

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

DRC Copy  
**Jay Reynolds**

RECEIVED SEP 09 2005

2005-0208  
 Application I. D. Number

8/30/2005  
 Application Date

Single Family Home Lot#9  
 Project Name/Description

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

*Box G1 # 233-6463*

56 - 56 Ruby Ln, Portland, Maine  
 Address of Proposed Site

342 B027001  
 Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
 Applicant Ph: (207) 773-4988 Agent Fax:

Applicant or Agent Daytime Telephone, Fax  
 Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

1872  
 Proposed Building square Feet or # of Units      7976      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 8/31/2005

Reviewer *J.R.*

DRC Approval Status:  
 Approved       Approved w/Conditions See Attached       Denied

Approval Date *9-26-05*      Approval Expiration *10-12-05*      Extension to \_\_\_\_\_       Additional Sheets Attached  
 Condition Compliance      *Jay Reynolds* 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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	

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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 hi			
Name	GG	Follow Up Date		Completed

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

Ledge.  
/GG

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, 4<sup>th</sup> 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,

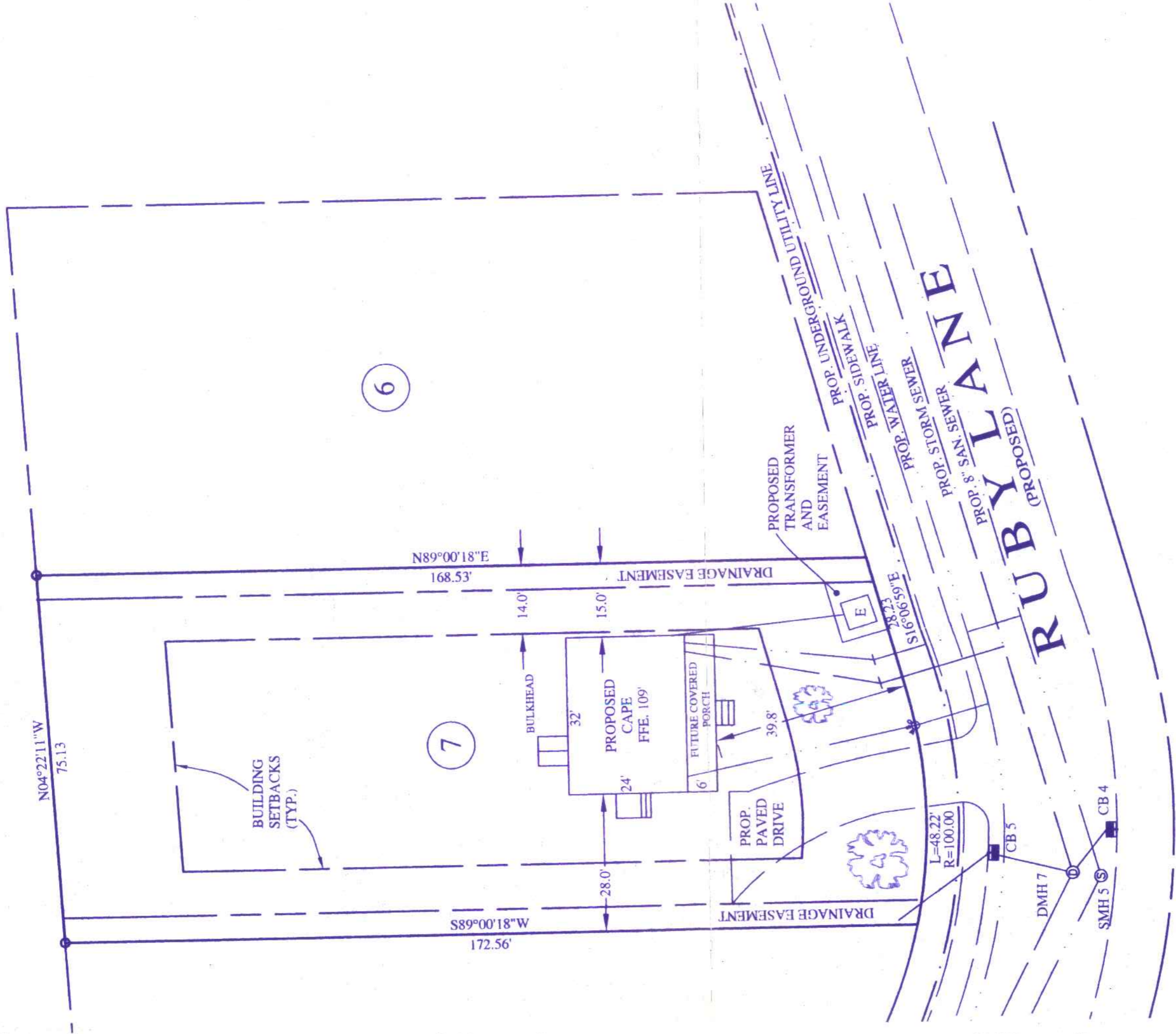
The following are my review comments pertaining to the site plan for lot #7, Ruby Lane:

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

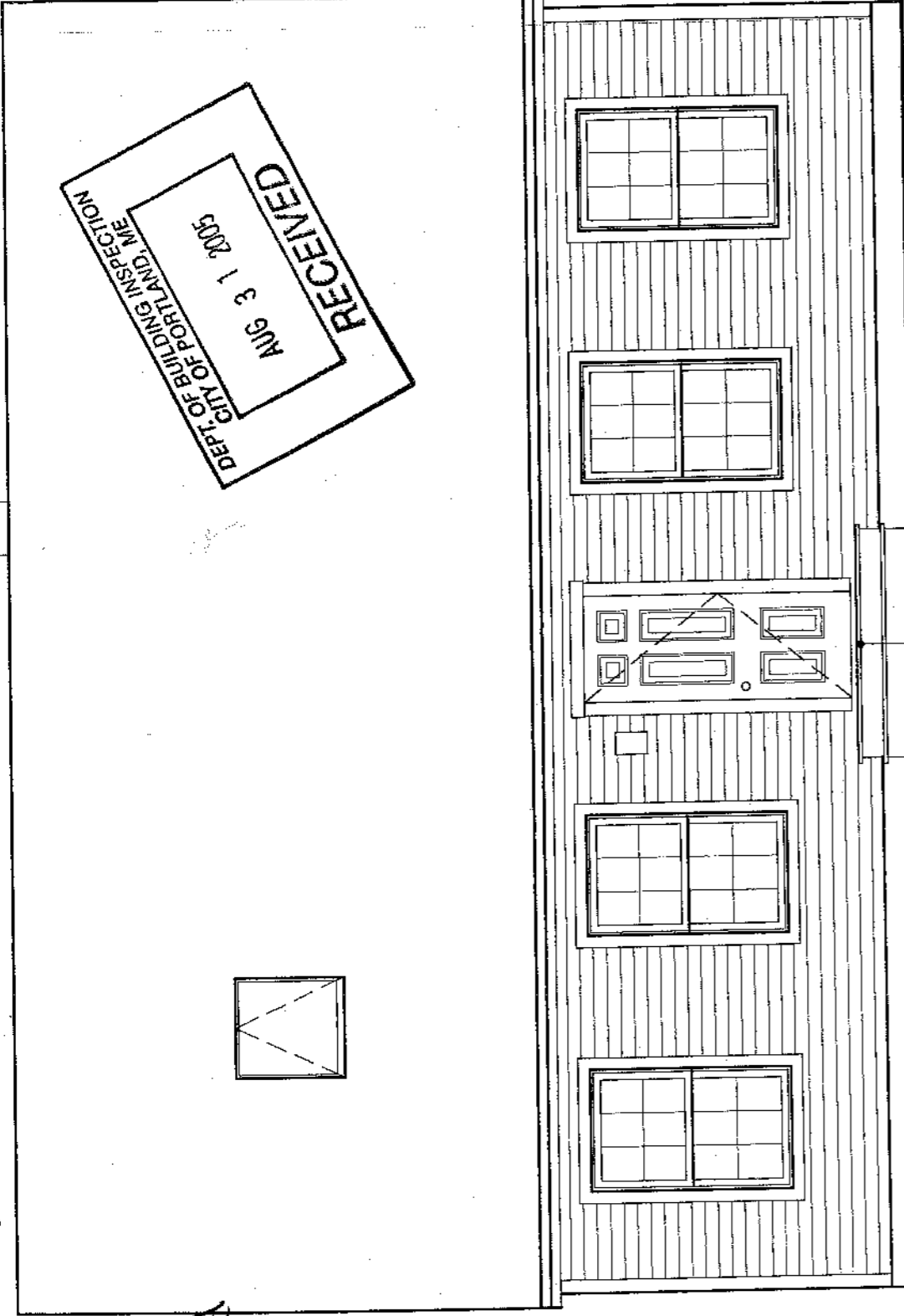


I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

*Robert N. Farthing*  
 ROBERT N. FARTHING  
 P.L.S. 586

Custom Bar & Home of Wine  
3100079 Ted  
Portland  
Rugby Ln.  
Lot 7

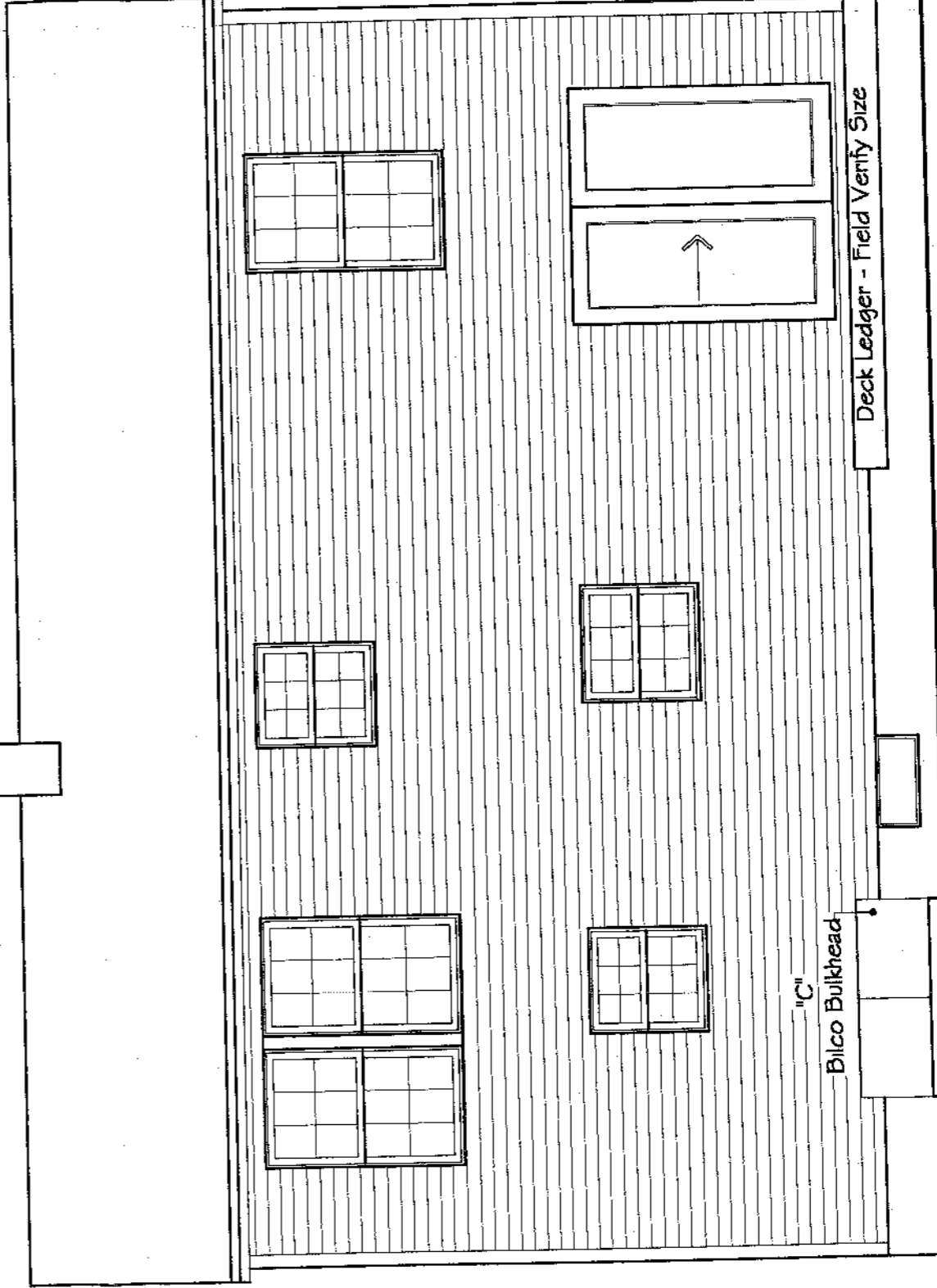
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AUG 31 2005  
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CITY OF PORTLAND, ME



FRONT ELEVATION

Scale: N.T.S.

