

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

RECEIVED SEP 26 2005

2005-0228

Application I. D. Number

9/23/2005

Application Date

Ruby Lane #12

Project Name/Description

*Prop. 1000
RFE
2nd Tree Along R
Parking / Front Setback
by Pub. Reg's*

We Three Magpies LLC

Applicant

12 Whispers Way, Falmouth, Me 04105

Applicant's Mailing Address

We Three Magpies LLC

Consultant/Agent

Applicant Ph: (207) 939-7606 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Jay Reynolds

53 - 53 Ruby Ln , Portland, Maine

Address of Proposed Site

342 B030001

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) _____

2160

16381

Proposed Building square Feet or # of Units

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 **9/23/2005**

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

Reviewer *Jay Reynolds*

Approval Date *10-24-05* Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance *J.R.* signature *10-24-05* date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input checked="" 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 checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

STA 3+76.11, 1 KI.
RIM: 109.27
8" INV IN: 103.60
8" INV OUT: 103.50

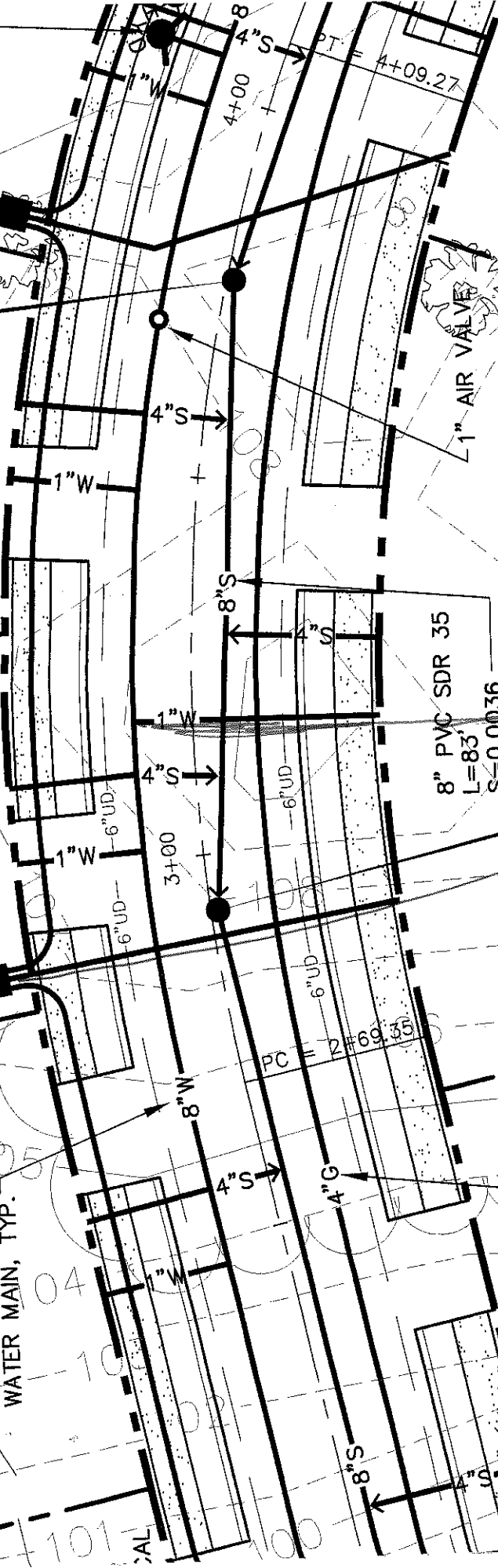
RESIDENTIAL
TRANSFORMER, TYP.

NEW HYDRANT

8" DUCTILE IRON
WATER MAIN, TYP.

