZE: | 6,500 S.F. |
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8 FEET (FOR 1½ STORY DWELLING) |



REVISED 11.02.05

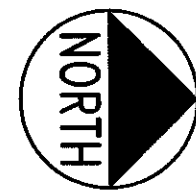
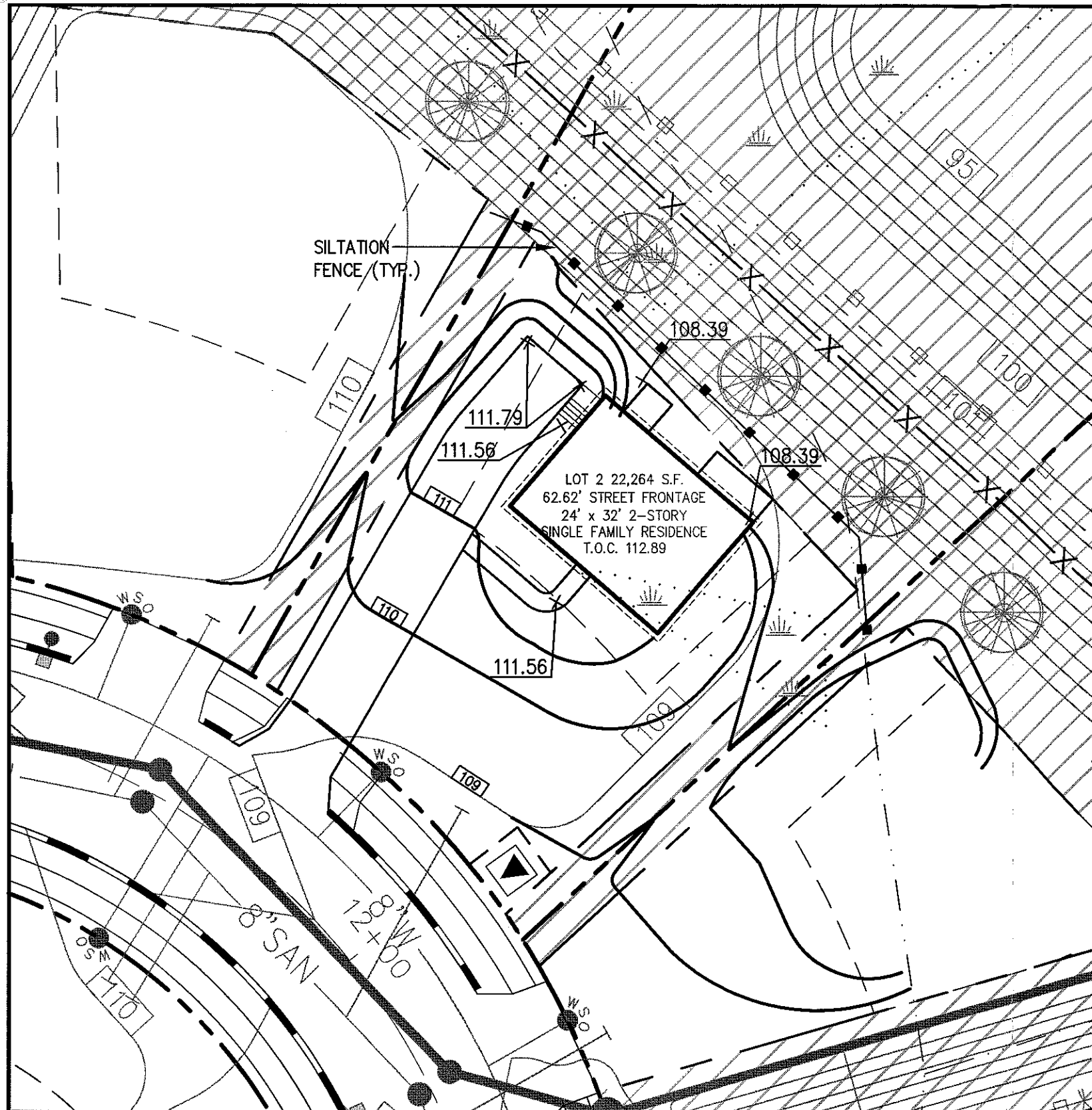
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| | | | |
|------------|-------------|---------|-----------|
| DRAWN: | ODD | DATE: | MAR. 2005 |
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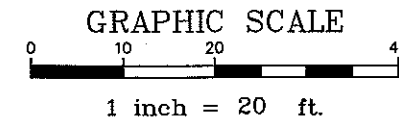
LOT 2 LAYOUT & UTILITIES PLAN