Field venty access  
to ground level



REAR ELEVATION

Scale: NTS

Deck Ledger - Field Venty Size

"C"  
Bilco Bulkhead



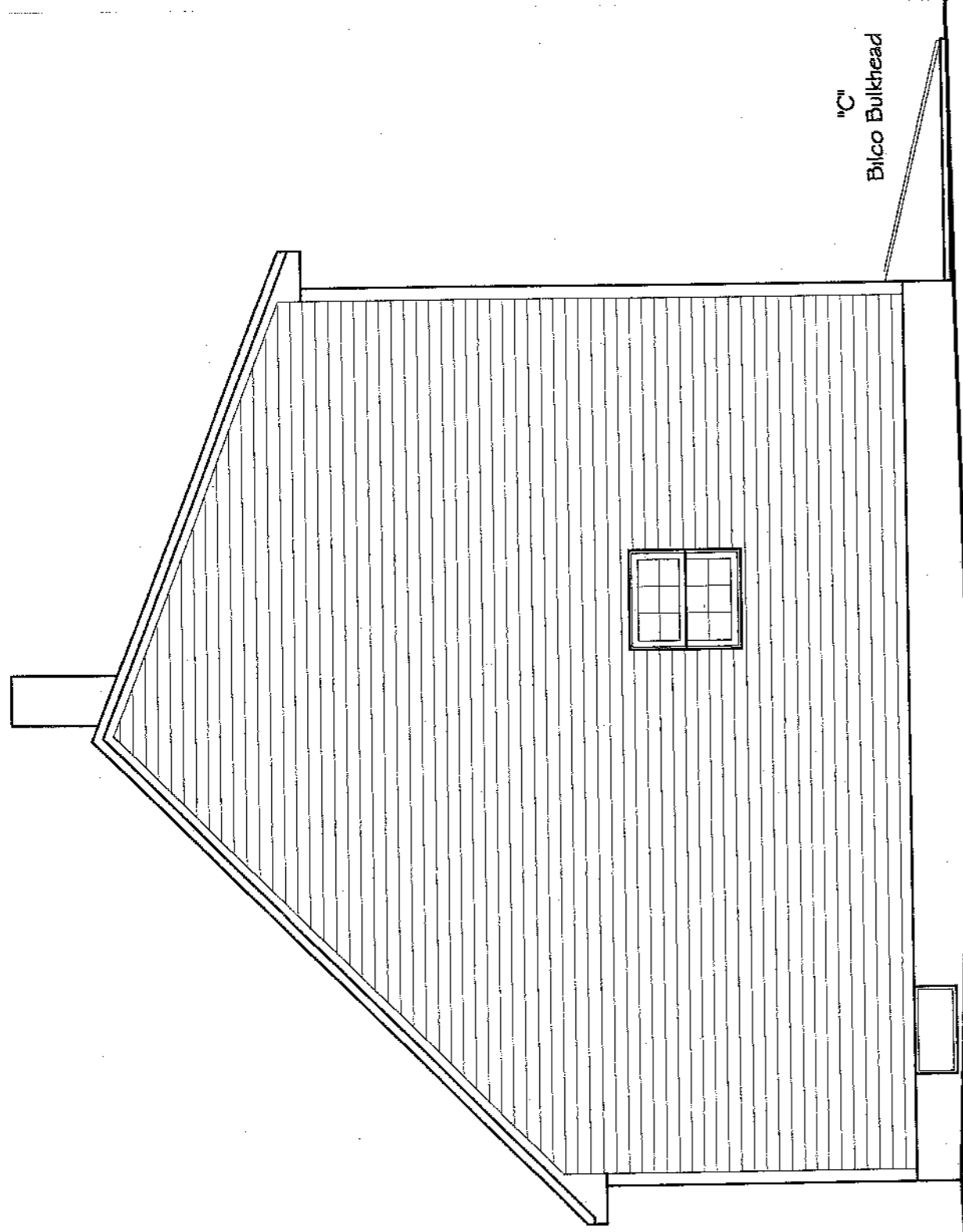
Project P + C DONATELLI RESIDENCE

project number 2566

revisions:

date drawn: 7/29/05

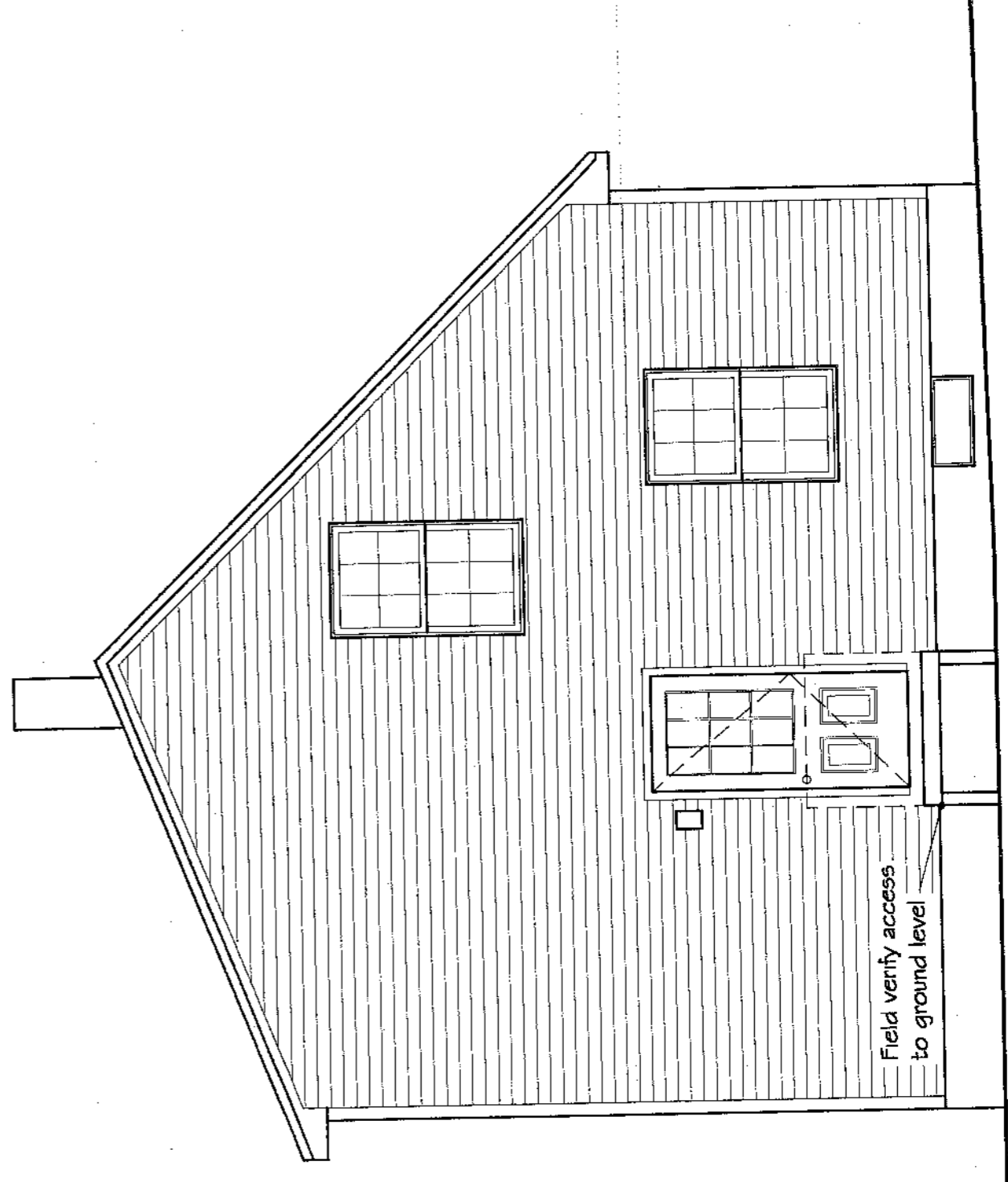
date issued: 7/29/05



RIGHT ELEVATION

Scale: N.T.S.

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

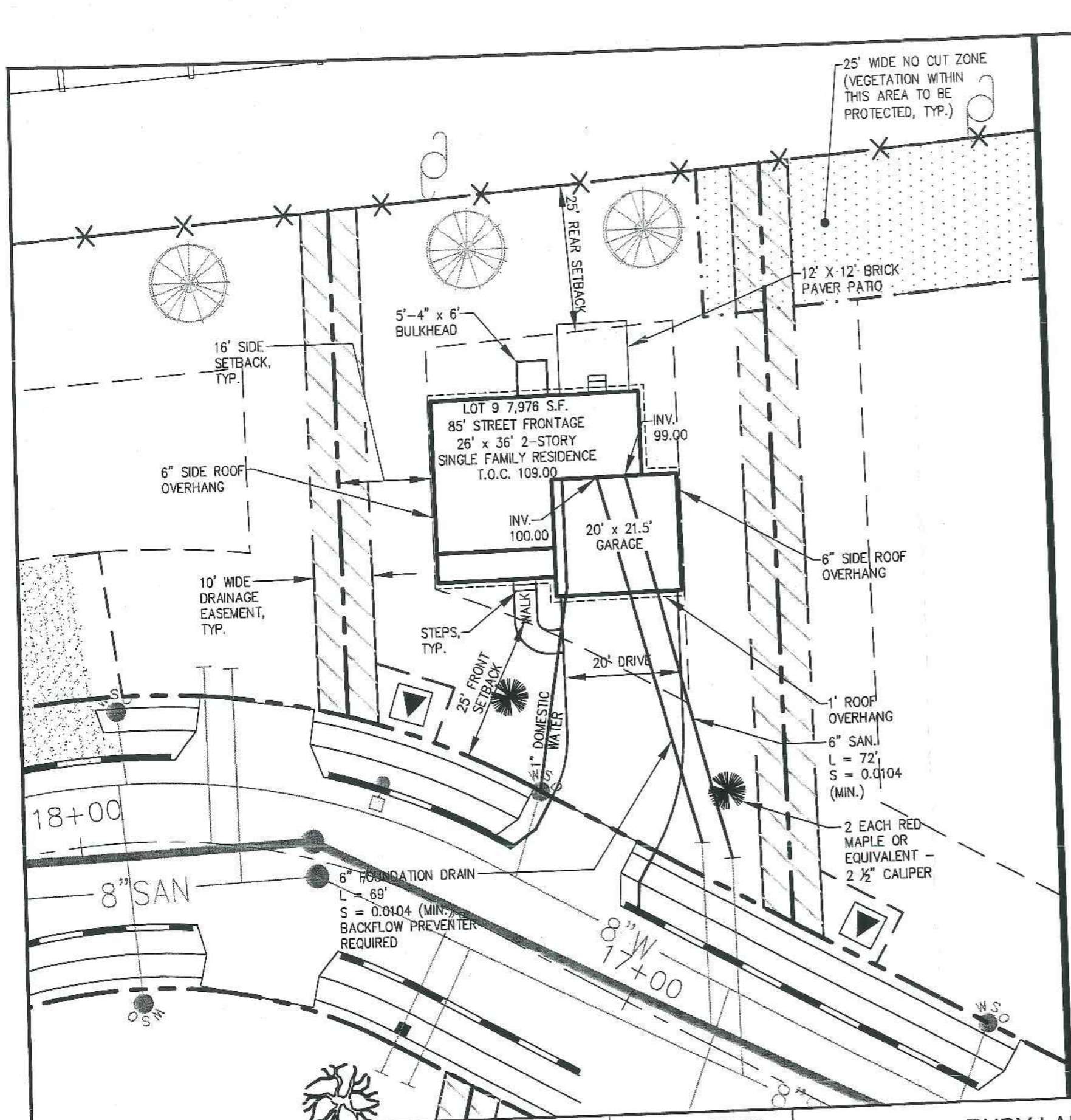


LEFT ELEVATION

Scale: N.T.S.