12" SDR

LOT 10



8" PVC SDR 35
L=83'
S=0.0036

8" PVC SDR 35
L=72'
S=0.0056

NEW SEWER MANHOLE
STA 2+92.45, 1' RT.
RIM: 108.05
8" INV IN: 100.50
8" INV OUT: 100.40

PROVIDE NEW 4" GAS
LINE AND SERVICES TO
EACH LOT

2' HIGH ARCHITECTURAL BLOCK
RETAINING WALL

PROPOSED 4" RESIDENTIAL
PERIMETER DRAIN, TYP--SEE
SHEET C-103

Sewer
with
Electric

LOT 11

LOT 12

LOT 13

PG

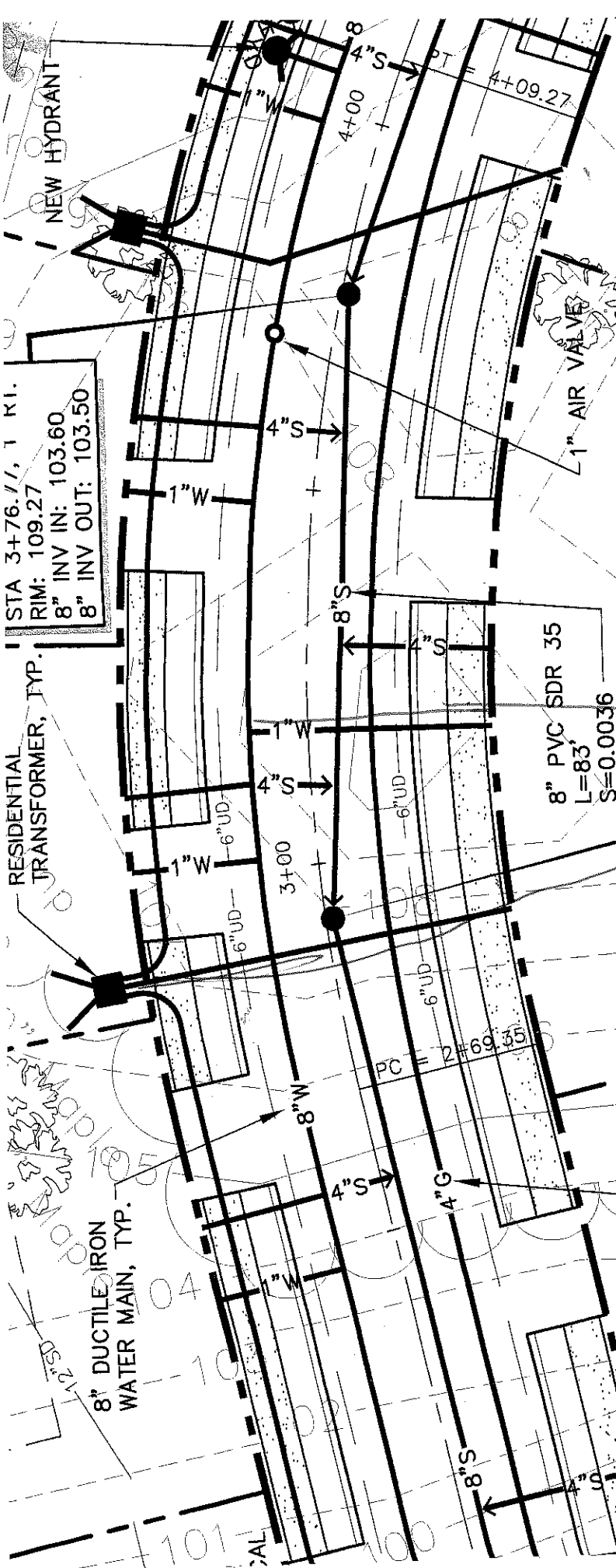
STA 3+76.11, 1 KI.
RIM: 109.27
8" INV IN: 103.60
8" INV OUT: 103.50

RESIDENTIAL
TRANSFORMER, TYP.

8" DUCTILE IRON
WATER MAIN, TYP.