FIGURE
2-A



ZONING REGULATIONS

| | |
|-----------------------------|---|
| ZONE: | R-3 |
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| MINIMUM STREET FRONTAGE: | 50 FEET |
| MINIMUM FRONT YARD SETBACK: | 25 FEET OR AT MIN. 75' LOT WIDTH |
| MINIMUM REAR YARD SETBACK: | 25 FEET |
| MINIMUM SIDE YARD SETBACK: | 16 FEET (FOR 2½ STORY DWELLING)
8 FEET (FOR 1½ STORY DWELLING) |



REVISED 11.02.05

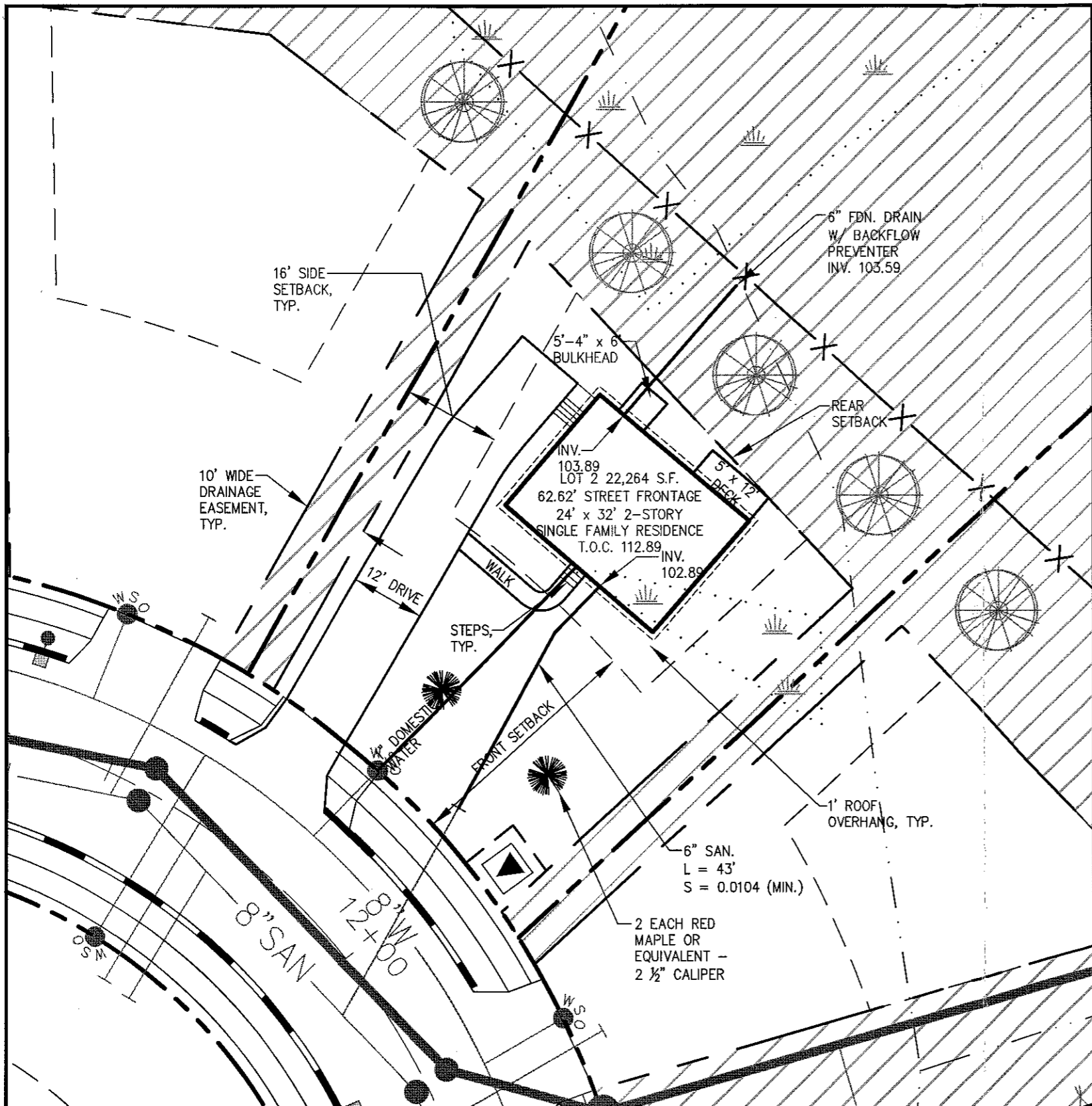
DH
 DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