Field verify access to ground level

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 FOR ANY STRUCTURAL REQUIREMENTS.

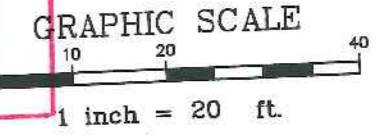


**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 Subject to Dept. Conditions  
 Date of Approval: \_\_\_\_\_

**ZONING REGULATIONS**

- |                             |   |
|-----------------------------|---|
| ZONE:                       | R-3   |
| MINIMUM LOT SIZE:           | 6,500 S.F.  |
| MINIMUM LOT WIDTH:          | 75 FEET   |
| MINIMUM STREET FRONTAGE:    | 50 FEET   |
| 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)<br>8 FEET (FOR 1½ STORY DWELLING) |

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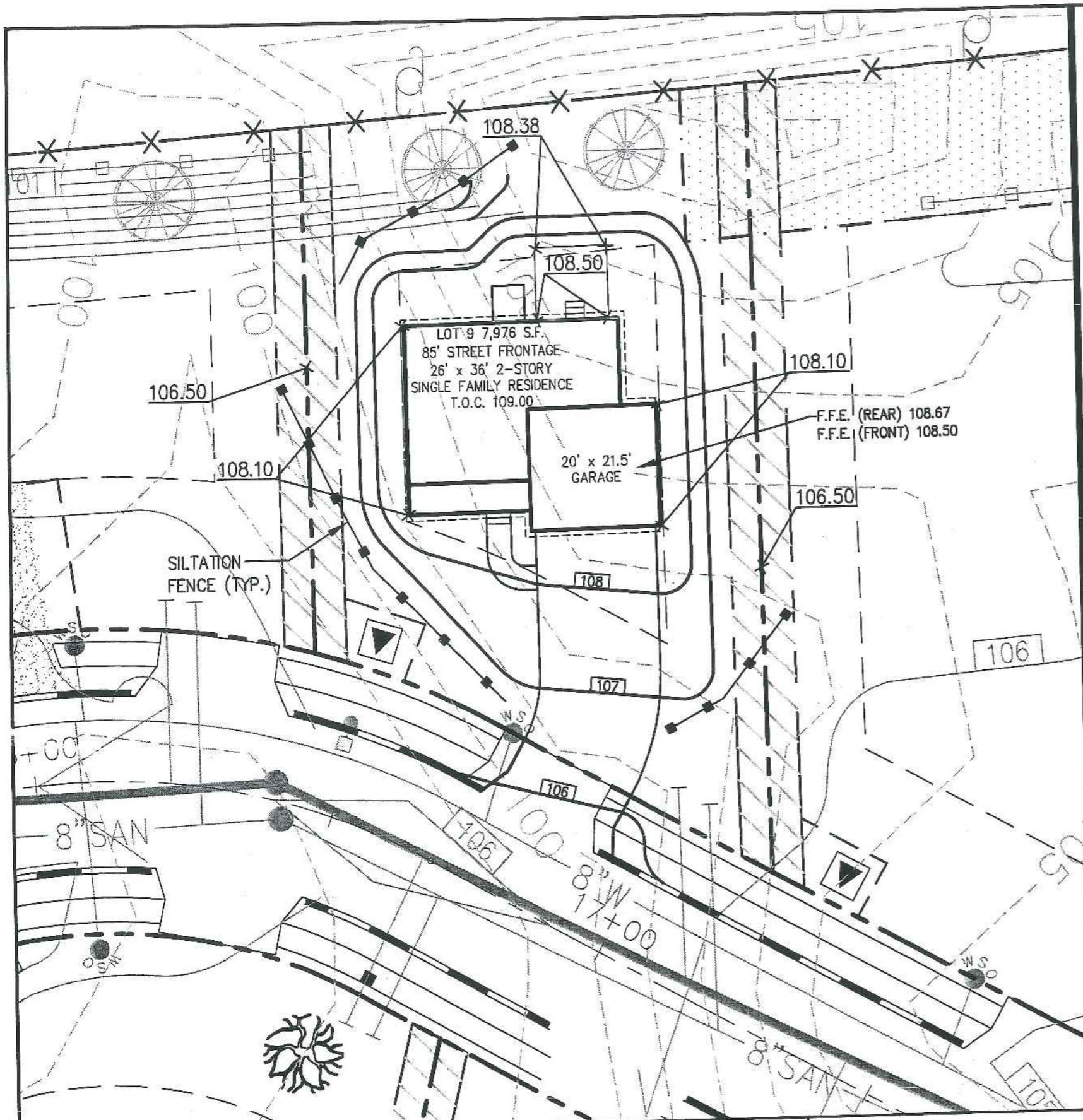
**DH**  
 DeLuca-Hoffman Associates, Inc.  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 207.775.1121  
 WWW.DELUCAHOFFMAN.COM

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

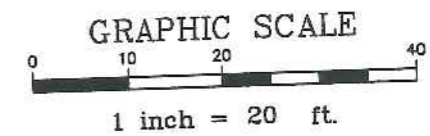
FIGURE  
**9-A**



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

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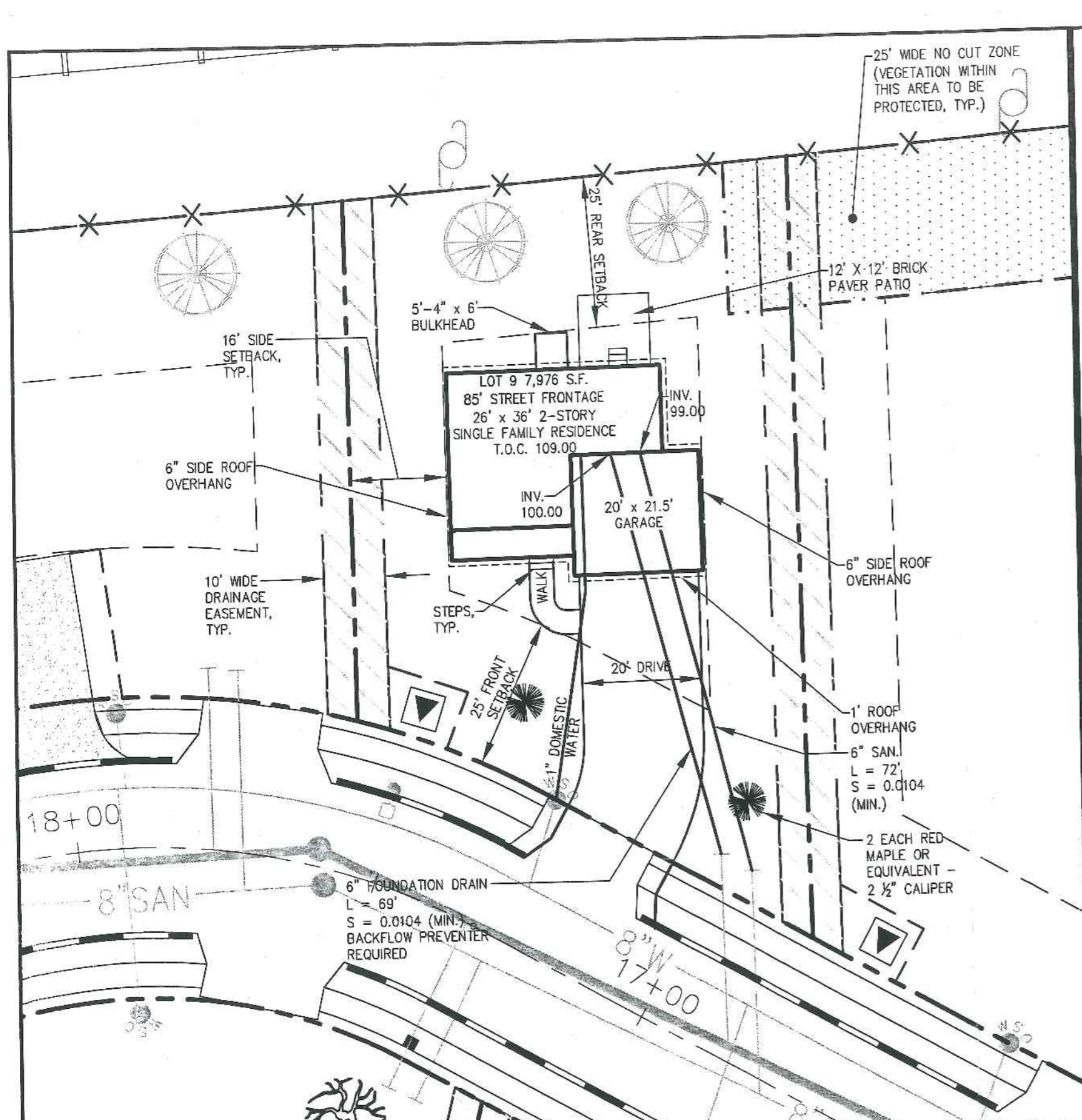
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CHECKED:	DDA	JOB NO.:	2568
FILE NAME:	2568-SP		