NEW HYDRANT

1" AIR VALVE



8" PVC SDR 35
L=83'
S=0.0036

NEW SEWER MANHOLE
STA 2+92.45, 1' RT.
RIM: 108.05
8" INV IN: 100.50
8" INV OUT: 100.40

8" PVC SDR 35
L=72'
S=0.0056

PROVIDE NEW 4" GAS
LINE AND SERVICES TO
EACH LOT

2' HIGH ARCHITECTURAL BLOCK
RETAINING WALL

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO BEST CONDITIONS

PROPOSED 4" RESIDENTIAL
PERIMETER DRAIN, TYP-SEE
SHEET C-103

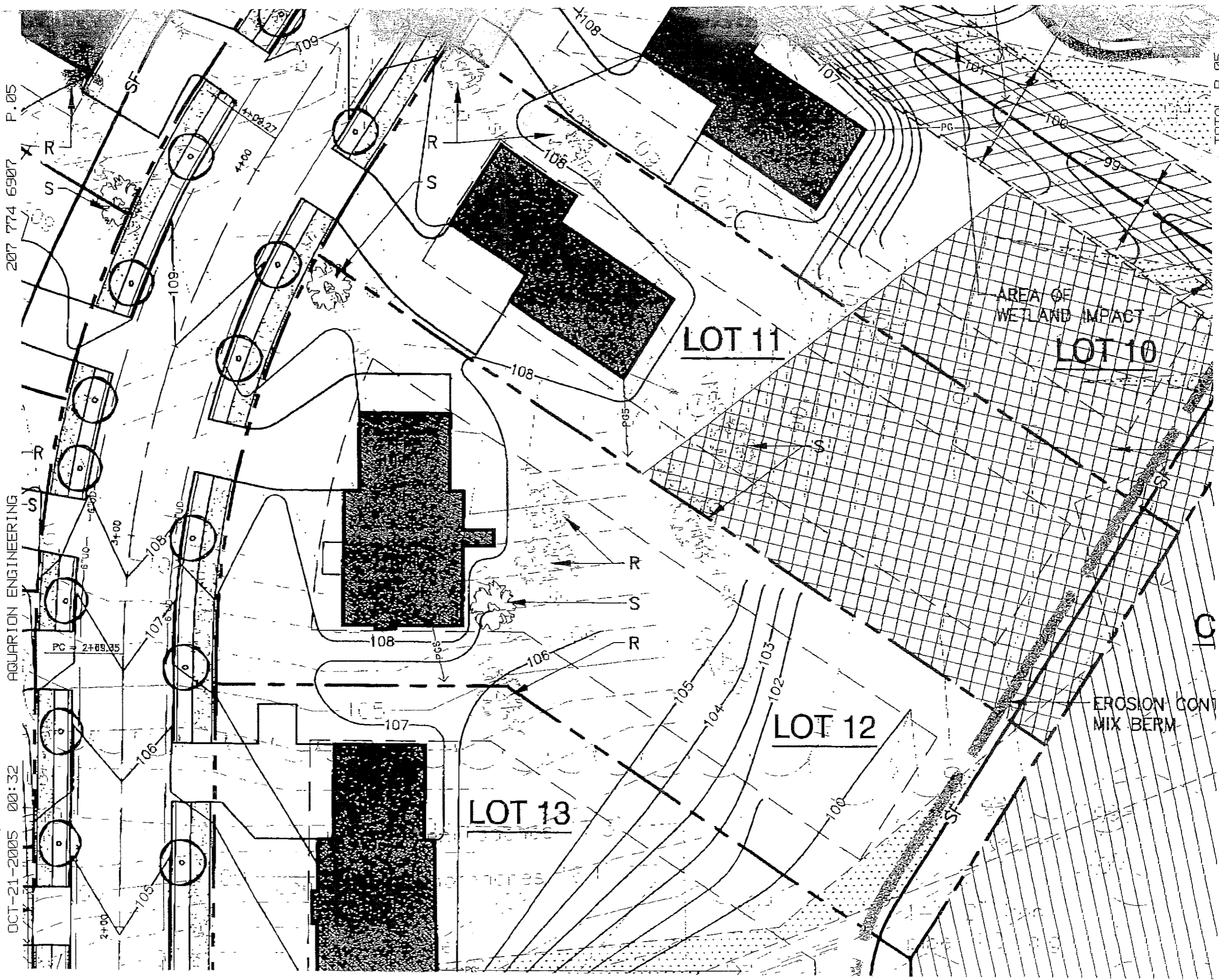
Sever
water
Electric

LOT 11

LOT 12

LOT 13

*Grading
LOT #12
Willow
Knoll*



207 774 6907 P.05

AQUARION ENGINEERING

OCT-21-2005 00:32

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: *10-21-05*

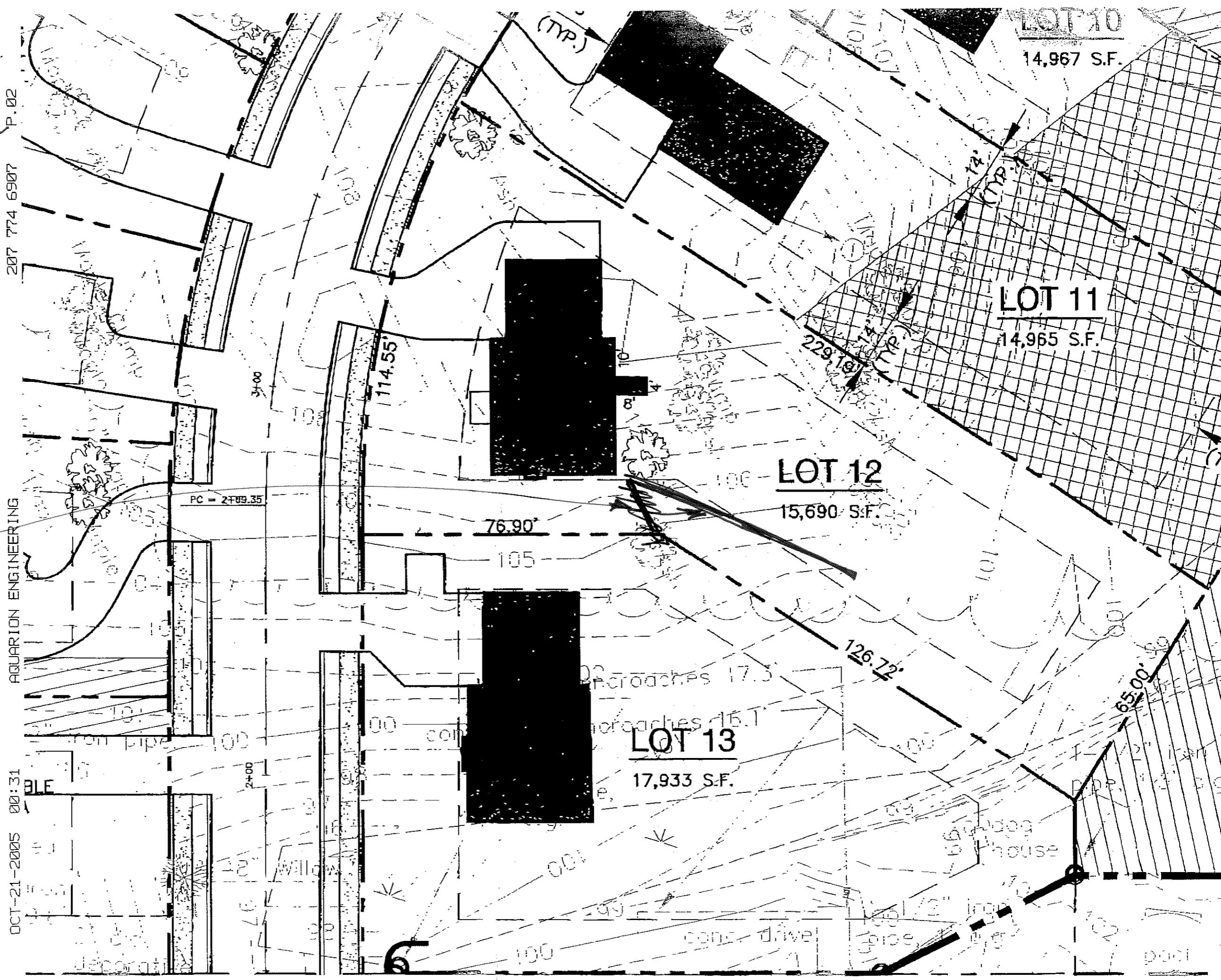
External
Internal
Crested runs

Interior &
Exterior drain

Proposed
4" residential
perimeter
drain.

