

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

RECEIVED SEP 09 2005

Oak Ridge Development Inc
Applicant
Po Box 10127, Portland, ME 04104
Applicant's Mailing Address

Jay Reynolds

2005-0208
Application I. D. Number
8/30/2005
Application Date
Single Family Home Lot#9
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 773-4988 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

56 - 56 Ruby Ln, Portland, Maine
Address of Proposed Site
342 B027001
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) _____

1872 **7976**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **8/31/2005**

DRC Approval Status:

- Approved **Approved w/Conditions** Denied
See Attached

Reviewer *J.R.*

Approval Date 9-26-05 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance *Jay Reynolds* 10-12-05
signature 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 |
| <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 | |

RECEIVED OCT 11 2005

Delete	Schedule Inspection	Add	Find	Print Permit	Print C of O	Print Insp	Invoicing	Taxes
Prmt	Text93	0	Constr Type	New	Num1	5		
Permit Nbr	05-1261	Location of Construction	56	Ruby Ln Lot # 9	Appl. Date			
Status	Open	Permit Type	Single Family		Issue Date			
CBL	342 B027001	District Nbr	5	Estimated Cost	\$130,361.00	Date Closed		

Comment Date	Comment	Add	Delete	Save
10/07/2005	received revised site plans from Dwight Brackett, he needs an amendment to continue because they hit Ledge. /GG			
Name	GG	Follow Up Date		Completed

CreatedBy	ldobson	CreateDate	09/01/2005	ModBy	jmb	ModDate	10/06
-----------	---------	------------	------------	-------	-----	---------	-------

Jay - Dwight Brackett changed his plans on this one that we already signed off on - Jay Thanks M Aug

IS ISSUED ALREADY 10/6/05

City of Portland
Department of Planning and Development
Planning Division
389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To: Ted Windition

Company: Custom Built Homes

Fax #: 892-1383

Date: October 3, 2005

From: Jay Reynolds

You should receive 1 page(s) including this cover sheet.

Comments:

Ted,

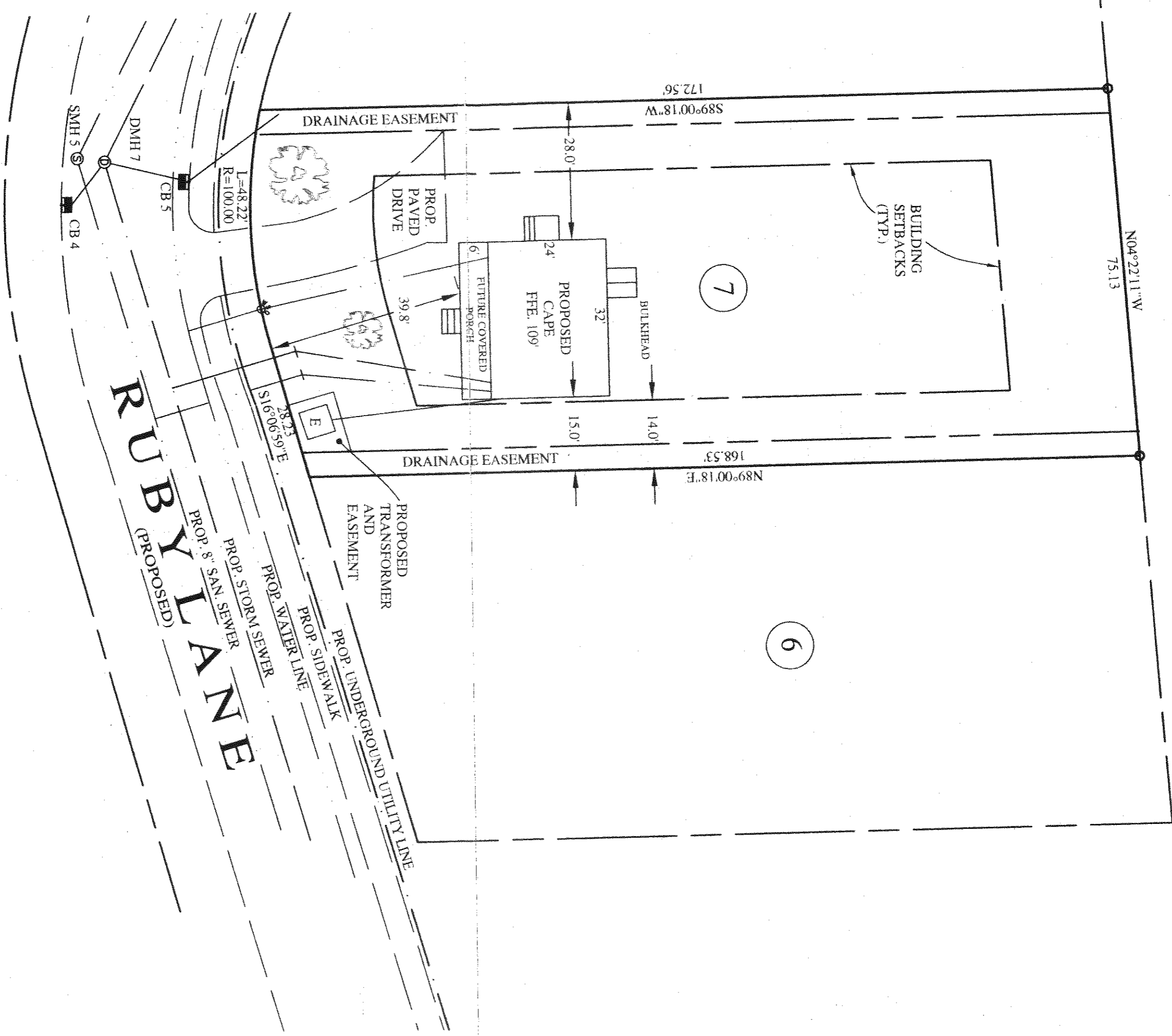
The following are my review comments pertaining to the site plan for lot #7, Ruby Lane:

1. Your site plan needs to show two, 9'x19' parking spaces beyond the front setback.
2. Your site plan needs to show existing and proposed topography.
3. Please add erosion control/silt fence to the plan.
4. Your site plan needs to show the existing trees on lot #7 that are flagged to be preserved.
5. Your site plan needs to show the 25-foot no-cut zone in the rear of the property.

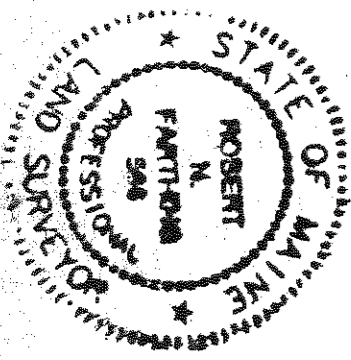
Please submit 4 revised copies of your site plan to my attention.

Sincerely,

Jay Reynolds
Development Review Coordinator



RUBY LANE
(PROPOSED)