RUBY LANE  
PORTLAND, MAINE

LOT 9 GRADING & EROSION  
CONTROL PLAN

FIGURE  
9-B

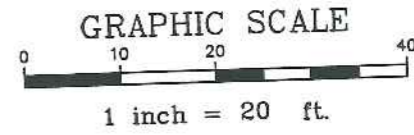




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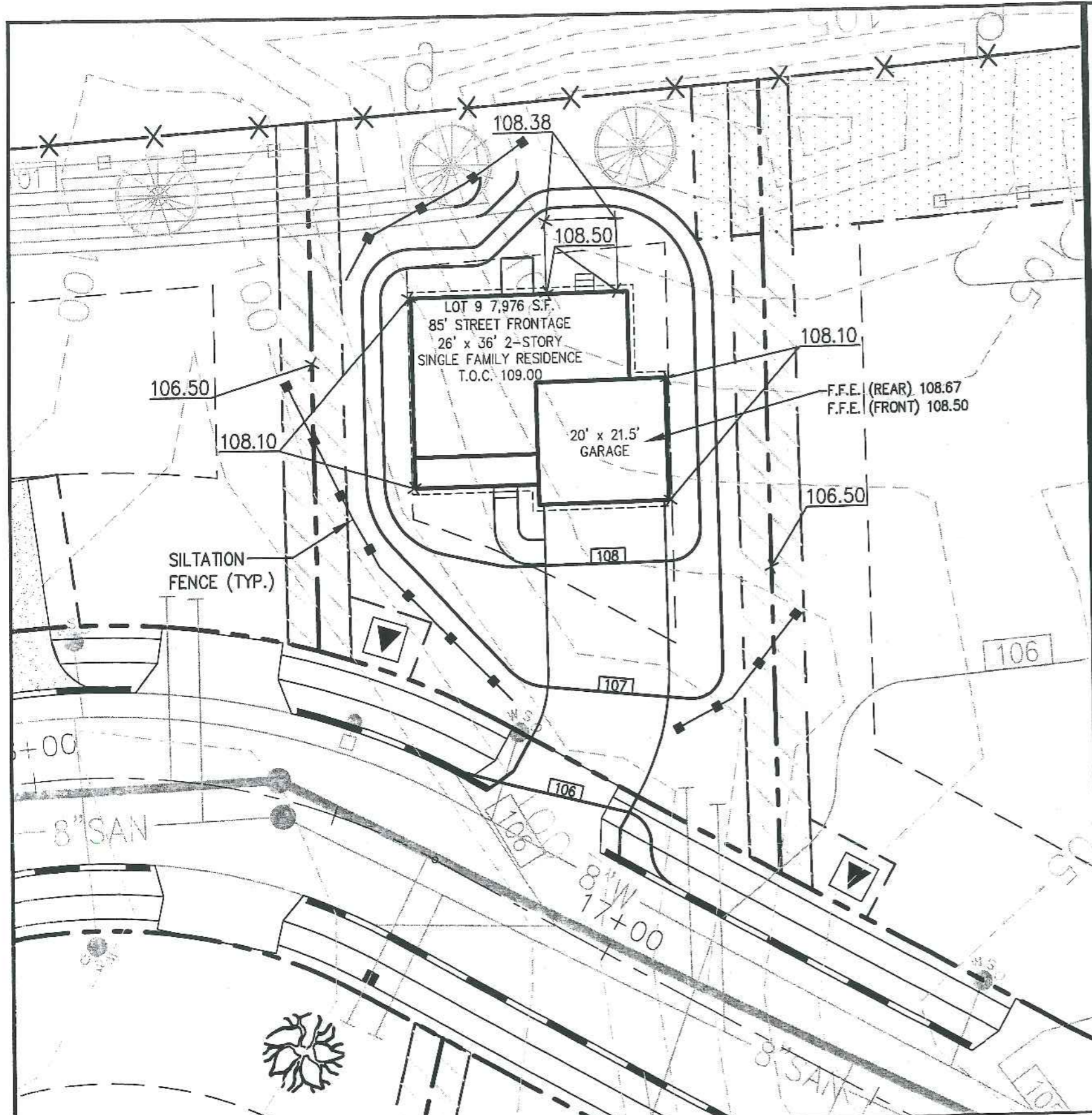
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**RUBY LANE**  
**PORTLAND, MAINE**

**LOT 9 LAYOUT & UTILITIES PLAN**

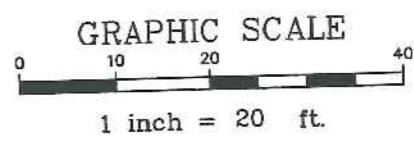
FIGURE  
**9-A**



**CITY OF PORTLAND**  
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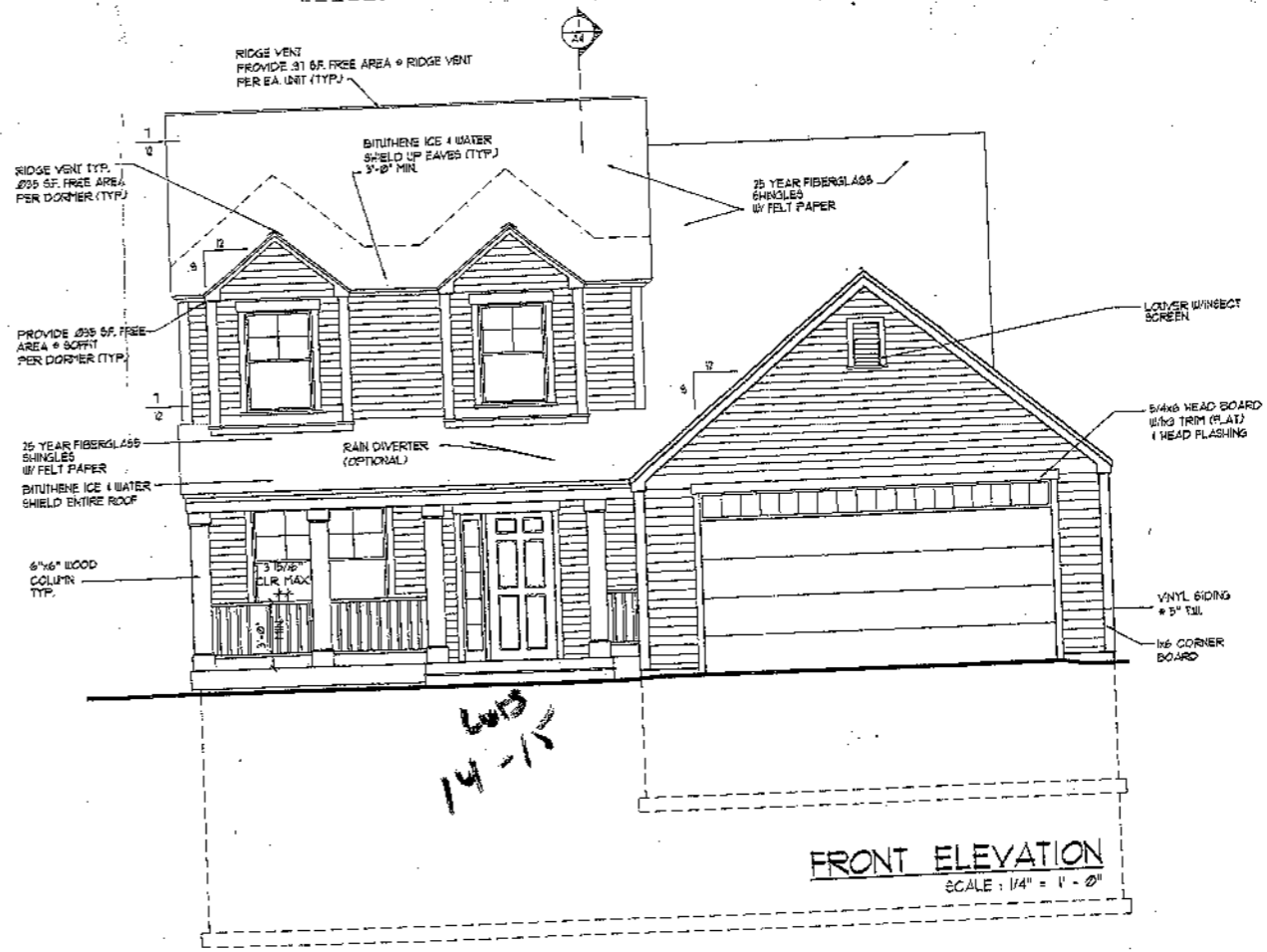
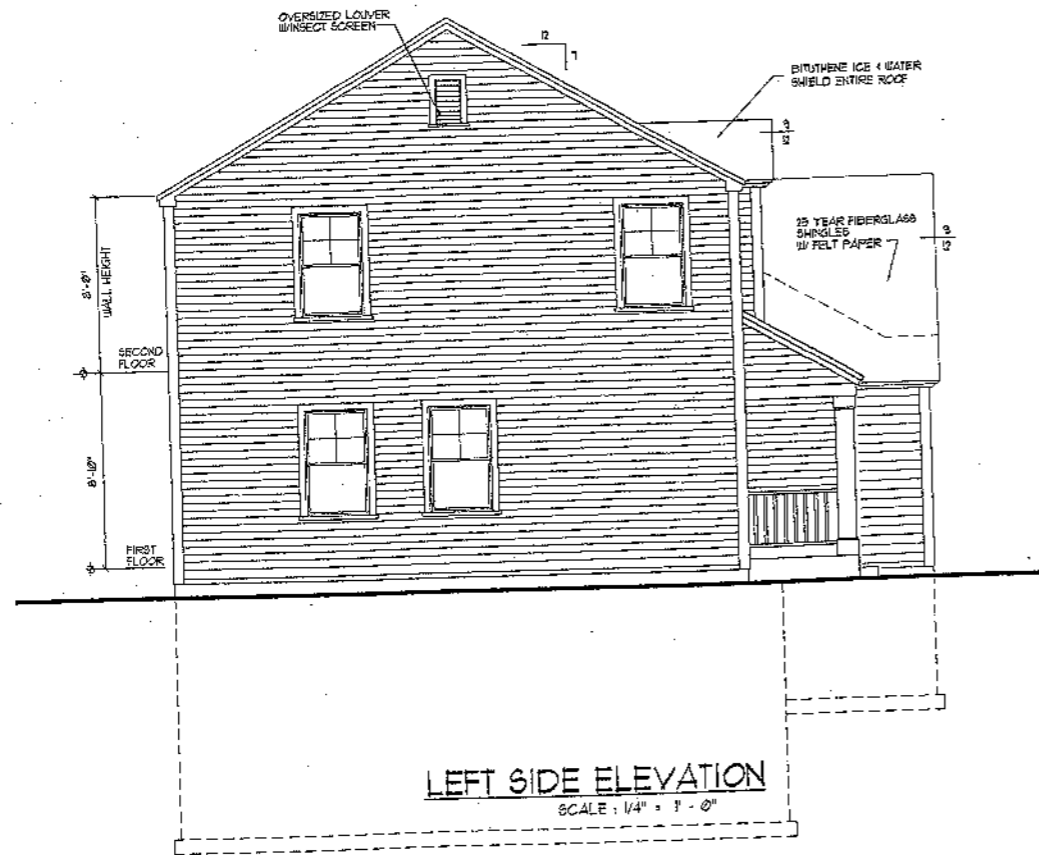
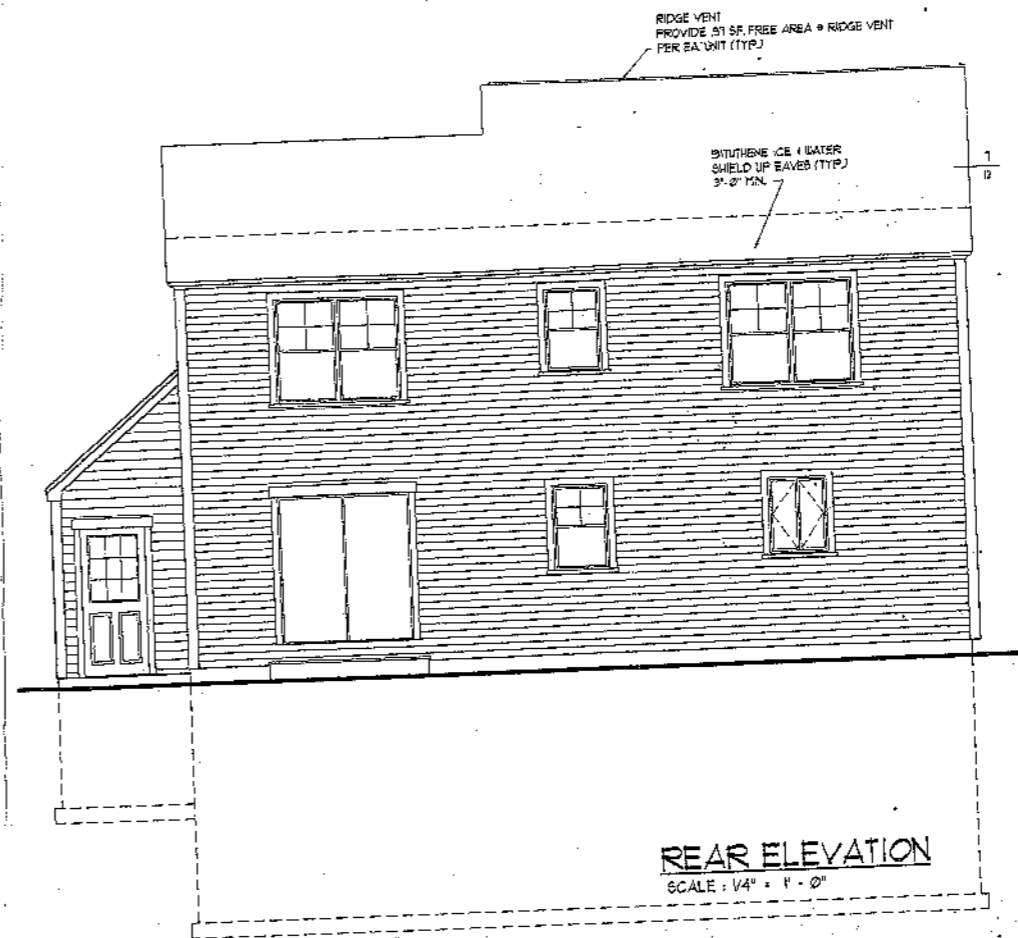
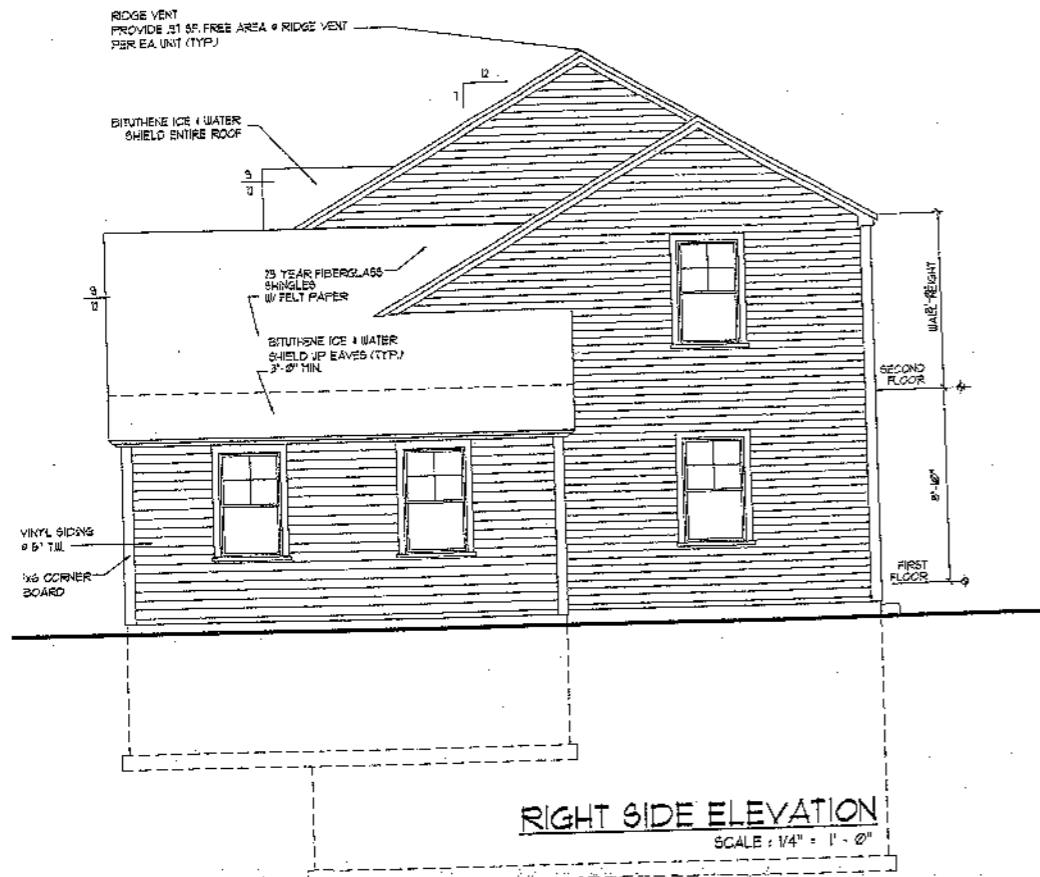
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**RUBY LANE**  
**PORTLAND, MAINE**