6" perforated
pipes

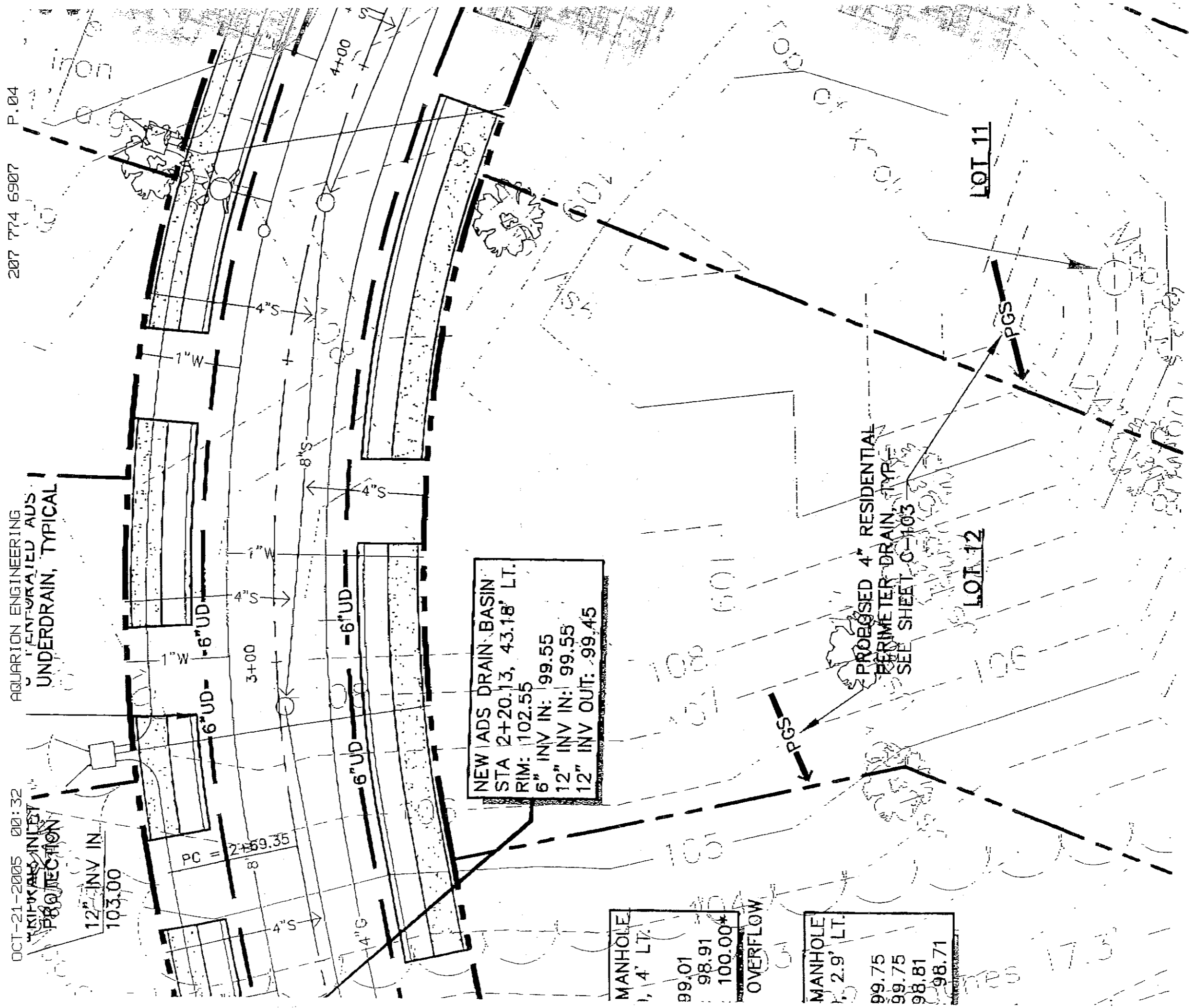
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions



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

OCT-21-2005 00:32

207 774 6907 P.04



NEW ADS DRAIN BASIN
 STA 2+20.13, 43.18' LT.
 RIM: 102.55
 6" INV IN: 99.55
 12" INV IN: 99.55
 12" INV OUT: 99.45

MANHOLE
 1, 4' LT.
 89.01
 98.91
 100.00*

OVERFLOW

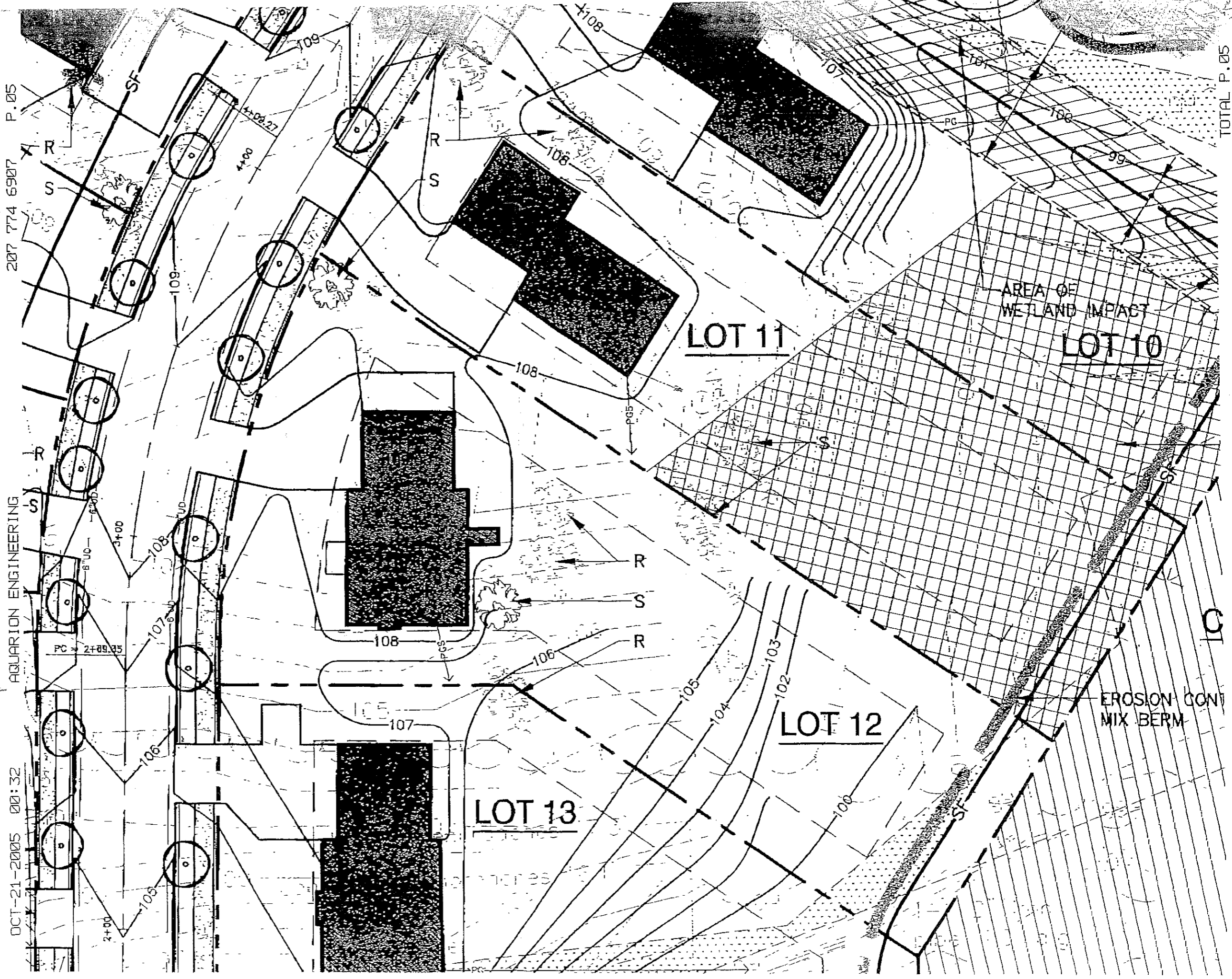
MANHOLE
 2.9' LT.
 99.75
 99.75
 98.81
 98.71