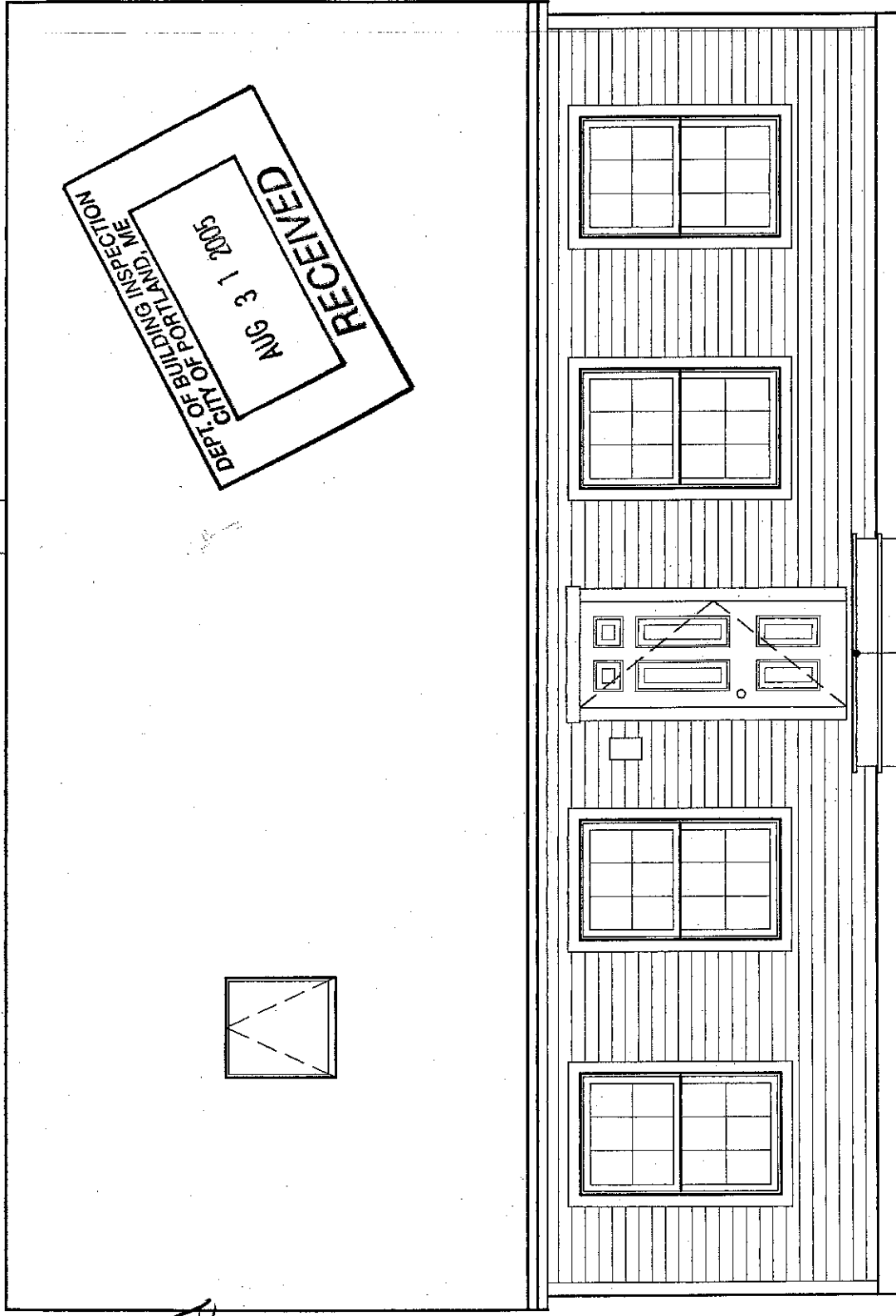


I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

ROBERT N. FARTHING

P.L.S. 586

Custom Built Homes of Maine
3100079 Ted
Portland
Ruby Ln.
LOT 7

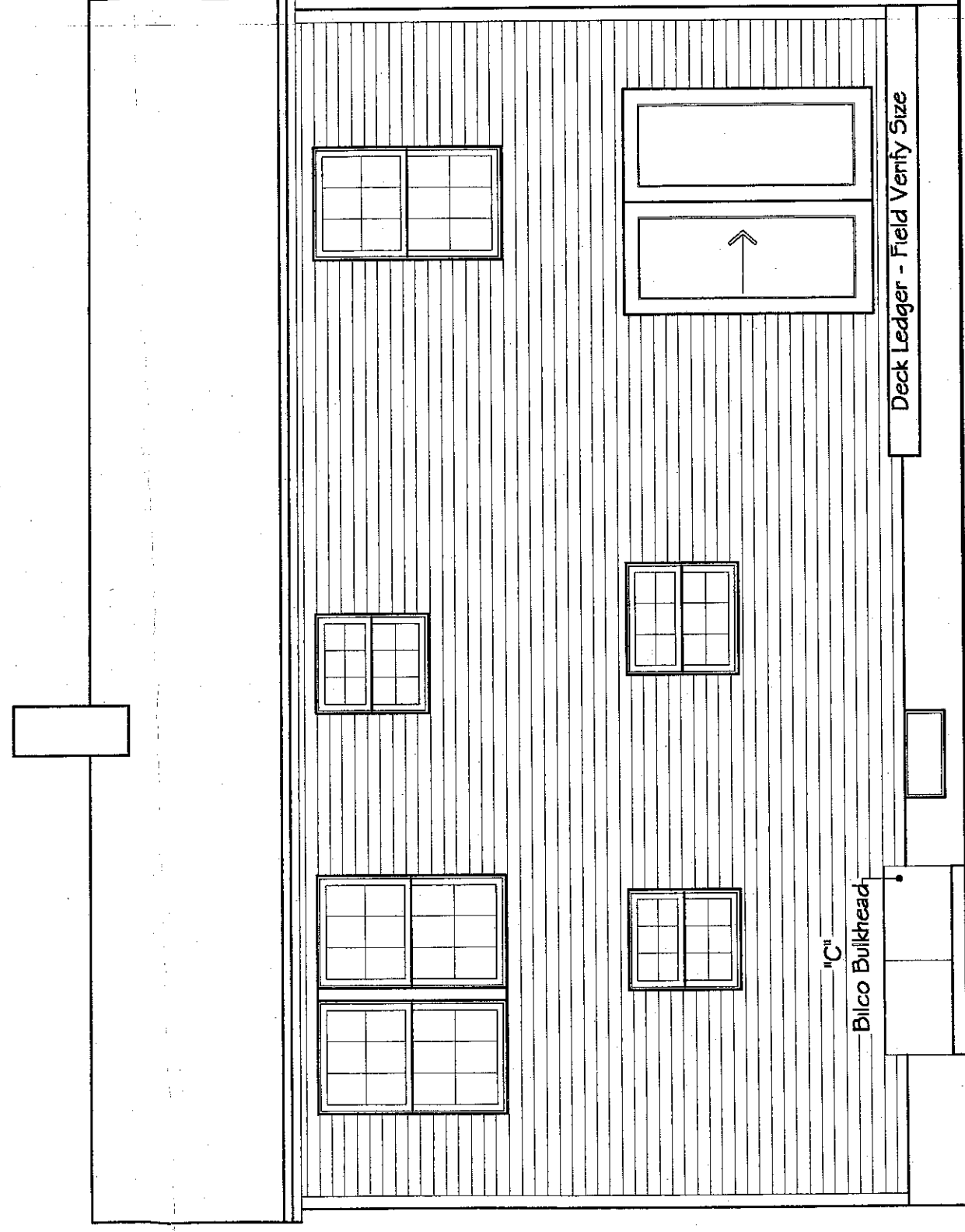


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CITY OF PORTLAND, ME
AUG 3 1 2005
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FRONT ELEVATION

Scale: N.T.S.

Field verify access
to ground level

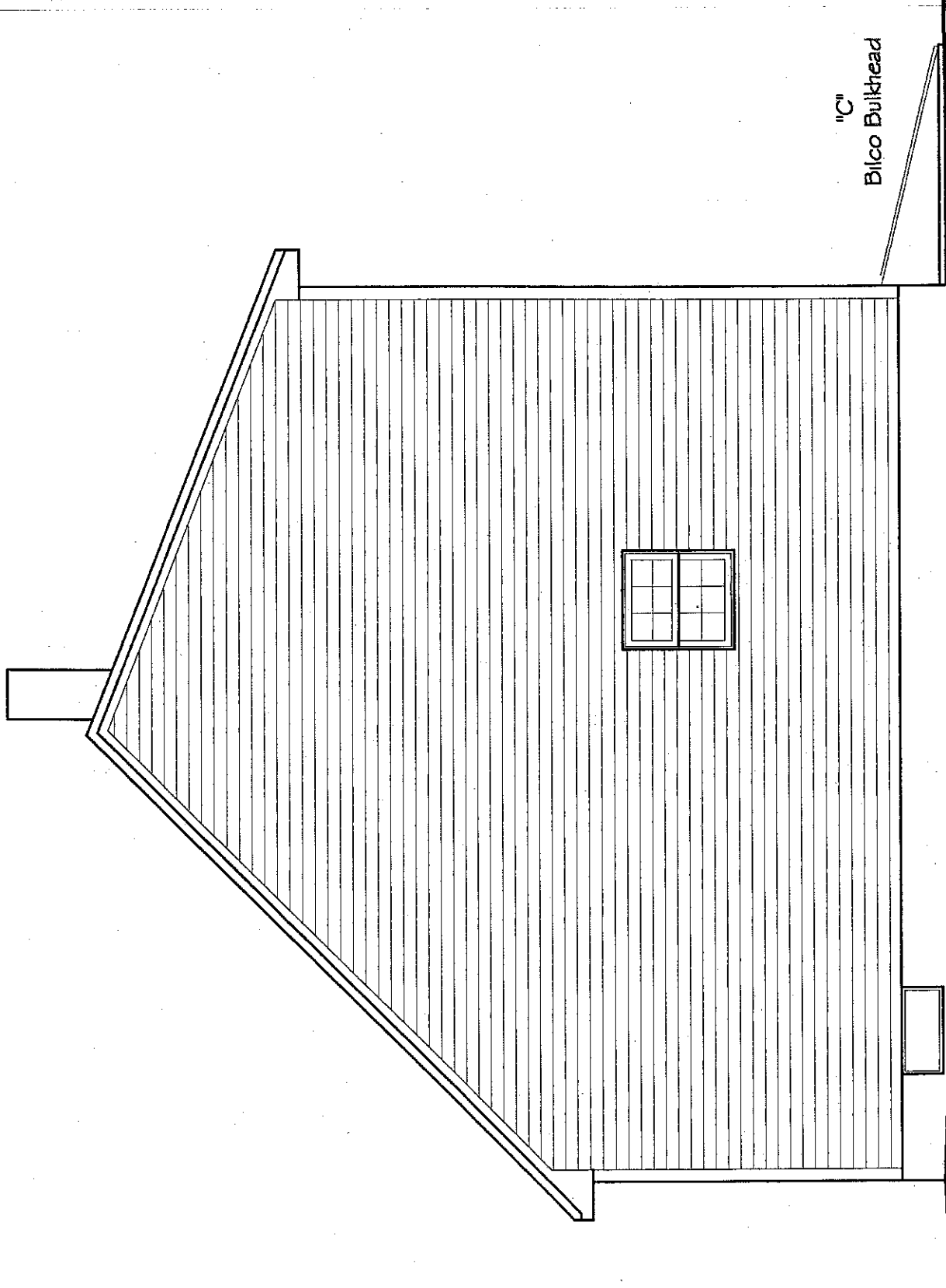


REAR ELEVATION

Scale: NTS

Deck Ledger - Field Verify Size

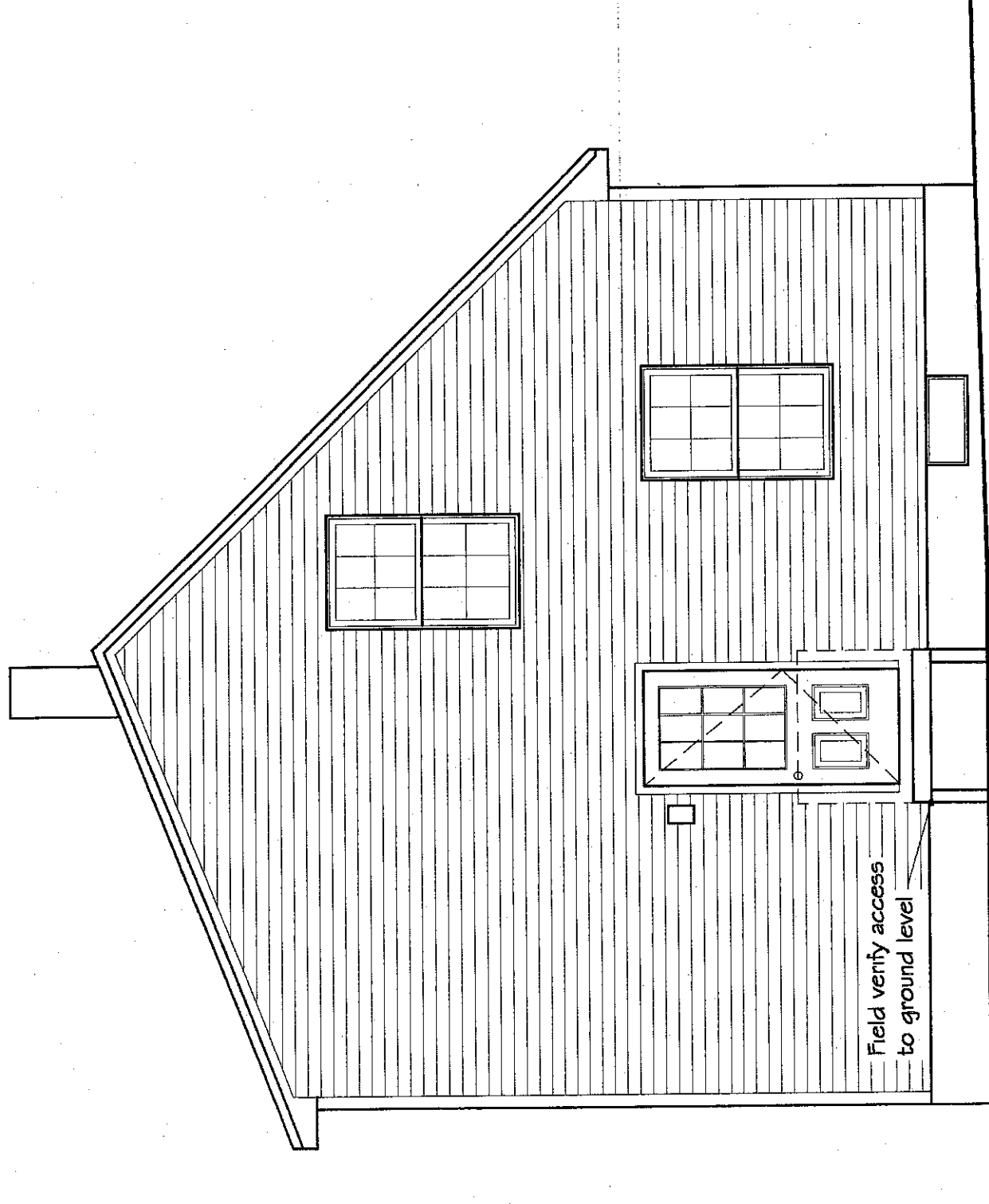
1\"/>



RIGHT ELEVATION

Scale: N.T.S.

Field verify locations of foundation wall and footing drops dependent on existing site contours.



LEFT ELEVATION

Scale: N.T.S.

PLEASE BE ADVISED THAT JMG DESIGNS, INC. IS NOT CERTIFIED AS A STATE OF MAINE ARCHITECT OR ENGINEER. THIS WORK IS SUPPLIED STRICTLY AS A SERVICE TO MY CUSTOMERS AND IS NOT GUARANTEED AS TO STRUCTURAL SOUNDNESS. CUSTOMERS MUST CONSULT AN ENGINEER OR ARCHITECT TO CONFIRM THE DESIGN'S CAPABILITIES AND CLARIFY JMG BEFORE TAKING ANY FINAL ACTION REGARDING