**LOT 9 GRADING & EROSION**  
**CONTROL PLAN**

FIGURE  
**9-B**



LOT #9 20034

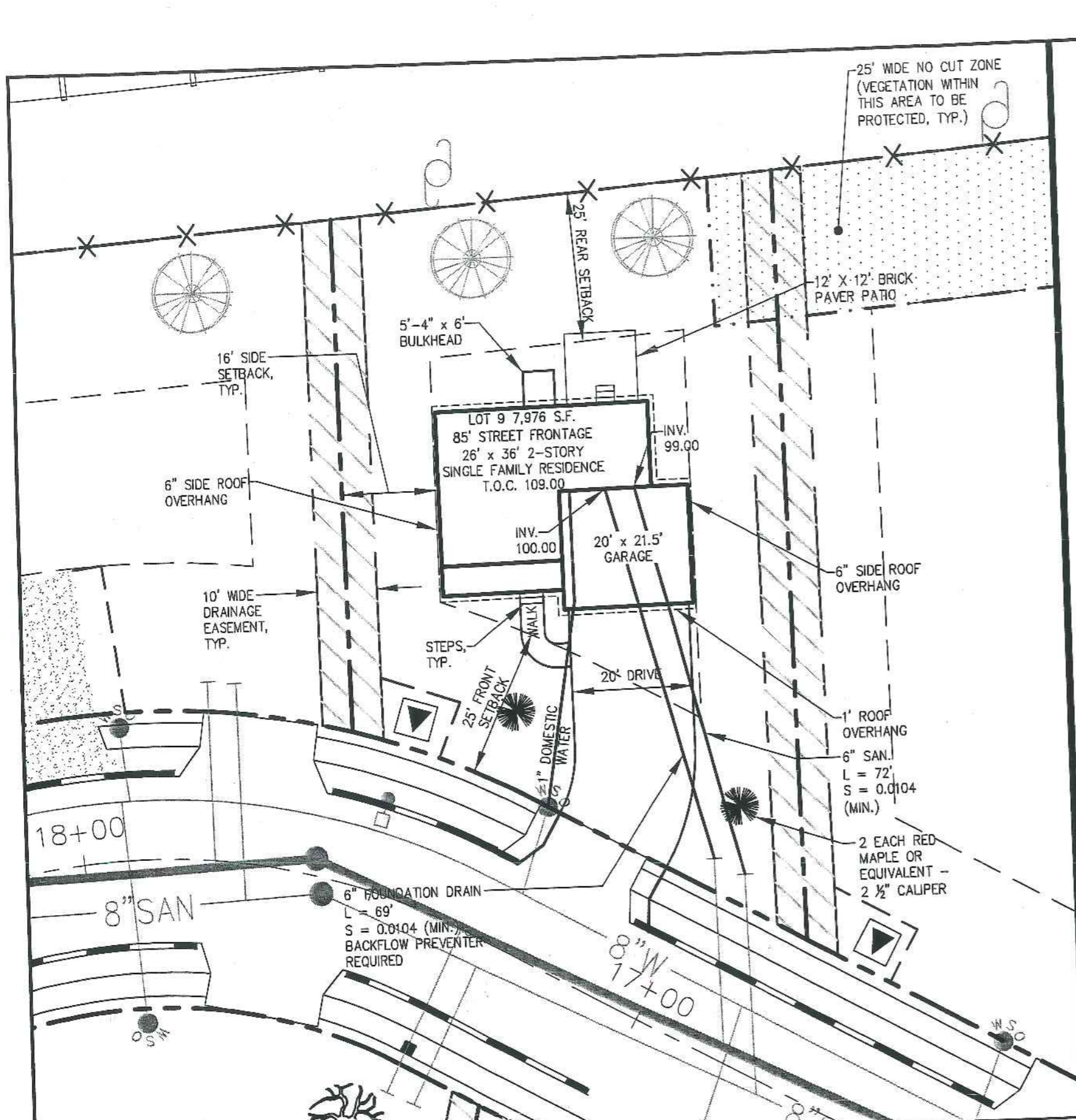
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ELEVATIONS

DATE

08/11/05

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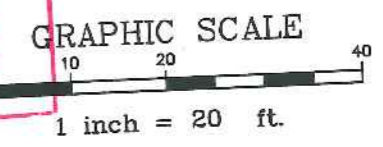


*Revision*  
 CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 10-12-05

**ZONING REGULATIONS**

- |                             |   |
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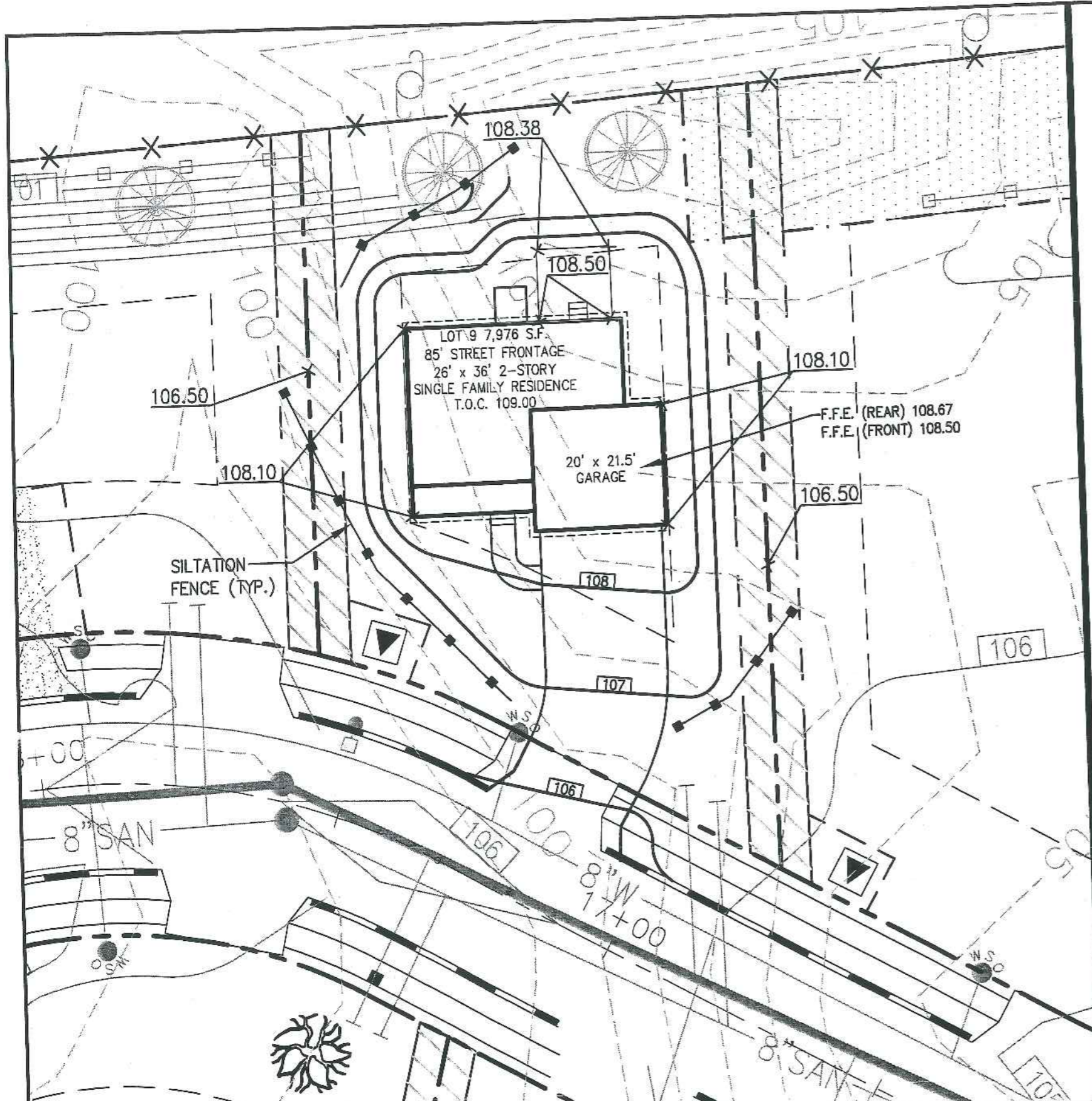
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RUBY LANE  
 PORTLAND, MAINE