| | | | |
|------------|-------------|---------|-----------|
| DRAWN: | CDD | DATE: | MAR. 2005 |
| DESIGNED: | DDA | SCALE: | 1" = 20' |
| CHECKED: | DDA | JOB NO. | 2459.02 |
| FILE NAME: | 245902-LOTS | | |

**RUBY LANE
 PORTLAND, MAINE**

**LOT 2 GRADING & EROSION
 CONTROL PLAN**

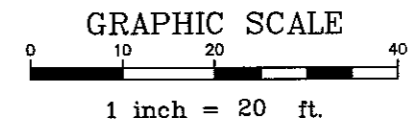
FIGURE
2-B



RECEIVED NOV 07 2005
Corrections corrected

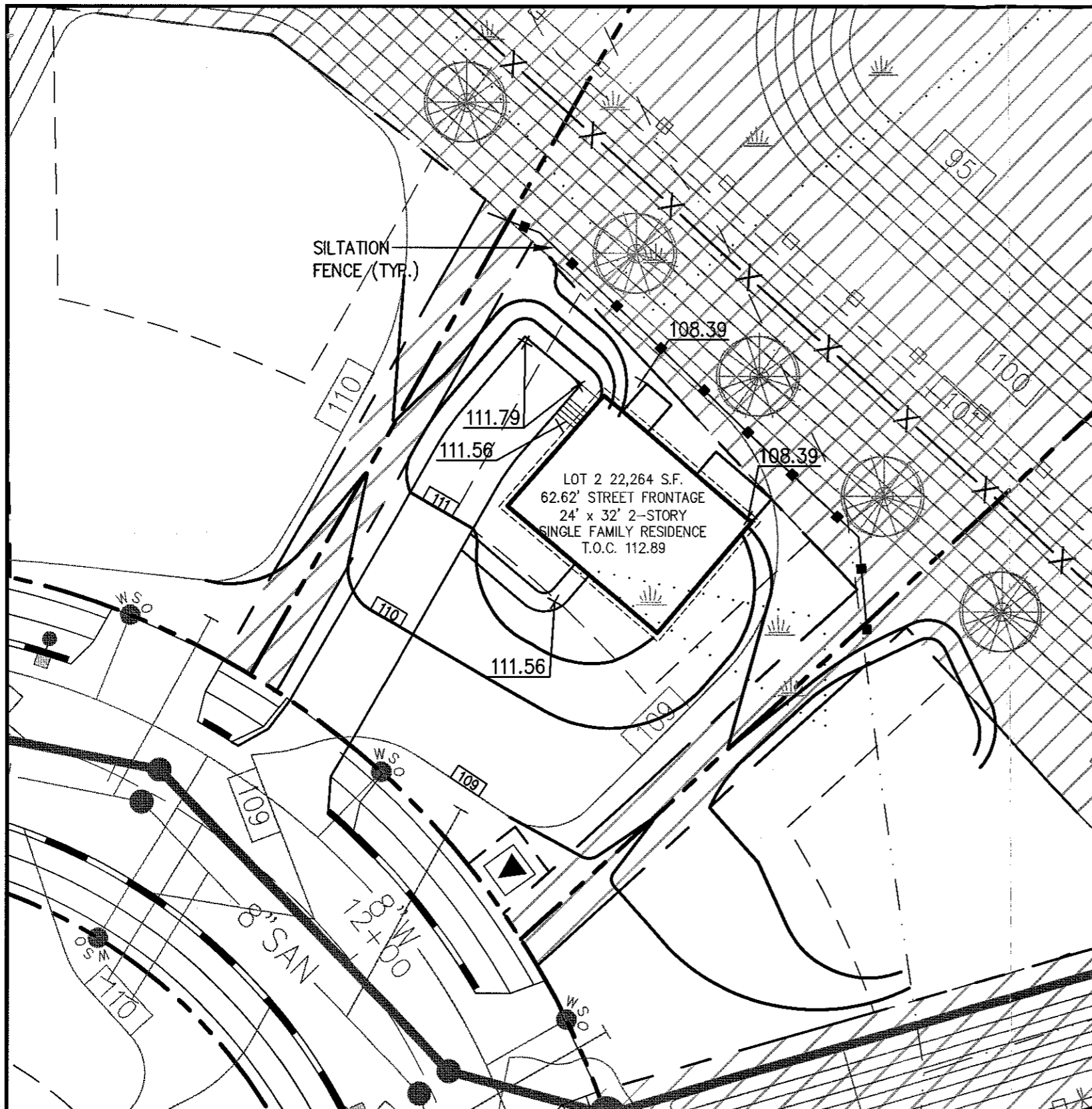
ZONING REGULATIONS

| | |
|-----------------------------|---|
| ZONE: | R-3 |
| MINIMUM LOT SIZE: | 6,500 S.F. |
| MINIMUM LOT WIDTH: | 75 FEET |
| MINIMUM STREET FRONTAGE: | 50 FEET |
| MINIMUM FRONT YARD SETBACK: | 25 FEET OR AT MIN. 75' LOT WIDTH |
| MINIMUM REAR YARD SETBACK: | 25 FEET |
| MINIMUM SIDE YARD SETBACK: | 16 FEET (FOR 2½ STORY DWELLING)
8 FEET (FOR 1½ STORY DWELLING) |



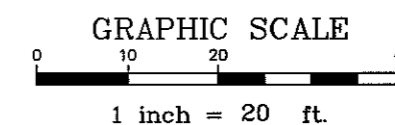
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| | | | | | | | |
|---|------------|-------------|---------|-----------|---|--|--------------------------------|
| <p>DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM</p> | DRAWN: | CDD | DATE: | MAR. 2005 | <p>RUBY LANE
 PORTLAND, MAINE</p> | <p>LOT 2 LAYOUT & UTILITIES PLAN</p> | <p>FIGURE
 2-A</p> |
| | DESIGNED: | DDA | SCALE: | 1" = 20' | | | |
| | CHECKED: | DDA | JOB NO. | 2459.02 | | | |
| | FILE NAME: | 245902-LOTS | | | | | |



ZONING REGULATIONS

| | |
|-----------------------------|---|
| ZONE: | R-3 |
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| FILE NAME: | 245902-LOTS | | |

RUBY LANE
PORTLAND, MAINE

LOT 2 GRADING & EROSION
CONTROL PLAN

FIGURE
2-B