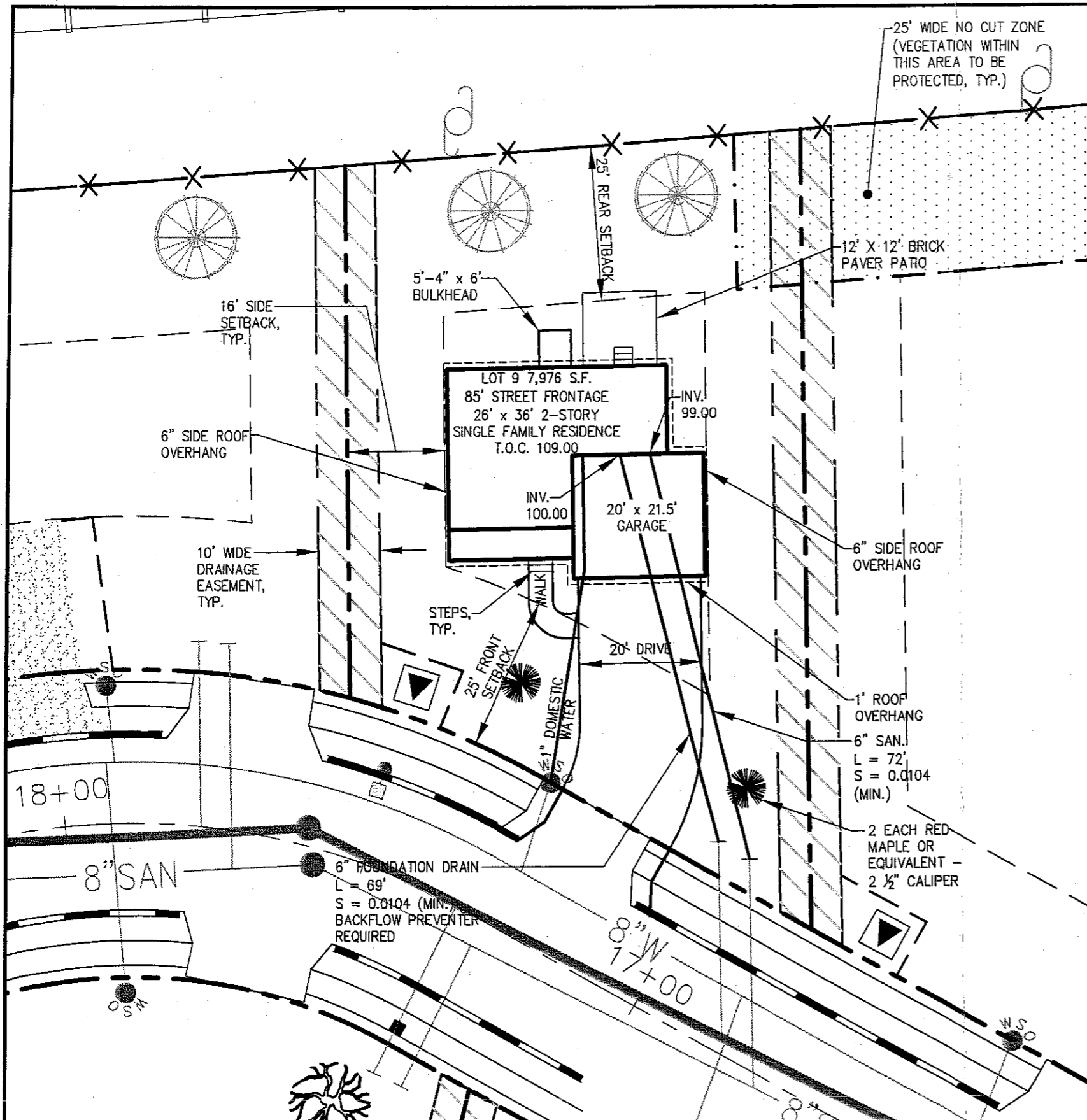
Project P + C DONATELLI RESIDENCE

Project number 2566

Revisions:

date drawn: 7/29/05

date issued: 7/29/05



25' WIDE NO CUT ZONE
(VEGETATION WITHIN
THIS AREA TO BE
PROTECTED, TYP.)

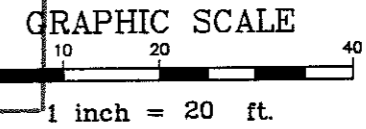


CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: _____

ZONING REGULATIONS

ZONE:	R-3
MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM LOT WIDTH:	75 FEET
MINIMUM STREET FRONTAGE:	50 FEET
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05 126

342 3027

REVISED 10-04-05

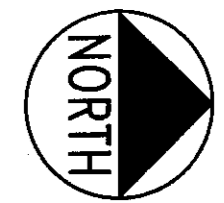
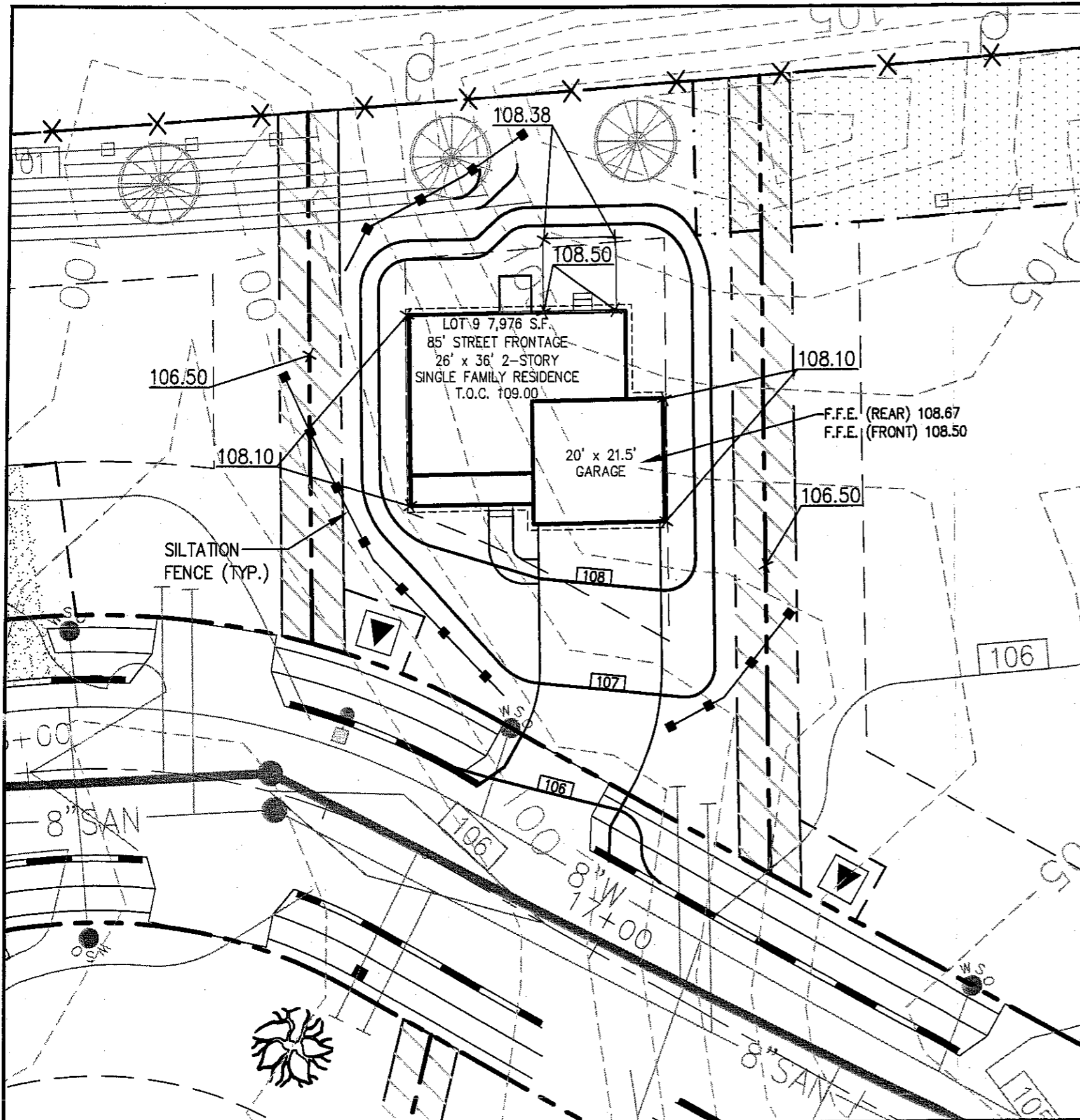
DH
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

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

RUBY LANE
PORTLAND, MAINE

LOT 9 LAYOUT & UTILITIES PLAN

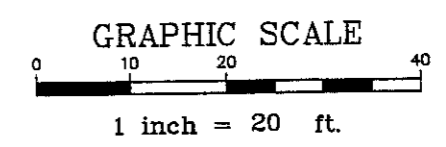
FIGURE
9-A



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
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REVISED 10-04-05

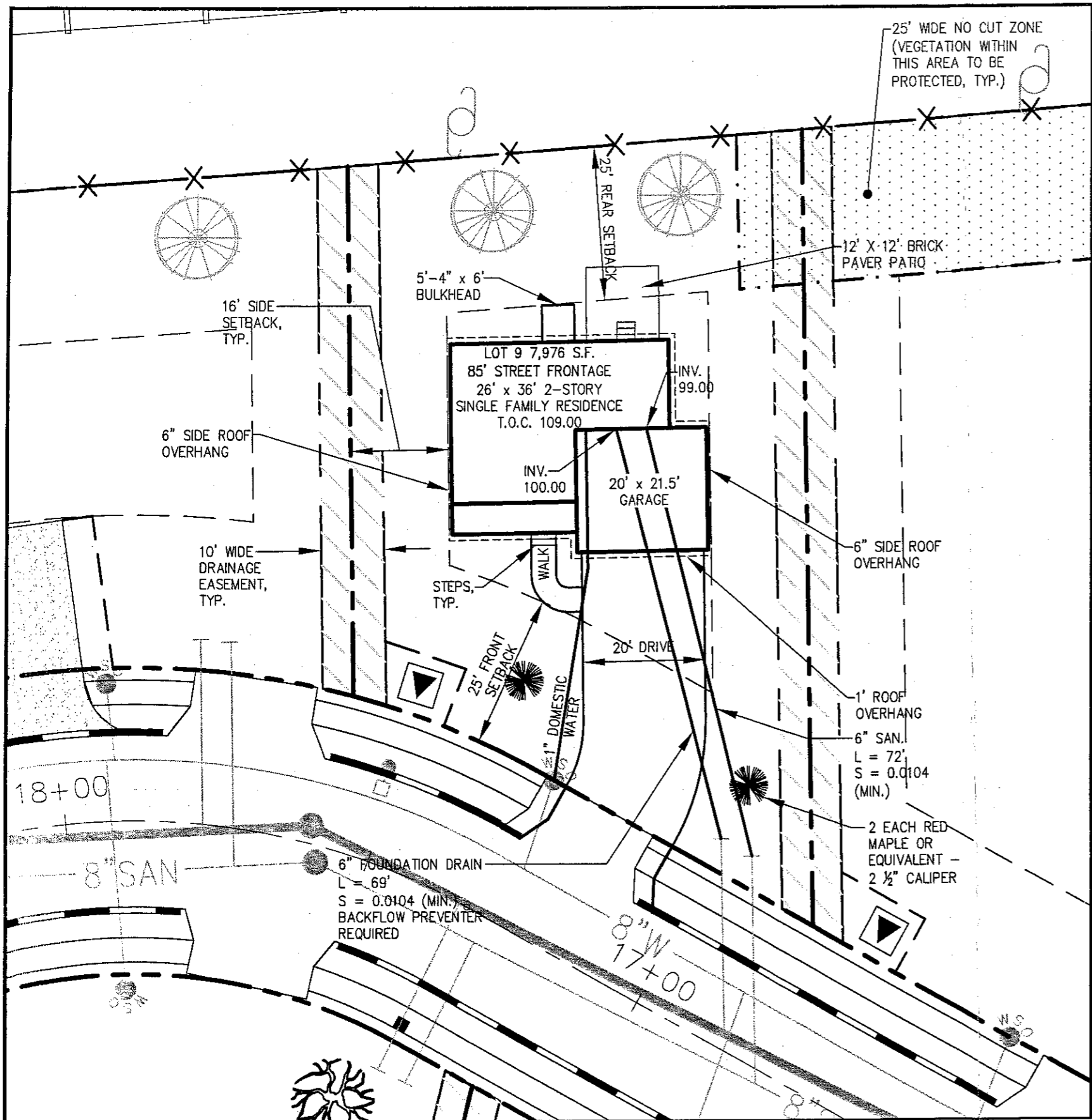
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RUBY LANE
 PORTLAND, MAINE

LOT 9 GRADING & EROSION
 CONTROL PLAN

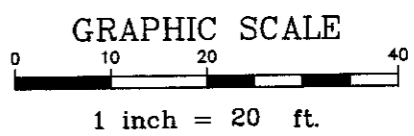
FIGURE
 9-B



CITY OF PORTLAND
 APPROVED SITE PLAN
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 Date of Approval: 9-20-05