LOT 9 LAYOUT & UTILITIES PLAN

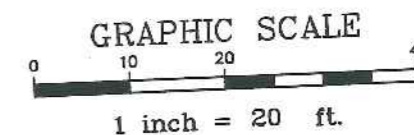
FIGURE  
 9-A



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

### ZONING REGULATIONS

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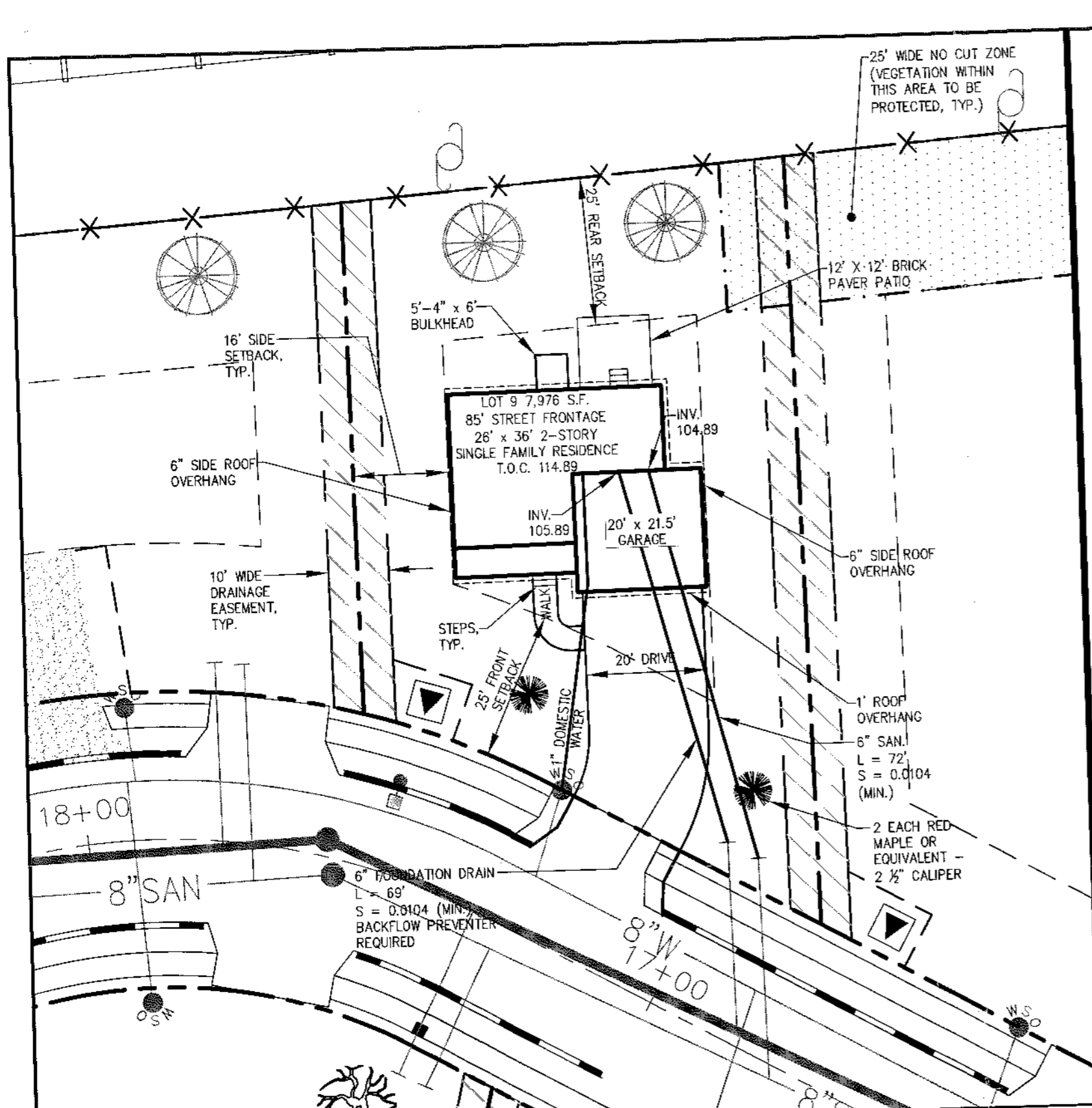
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RUBY LANE  
 PORTLAND, MAINE

LOT 9 GRADING & EROSION  
 CONTROL PLAN

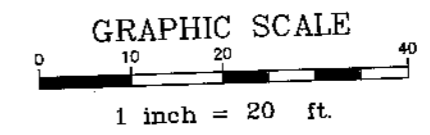
FIGURE  
 9-B



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### ZONING REGULATIONS

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REVISED 11.02.05

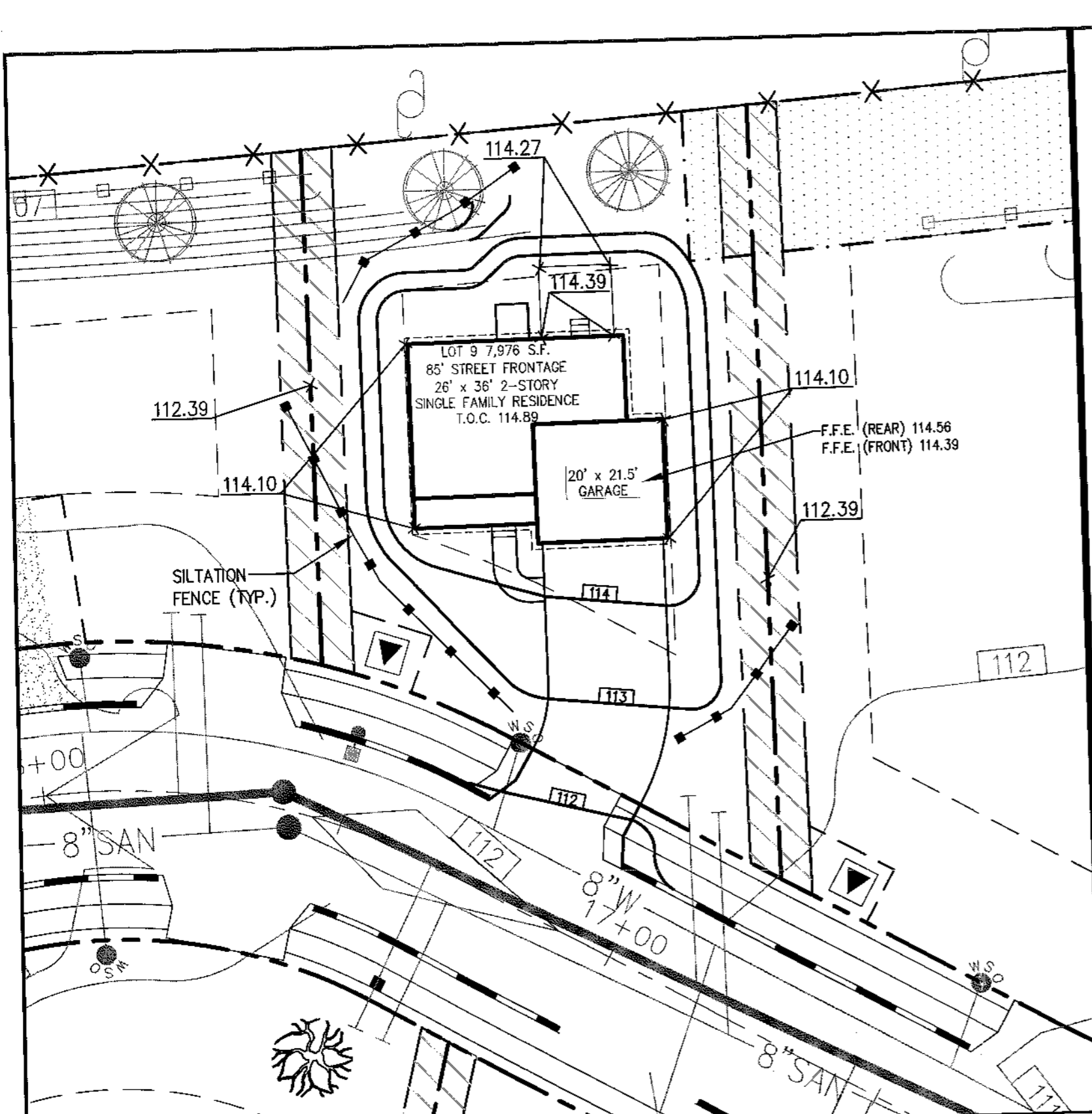
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FILE NAME:	245902-LOTS		

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PORTLAND, MAINE

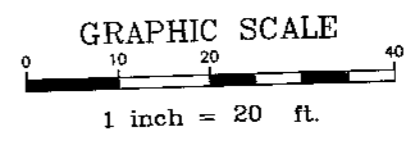
LOT 9 LAYOUT & UTILITIES PLAN

FIGURE  
9-A



**ZONING REGULATIONS**

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REVISED 11.02.05

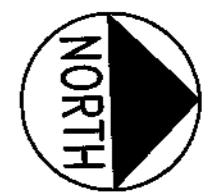
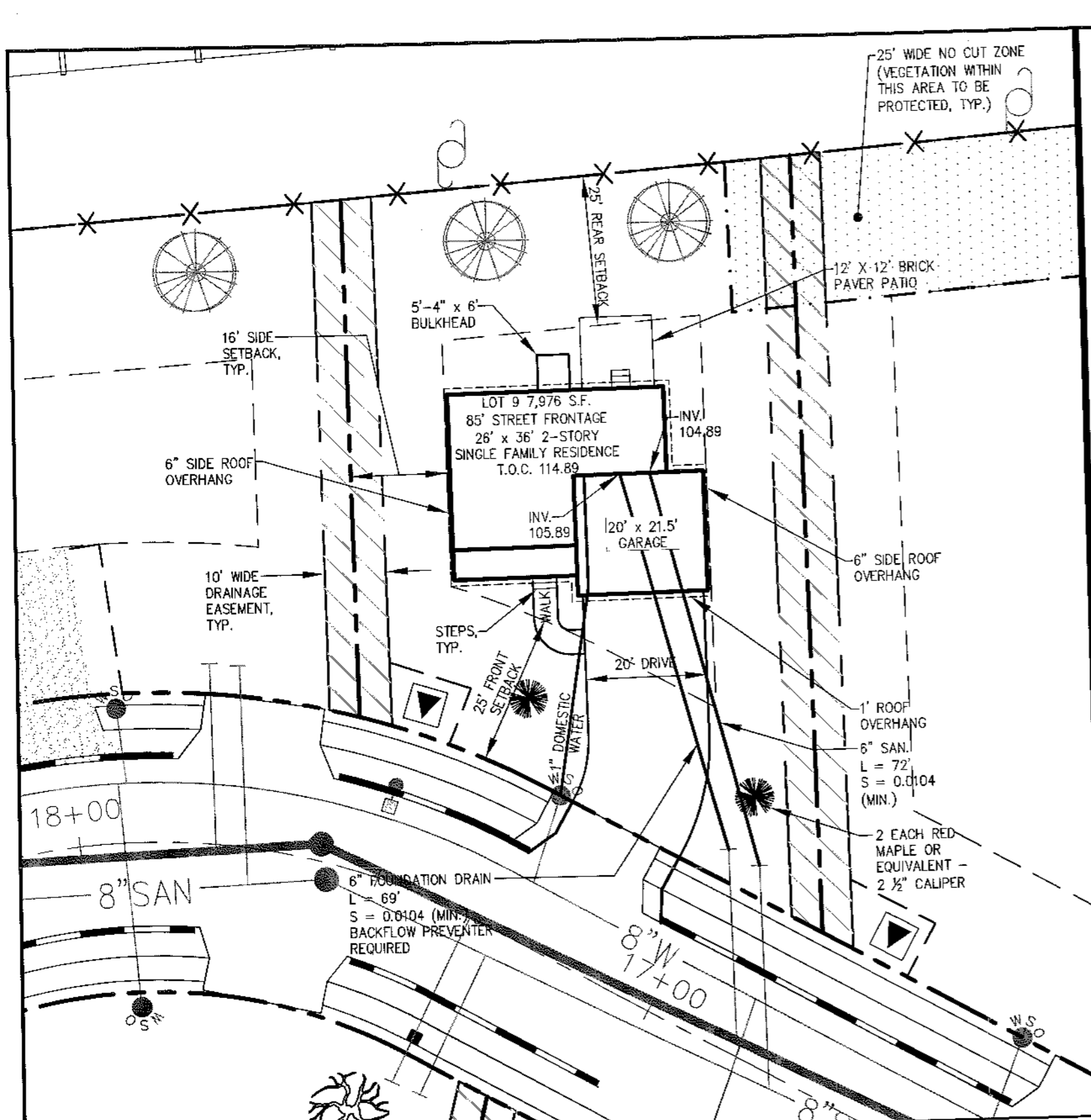
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**RUBY LANE  
PORTLAND, MAINE**

**LOT 9 GRADING & EROSION  
CONTROL PLAN**

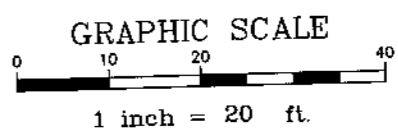
FIGURE  
**9-B**



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**ZONING REGULATIONS**

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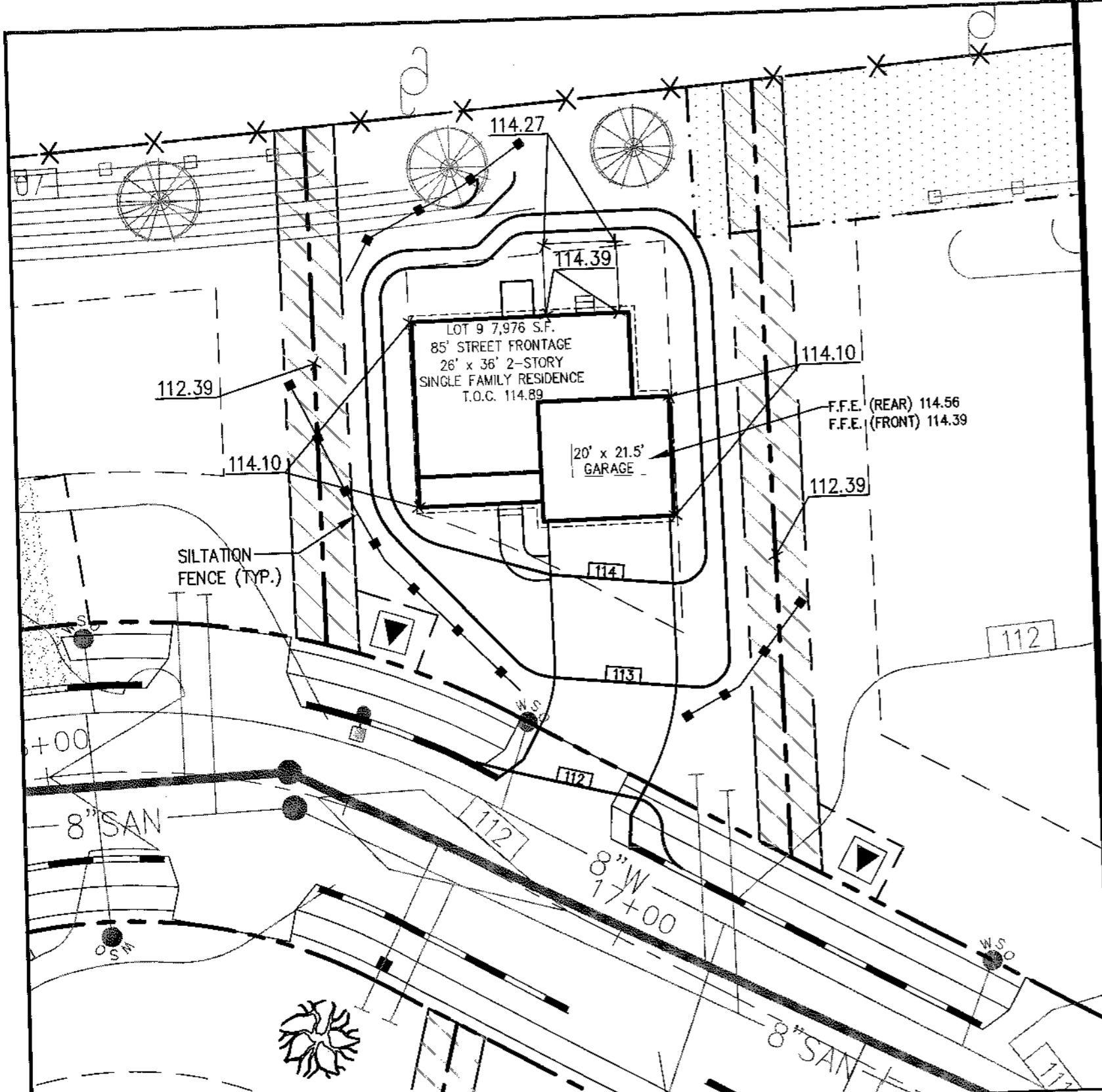
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RUBY LANE  
PORTLAND, MAINE

LOT 9 LAYOUT & UTILITIES PLAN

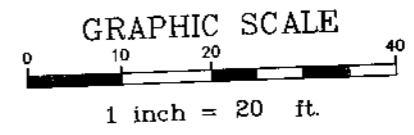
FIGURE  
9-A





**ZONING REGULATIONS**

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8 FEET (FOR 1½ STORY DWELLING)



REVISED 11.02.05

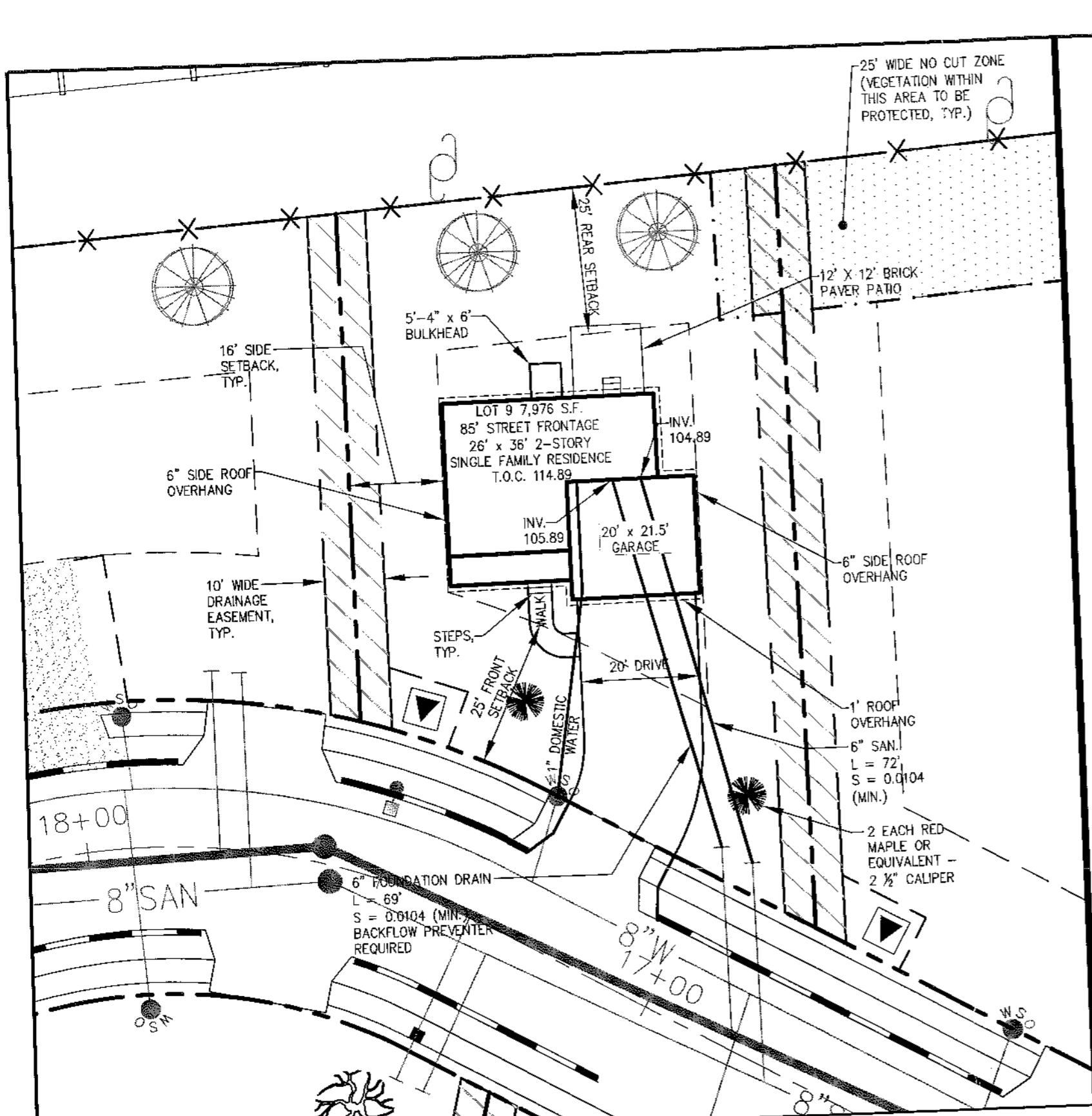
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RUBY LANE  
 PORTLAND, MAINE