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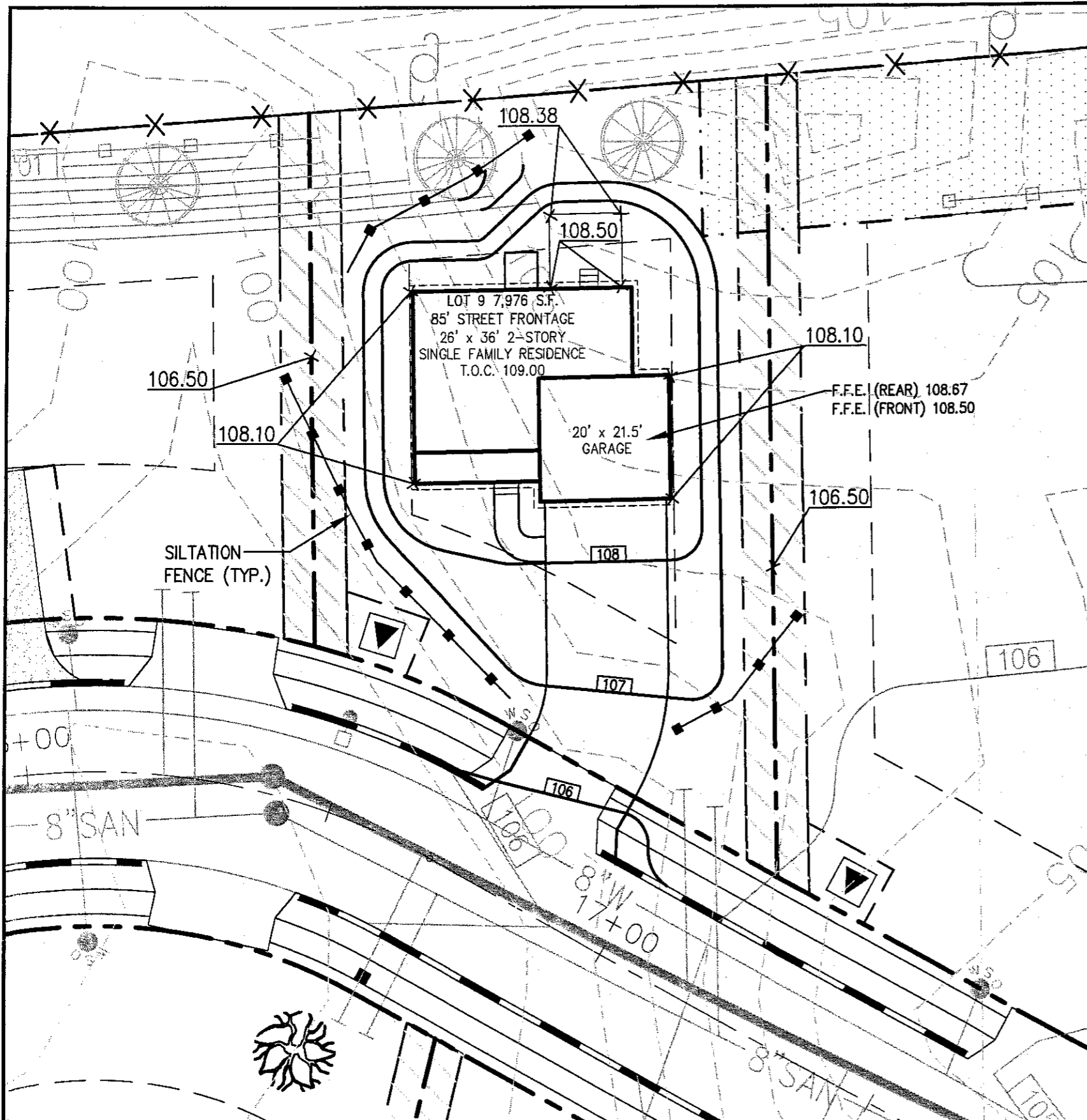
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 PORTLAND, MAINE

LOT 9 LAYOUT & UTILITIES PLAN

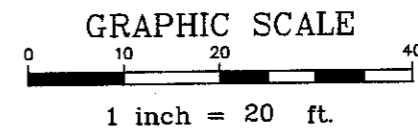
FIGURE
 9-A



CITY OF PORTLAND
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 Date of Approval: 9-26-05

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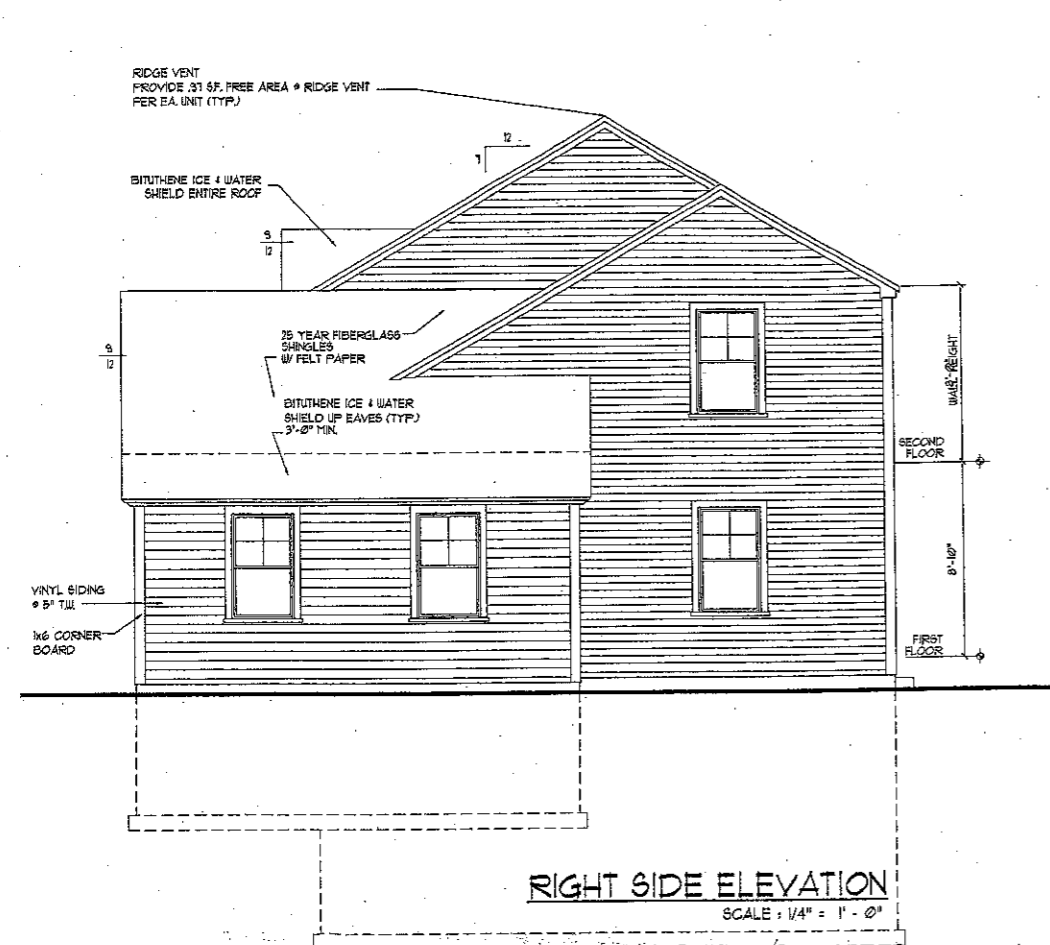
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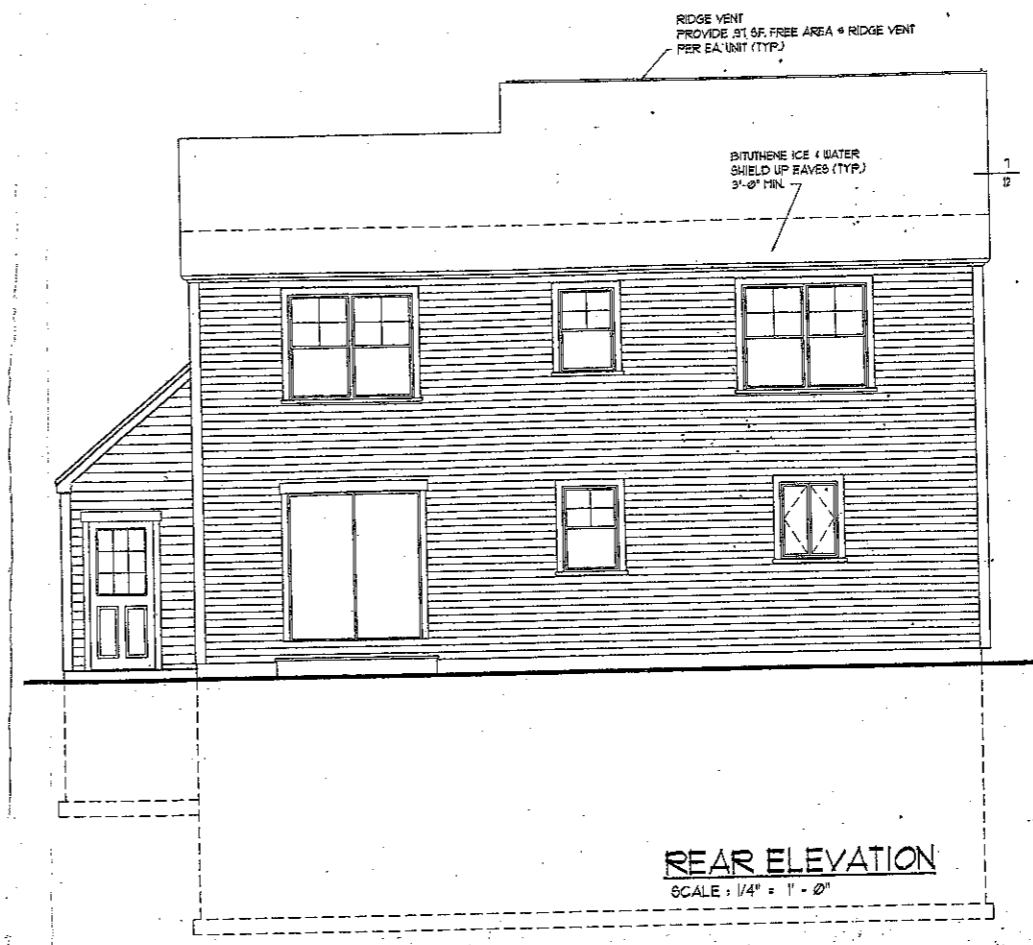
RUBY LANE
 PORTLAND, MAINE