LOT 9 GRADING & EROSION  
 CONTROL PLAN

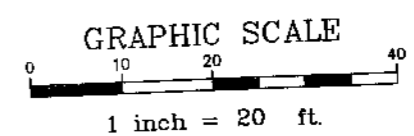
FIGURE  
 9-B



RECEIVED NOV 7 2005

**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

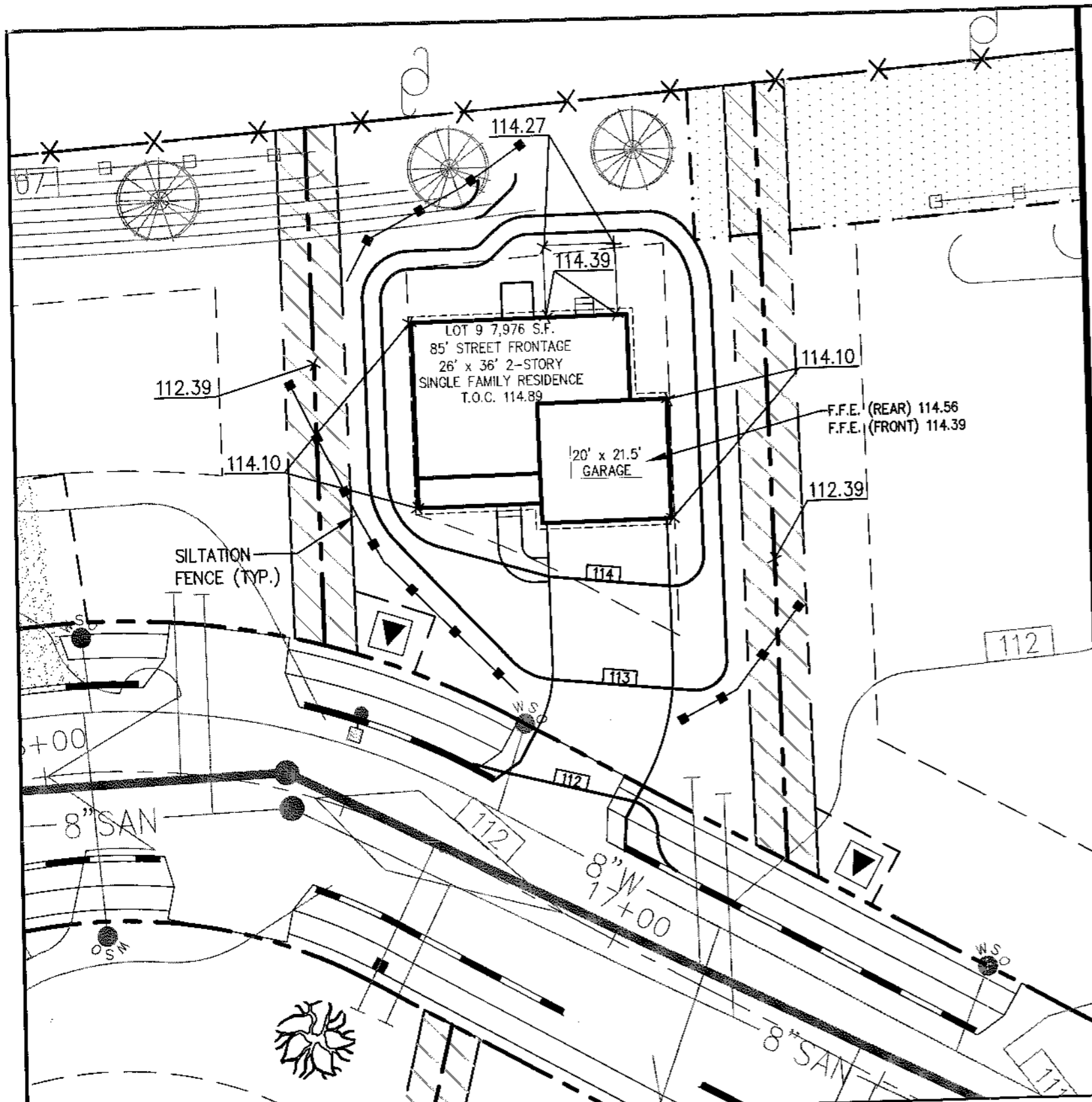
**DH** DeLuca-Hoffman Associates, Inc.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.775.1121  
WWW.DELUCAHOFFMAN.COM

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

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PORTLAND, MAINE

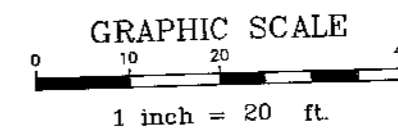
LOT 9 LAYOUT & UTILITIES PLAN

FIGURE  
9-A



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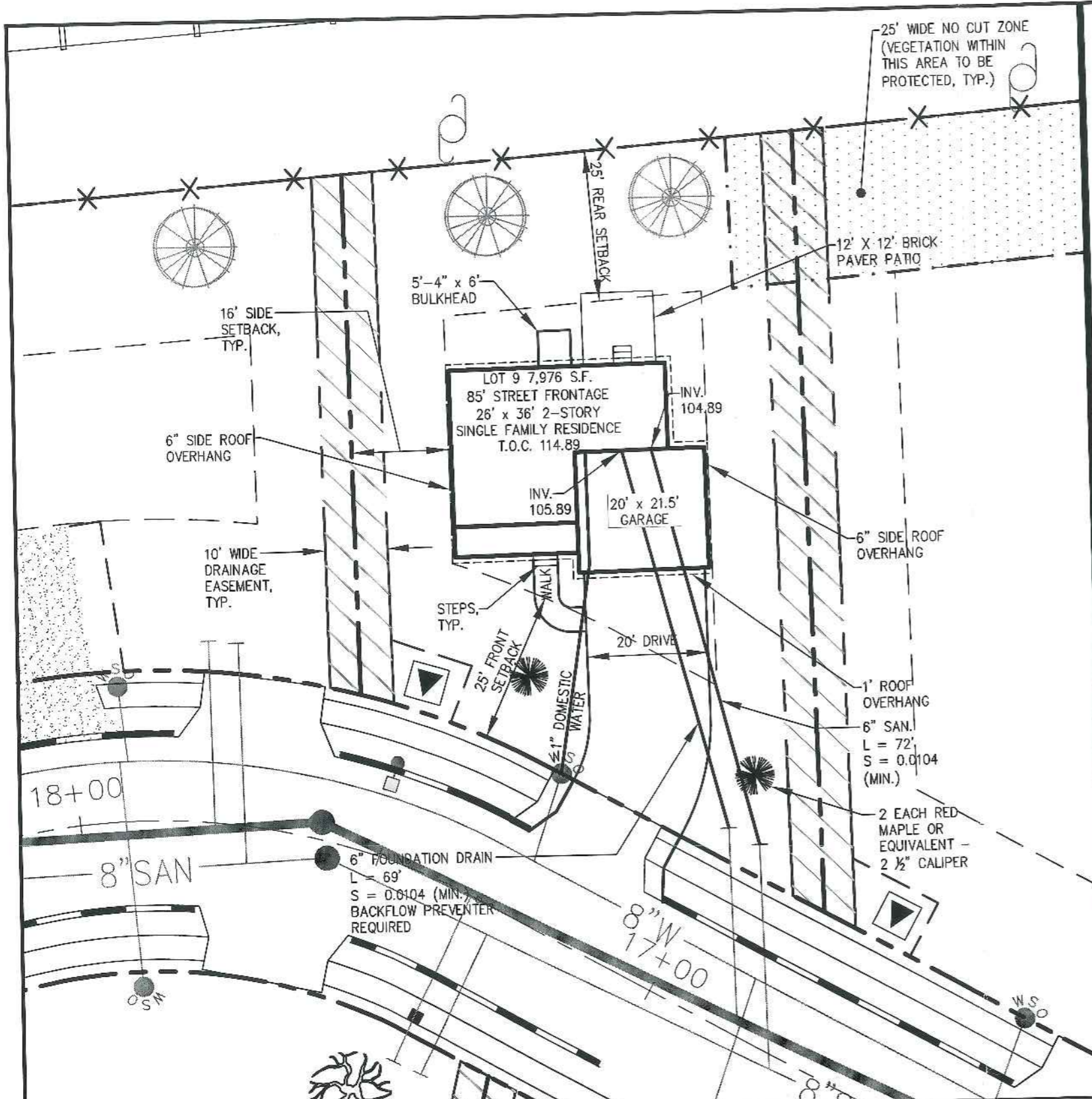
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RUBY LANE  
PORTLAND, MAINE

LOT 9 GRADING & EROSION  
CONTROL PLAN

FIGURE

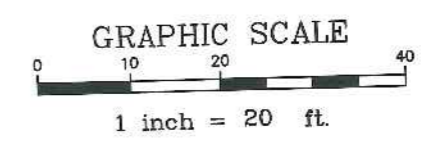
9-B



RECEIVED NOV 17 2005  
*elevations corrected*

**ZONING REGULATIONS**

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REVISED 11.02.05

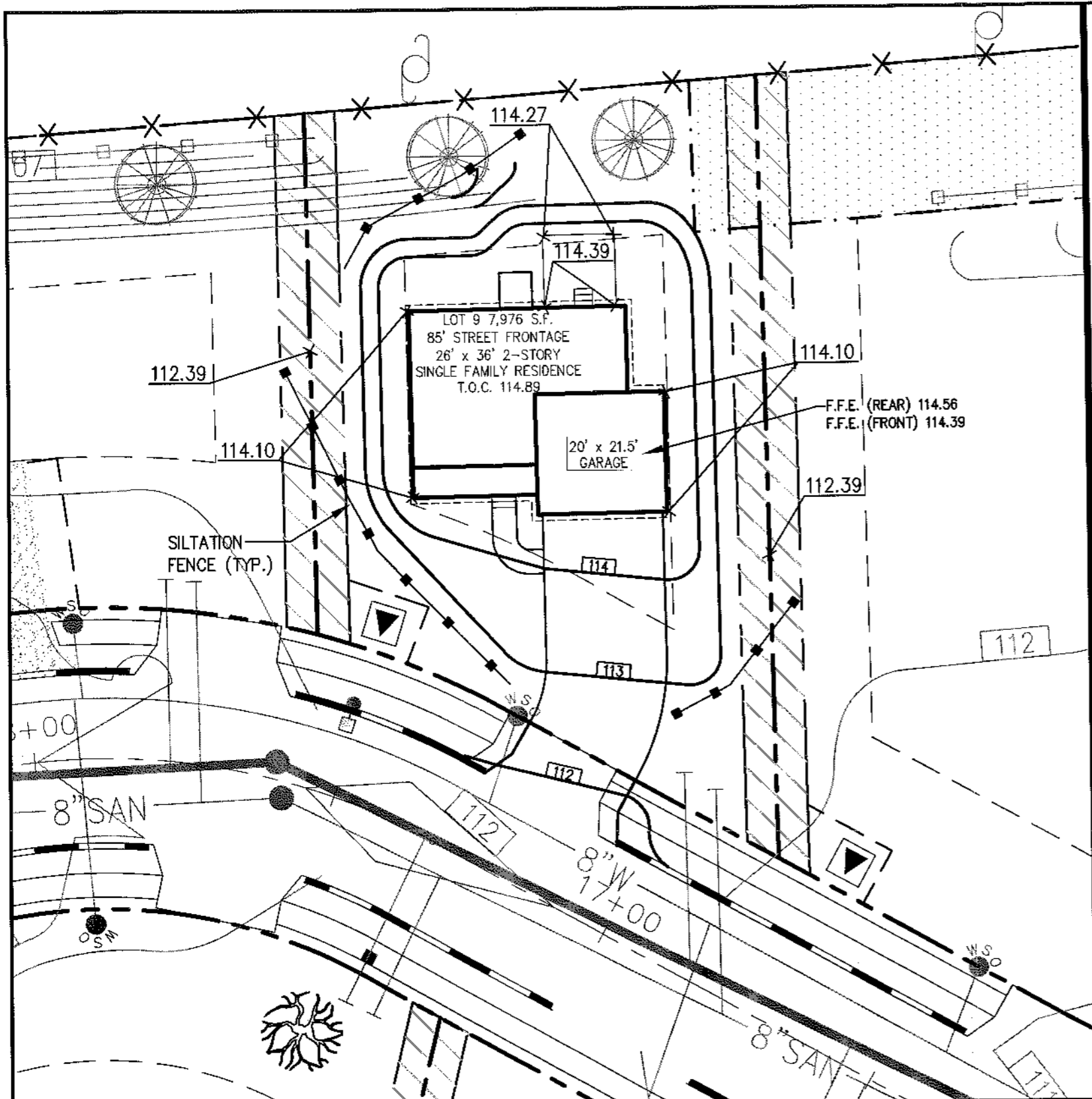
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 PORTLAND, MAINE

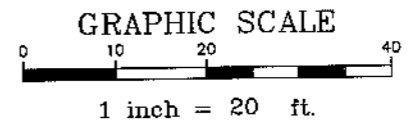
LOT 9 LAYOUT & UTILITIES PLAN

FIGURE  
 9-A



**ZONING REGULATIONS**

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 PORTLAND, MAINE

LOT 9 GRADING & EROSION  
 CONTROL PLAN

FIGURE  
 9-B