LOT 9 GRADING & EROSION
 CONTROL PLAN

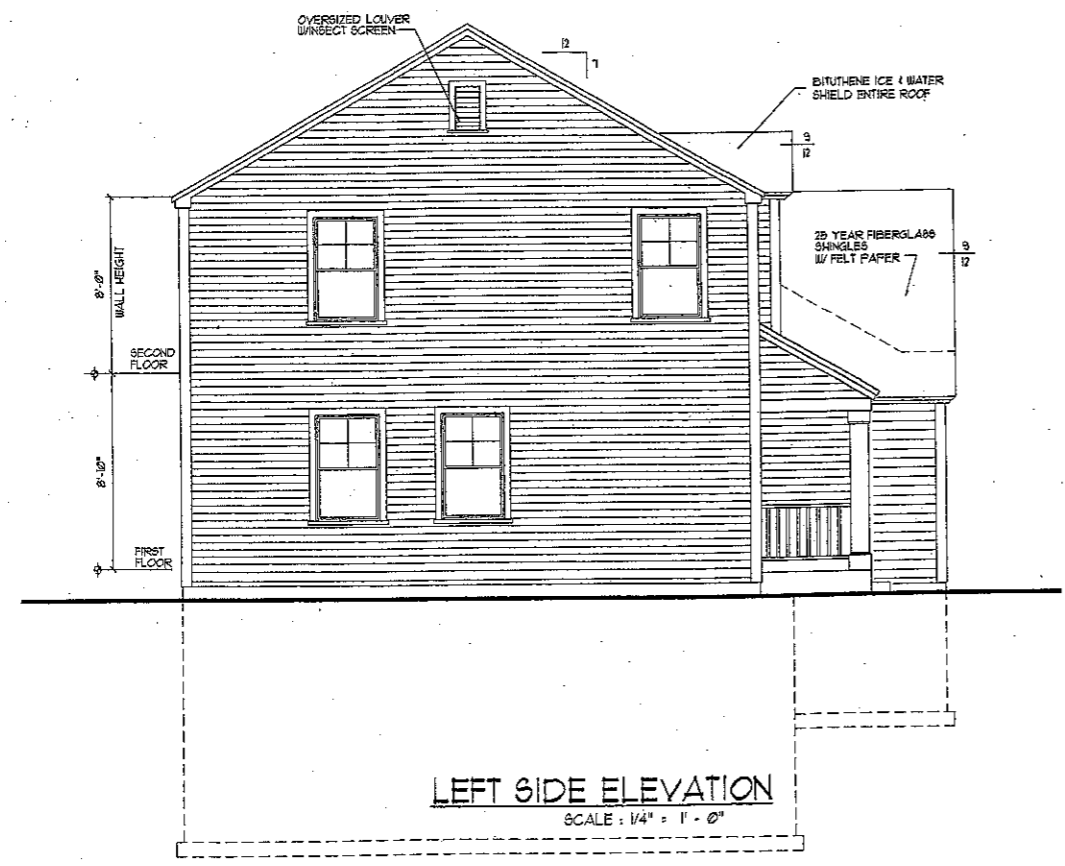
FIGURE
 9-B



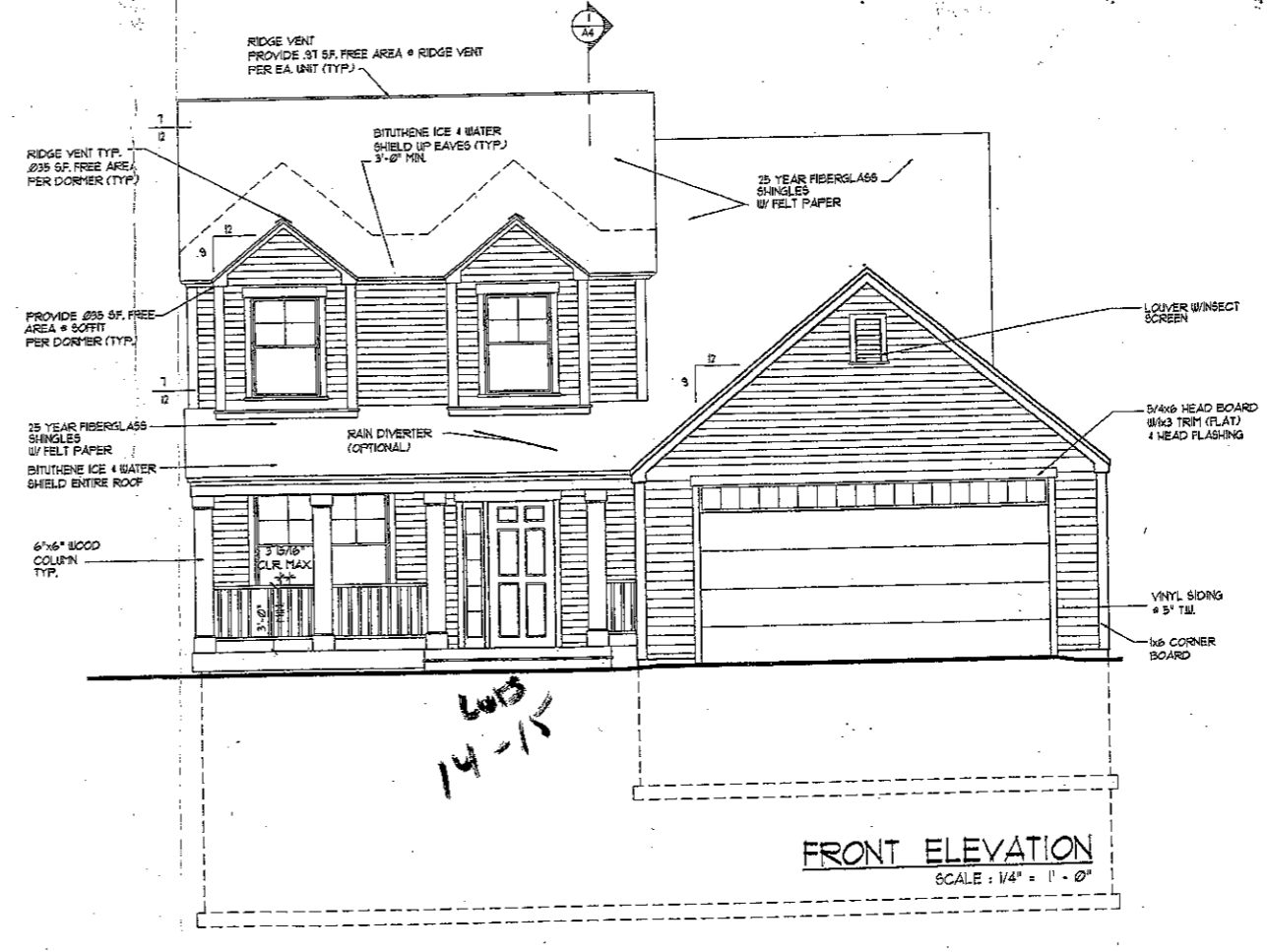
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



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



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



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

*LOBS
14-15*

DRAWINGS THIS SHEET

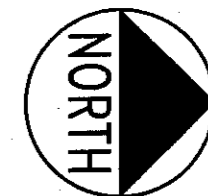
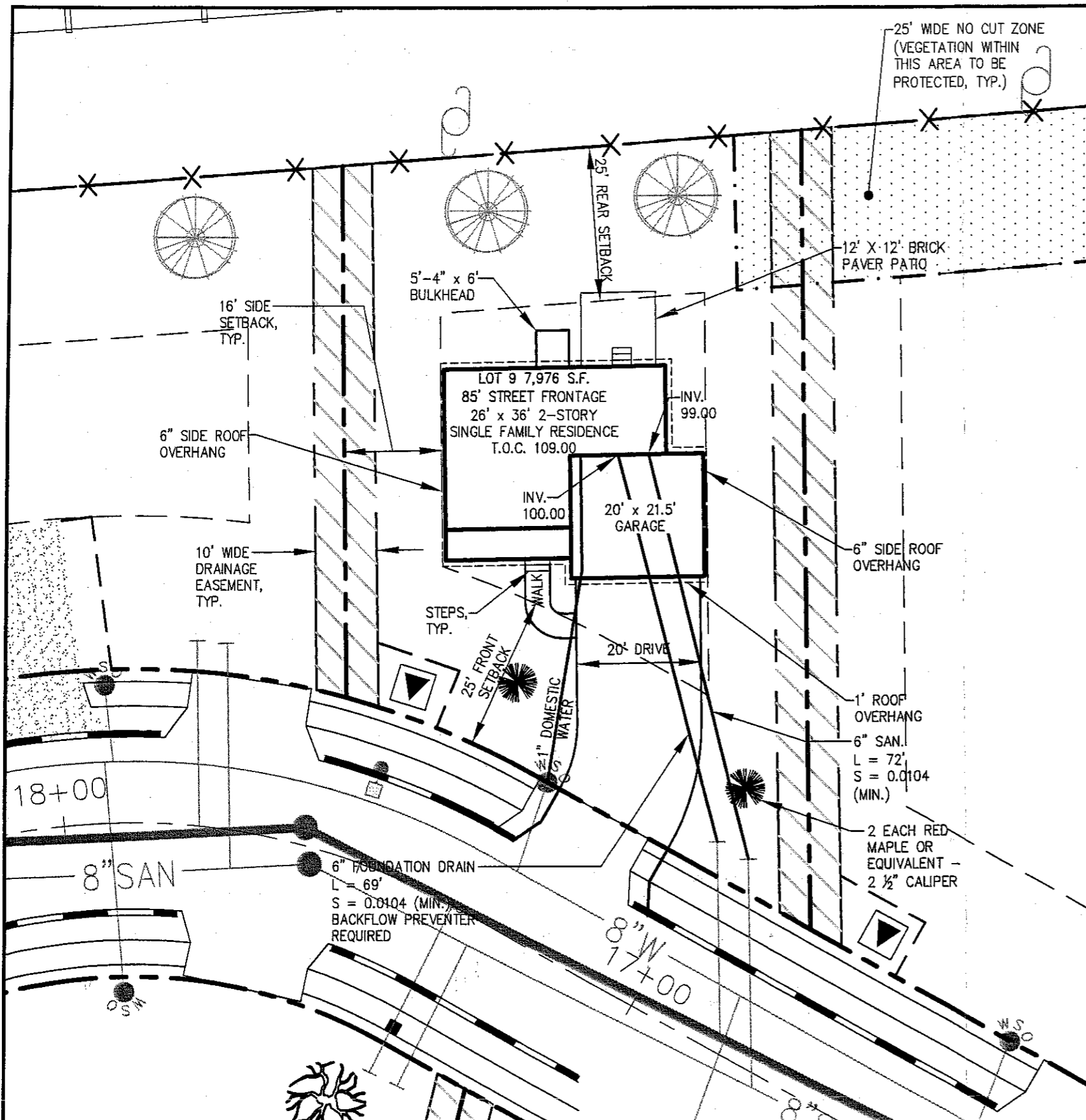
ELEVATIONS

DATE

03/11/05

LOT #9 R034

A3

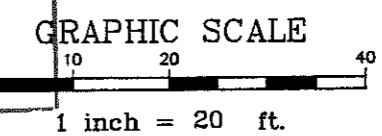


Revision
 CITY OF PORTLAND
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#051261

342 3087

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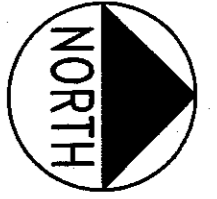
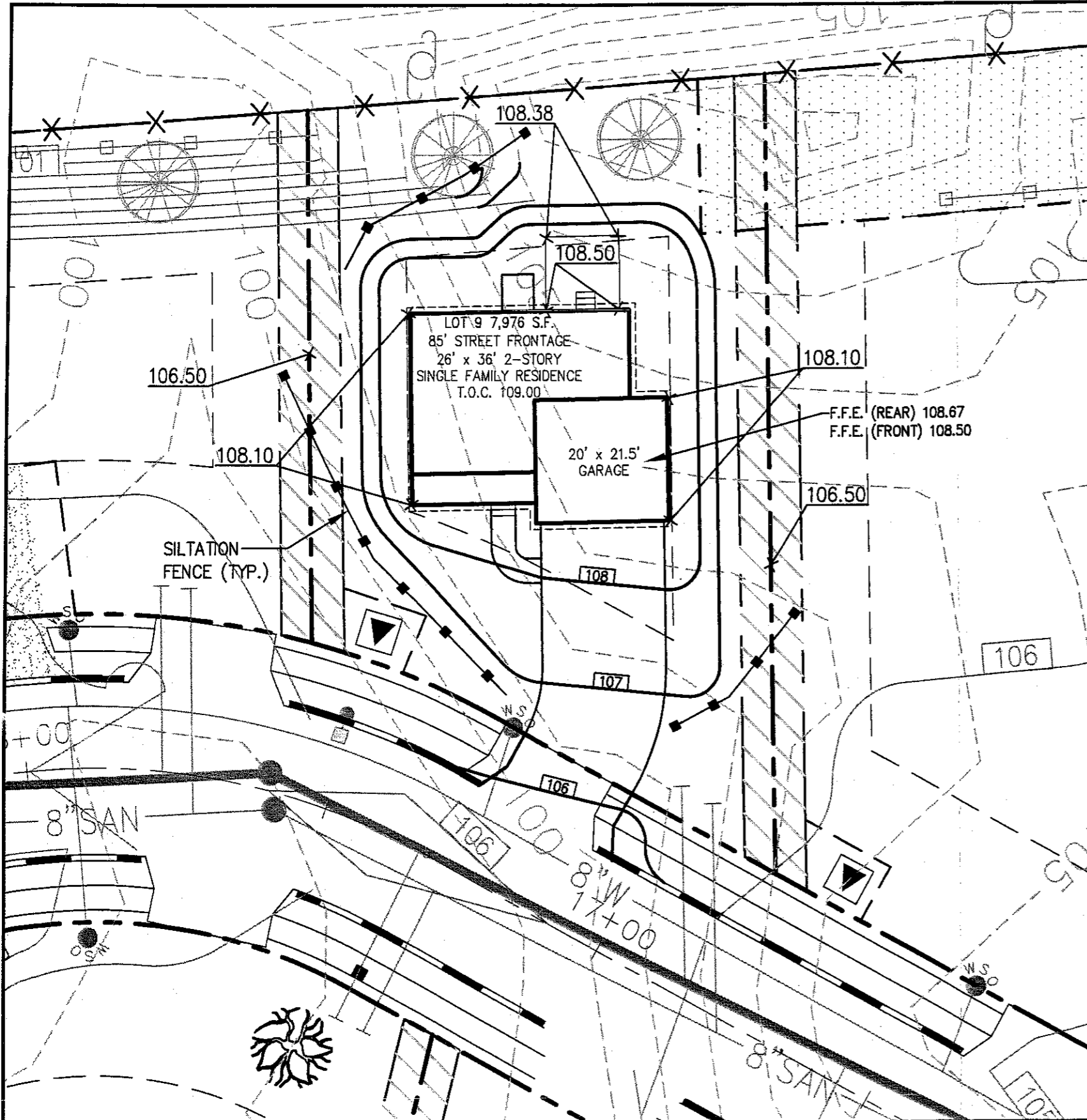
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FILE NAME:	2568-SP		

RUBY LANE
 PORTLAND, MAINE

LOT 9 LAYOUT & UTILITIES PLAN

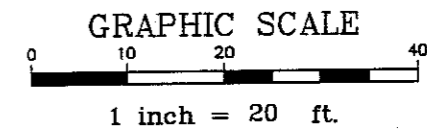
FIGURE
 9-A



CITY OF PORTLAND
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 Subject to Dept. Conditions
 Date of Approval: _____

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RUBY LANE
 PORTLAND, MAINE

LOT 9 GRADING & EROSION
 CONTROL PLAN

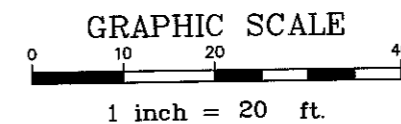
FIGURE
 9-B



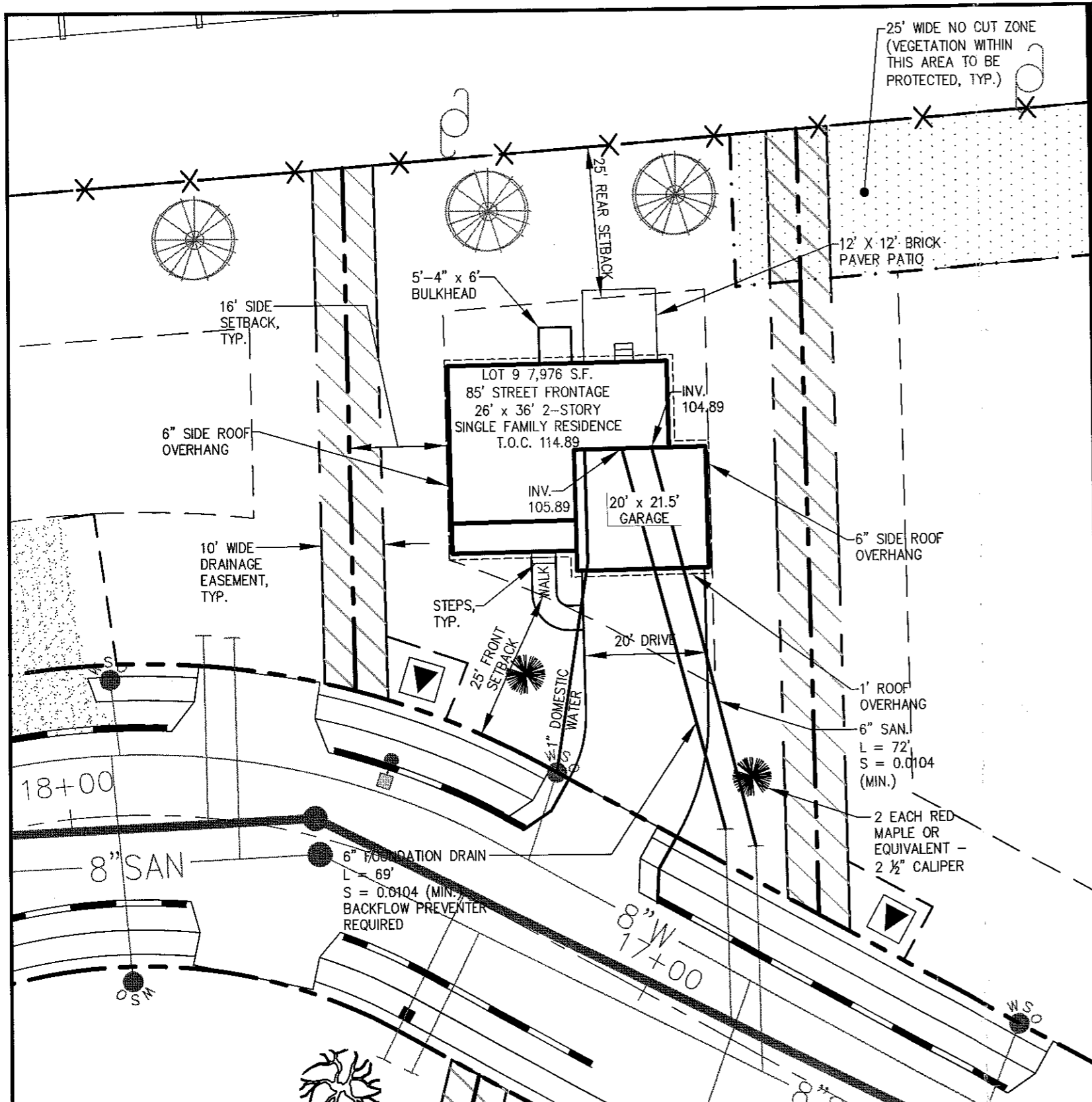
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REVISED 11.02.05



RUBY LANE
PORTLAND, MAINE

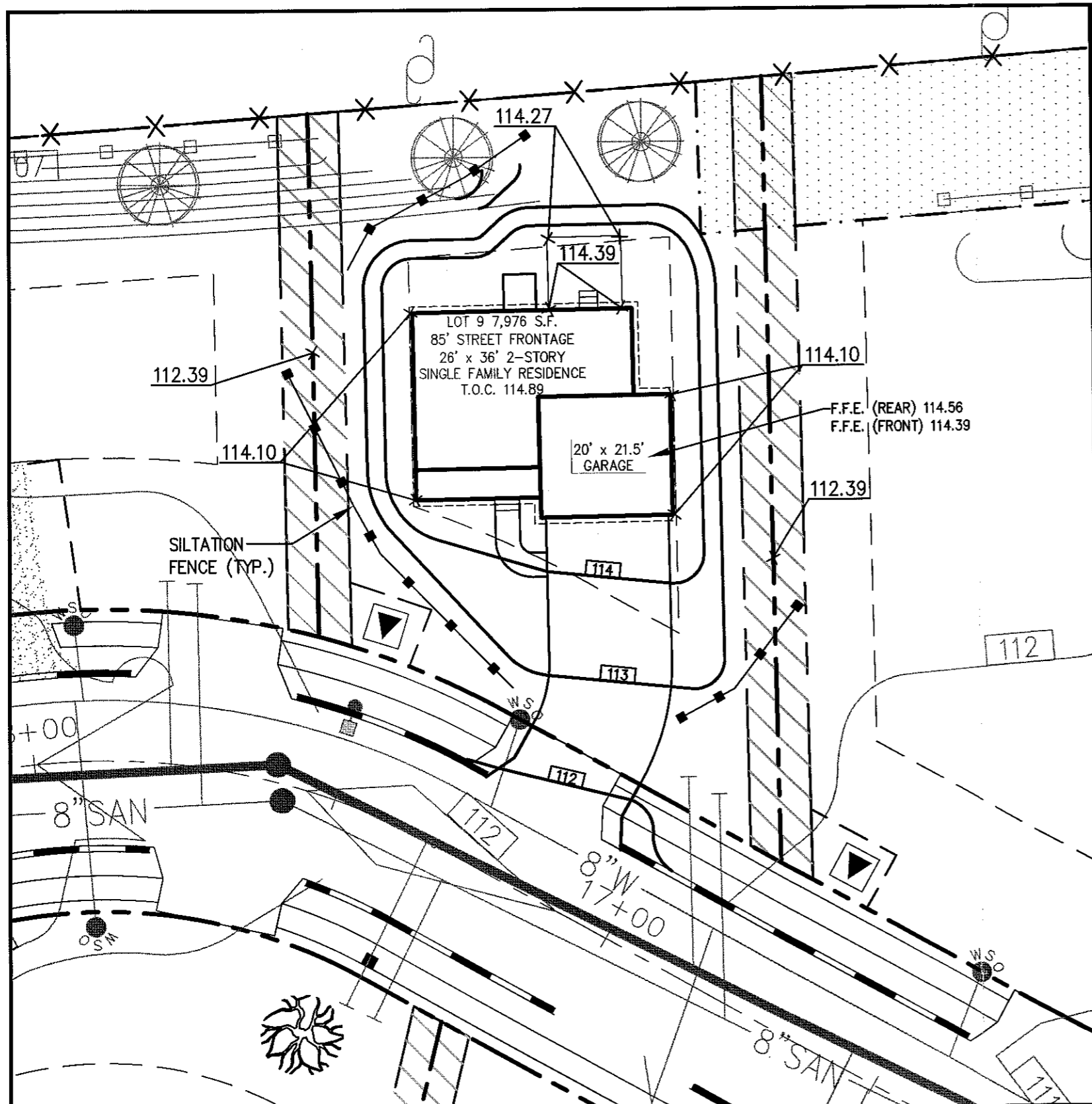
LOT 9 LAYOUT & UTILITIES PLAN

9-A



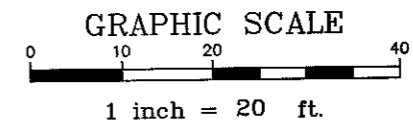
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DRAWN:	CDD	DATE:	MAR. 2005
DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.	2459.02
FILE NAME:	245902-LOTS		



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REVISED 11.02.05

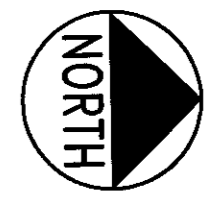
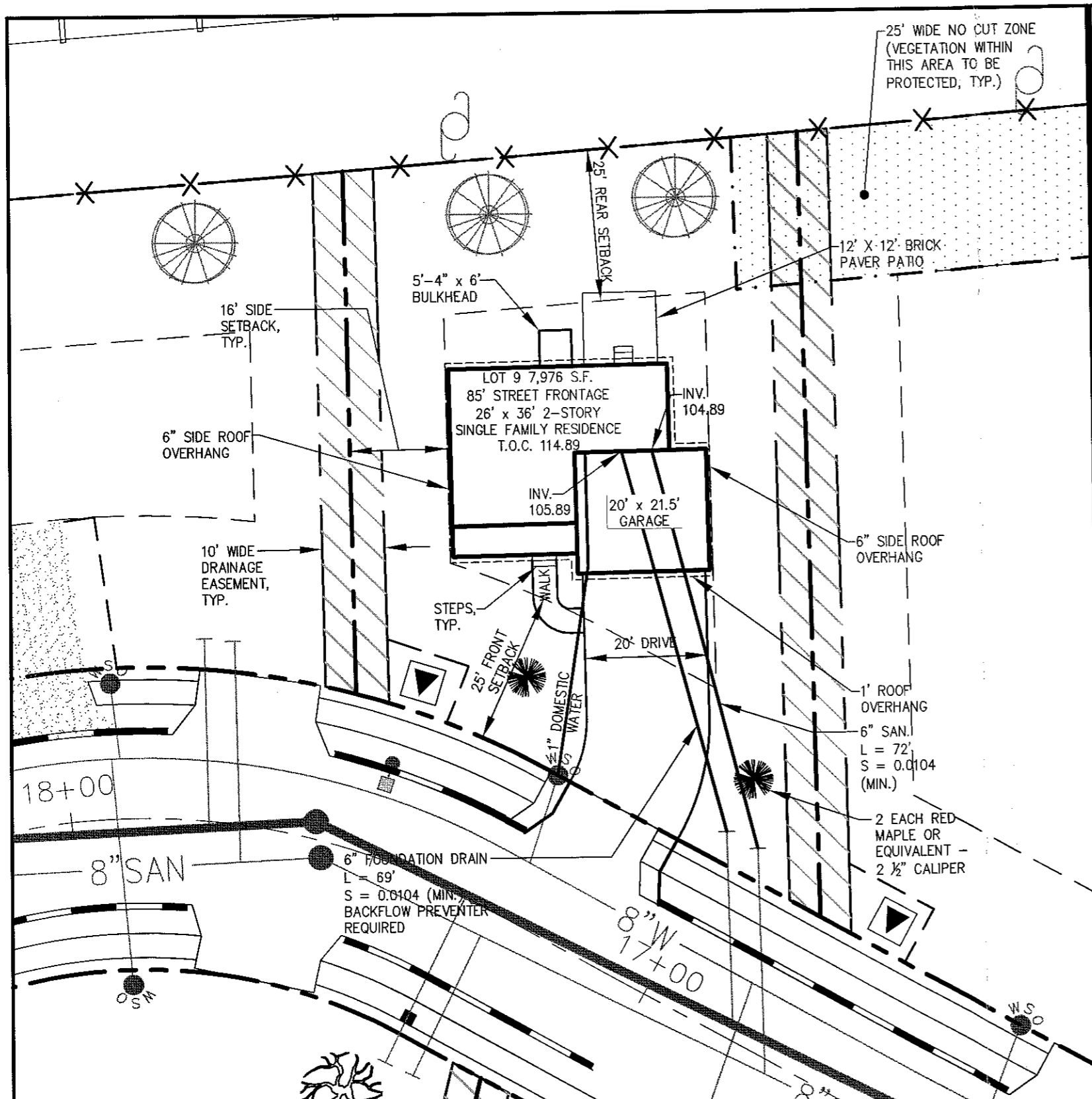
DH DeLuca-Hoffman Associates, Inc.
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**RUBY LANE
 PORTLAND, MAINE**

**LOT 9 GRADING & EROSION
 CONTROL PLAN**

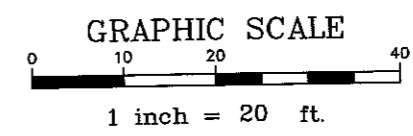
FIGURE
9-B



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ZONING REGULATIONS

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REVISED 11.02.05

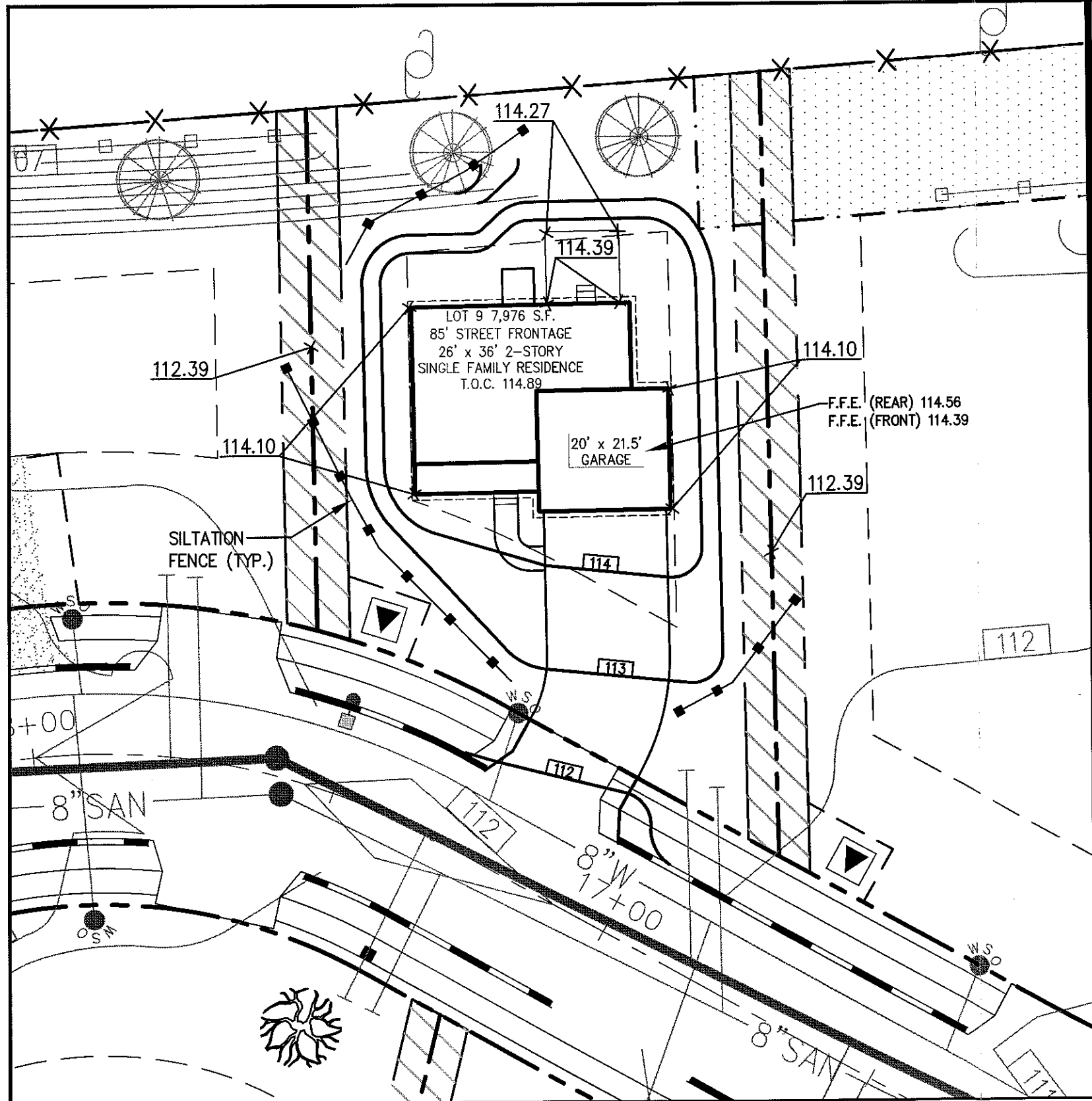
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**RUBY LANE
PORTLAND, MAINE**

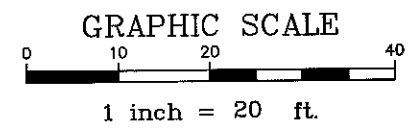
LOT 9 LAYOUT & UTILITIES PLAN

FIGURE
9-A



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MINIMUM SIDE YARD SETBACK:	16 FEET (FOR 2½ STORY DWELLING) 8 FEET (FOR 1½ STORY DWELLING)



REVISED 11.02.05

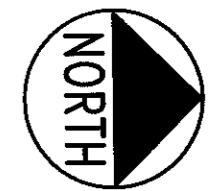
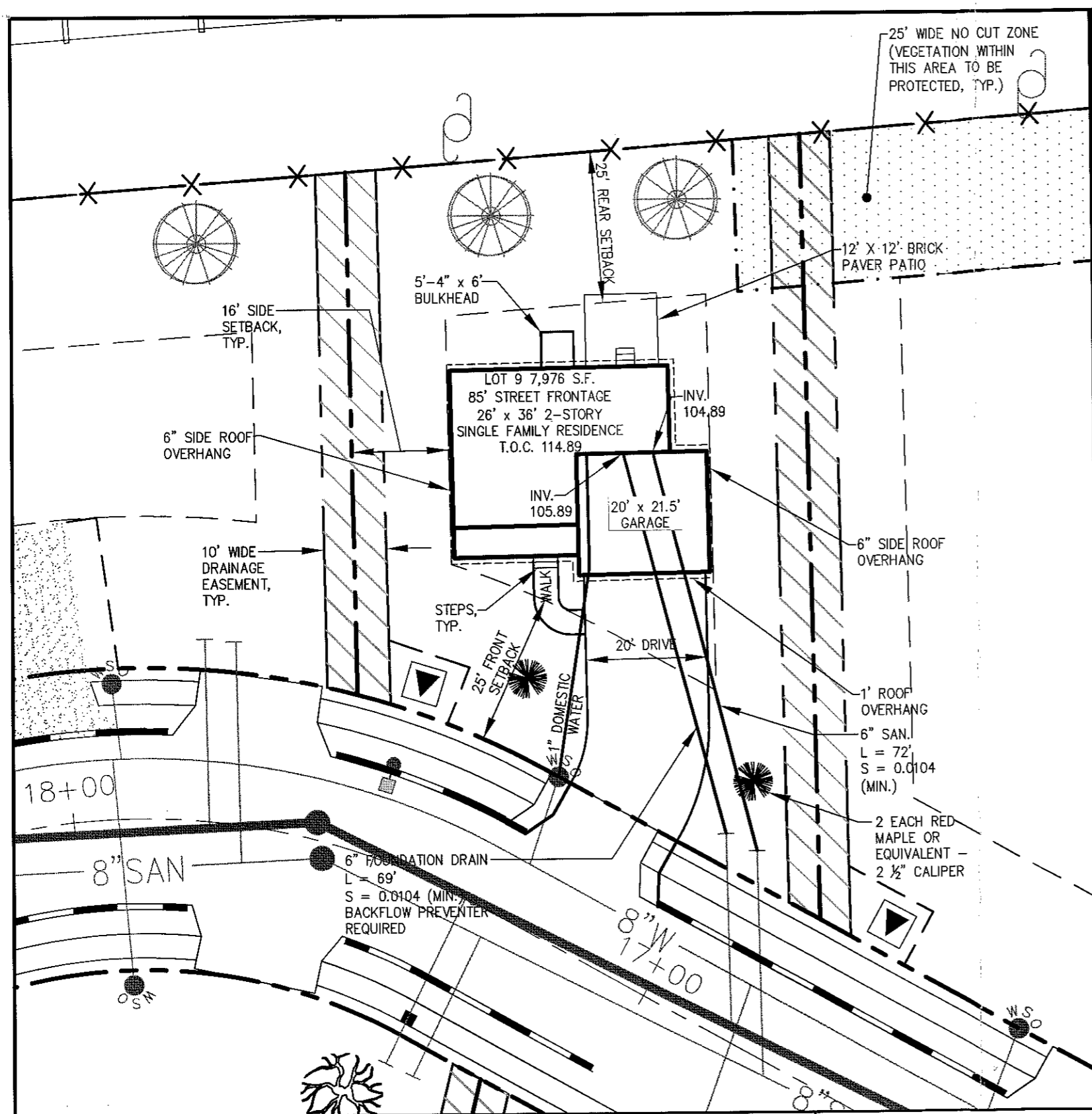
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 SOUTH PORTLAND, ME 04106
 207.775.1121
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DRAWN:	CDD	DATE:	MAR. 2005
DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.	2459.02
FILE NAME:	245902-LOTS		

**RUBY LANE
 PORTLAND, MAINE**

**LOT 9 GRADING & EROSION
 CONTROL PLAN**

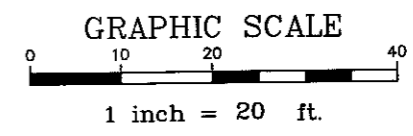
FIGURE
9-B



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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

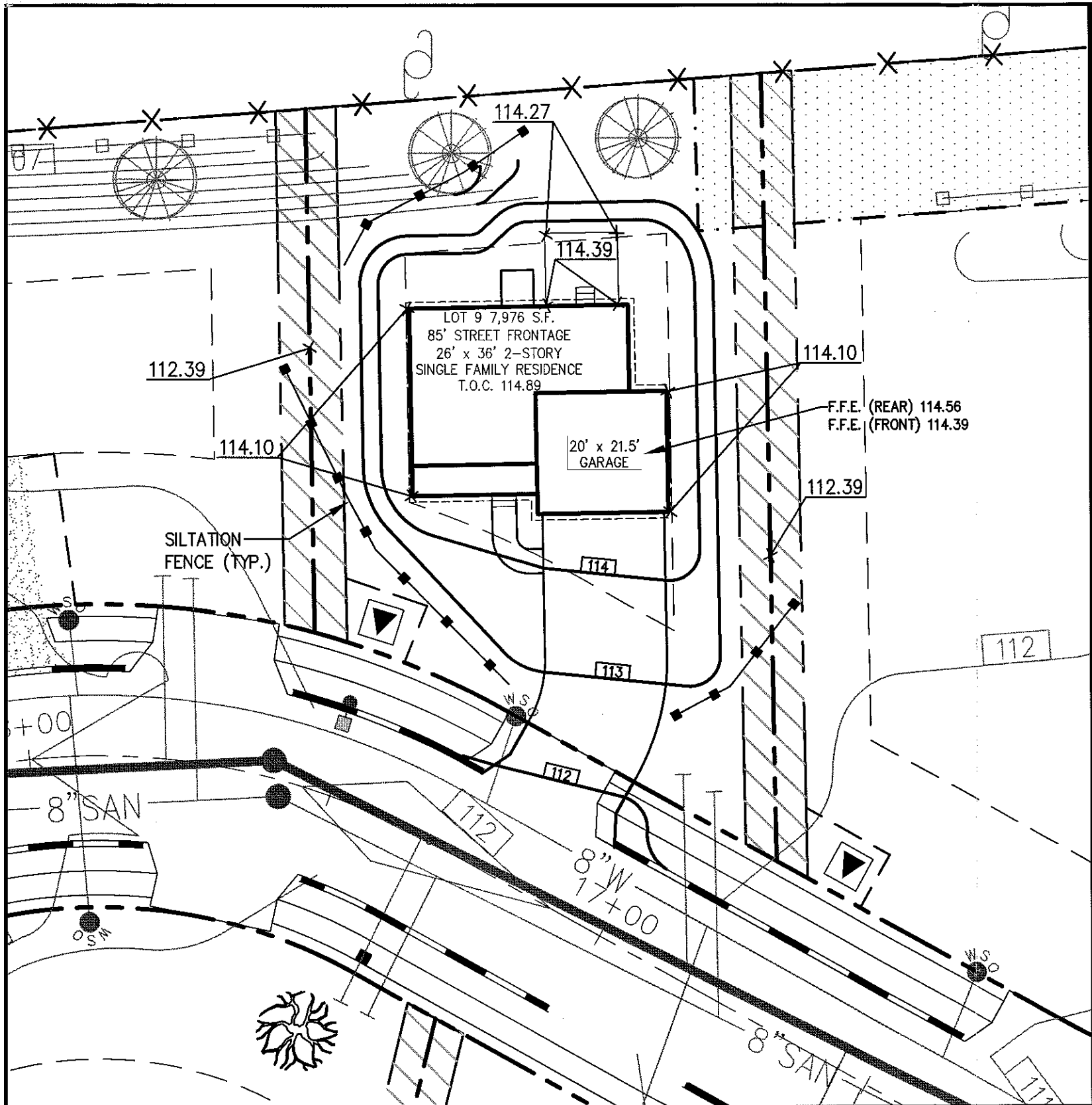
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PORTLAND, MAINE

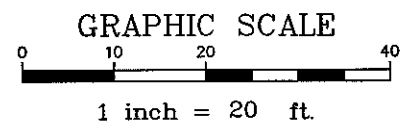
LOT 9 LAYOUT & UTILITIES PLAN

FIGURE
9-A



ZONING REGULATIONS

ZONE:	R-3
MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM LOT WIDTH:	75 FEET
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MINIMUM FRONT YARD SETBACK:	25 FEET OR AT MIN. 75' LOT WIDTH
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REVISED 11.02.05

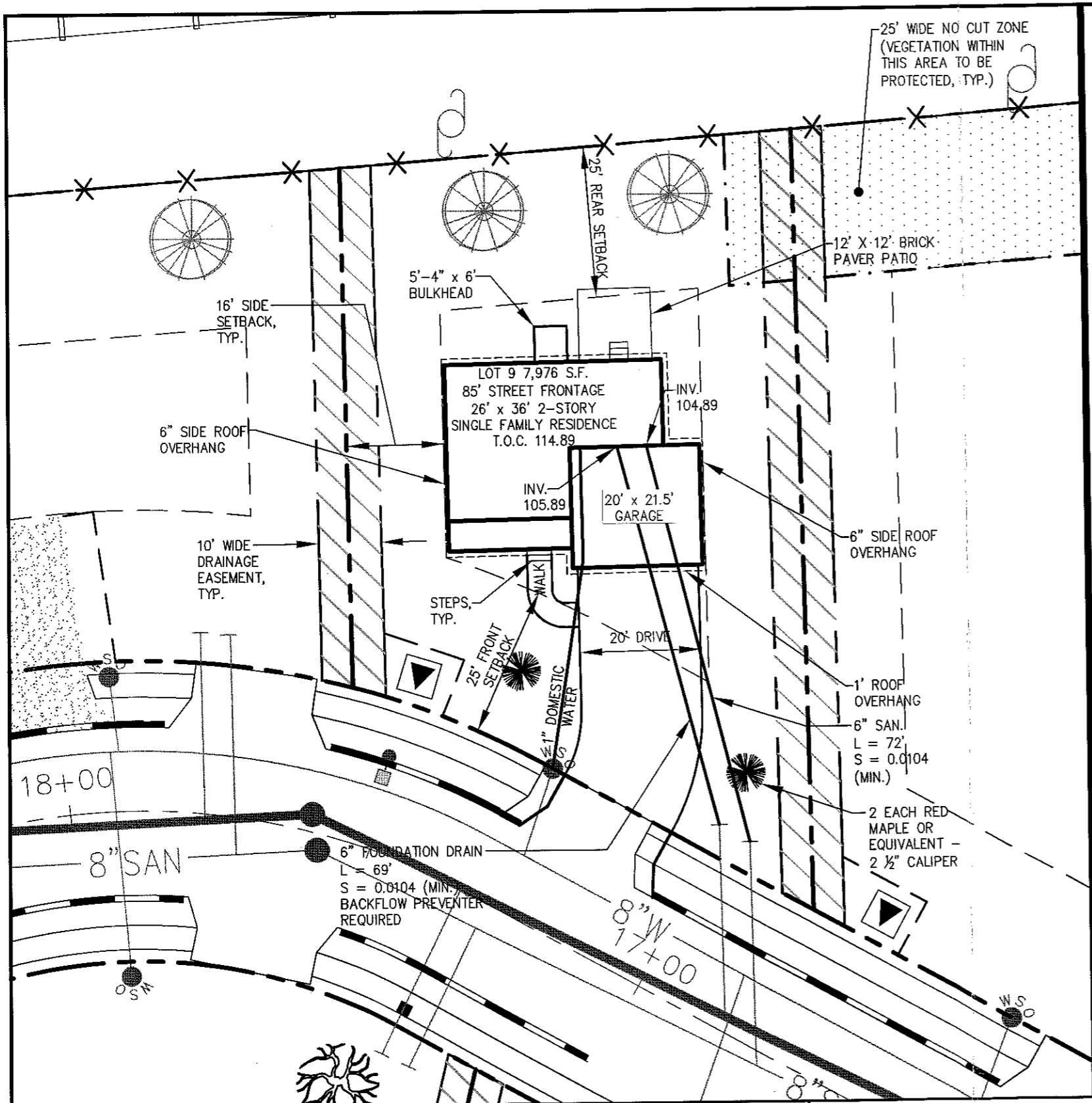
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FILE NAME:	245902-LOTS		

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 PORTLAND, MAINE

LOT 9 GRADING & EROSION
 CONTROL PLAN

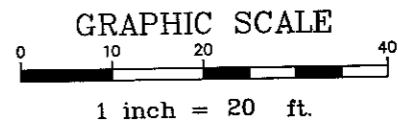
FIGURE
 9-B



RECEIVED NOV 17 2005
elevations 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
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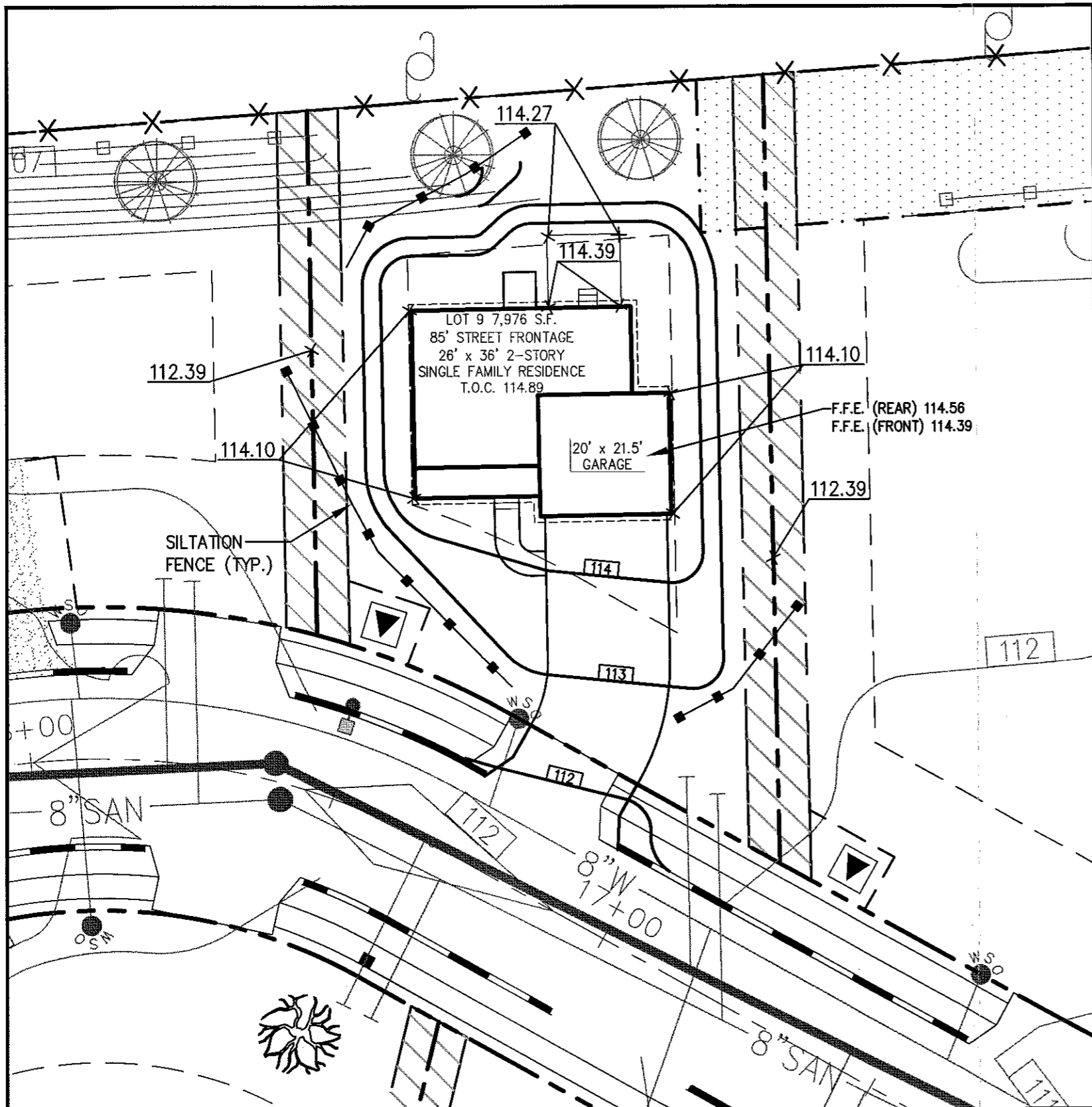
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FILE NAME:	245902-LOTS		

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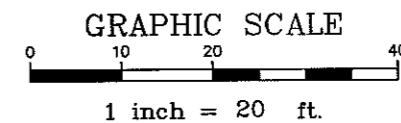
LOT 9 LAYOUT & UTILITIES PLAN

FIGURE
 9-A



ZONING REGULATIONS

ZONE:	R-3
MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM LOT WIDTH:	75 FEET
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DH
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
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RUBY LANE
PORTLAND, MAINE

LOT 9 GRADING & EROSION
CONTROL PLAN

FIGURE
9-B