PROPOSED 4" RESIDENTIAL
 PERIMETER DRAIN
 SEE SHEET C-103

LOT 12

LOT 11

Grazing
LOT 12
willow knoll



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 10-24-06

207 774 6907 P.05

AQUARIUM ENGINEERING

DCT-21-2005 00:32

TOTAL P.05

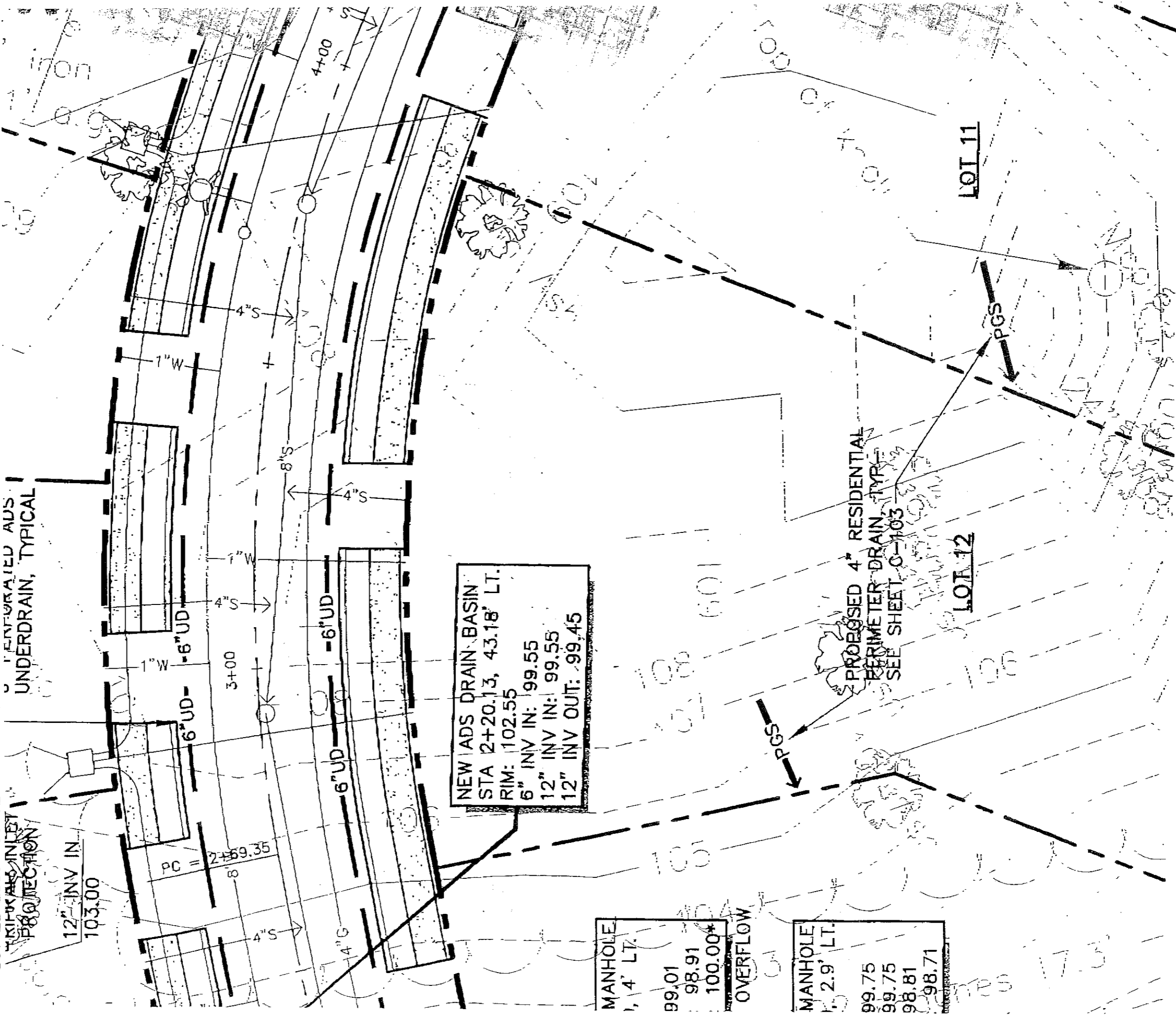
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval:

OCT-21-2005 00:32

AQUARIUM ENGINEERING

207 774 6907

P.04



12" INV IN:
103.00

PC = 2+59.35

NEW ADS DRAIN BASIN
 STA 2+20.13, 43.18' LT.
 RIM: 102.55
 6" INV IN: 99.55
 12" INV IN: 99.55
 12" INV OUT: 99.45

MANHOLE
 1, 4' LT.
 99.01
 98.91
 100.00*

OVERFLOW

MANHOLE
 1, 2.9' LT.
 99.75
 99.75
 98.81
 98.71

PROPOSED 4" RESIDENTIAL
 PERIMETER DRAIN, TYPE
 SEE SHEET C-103

LOT 12

LOT 11

A3

DATE
07/28/05

REVISED 09/07/05

ELEVATIONS

DRAWINGS THIS SHEET

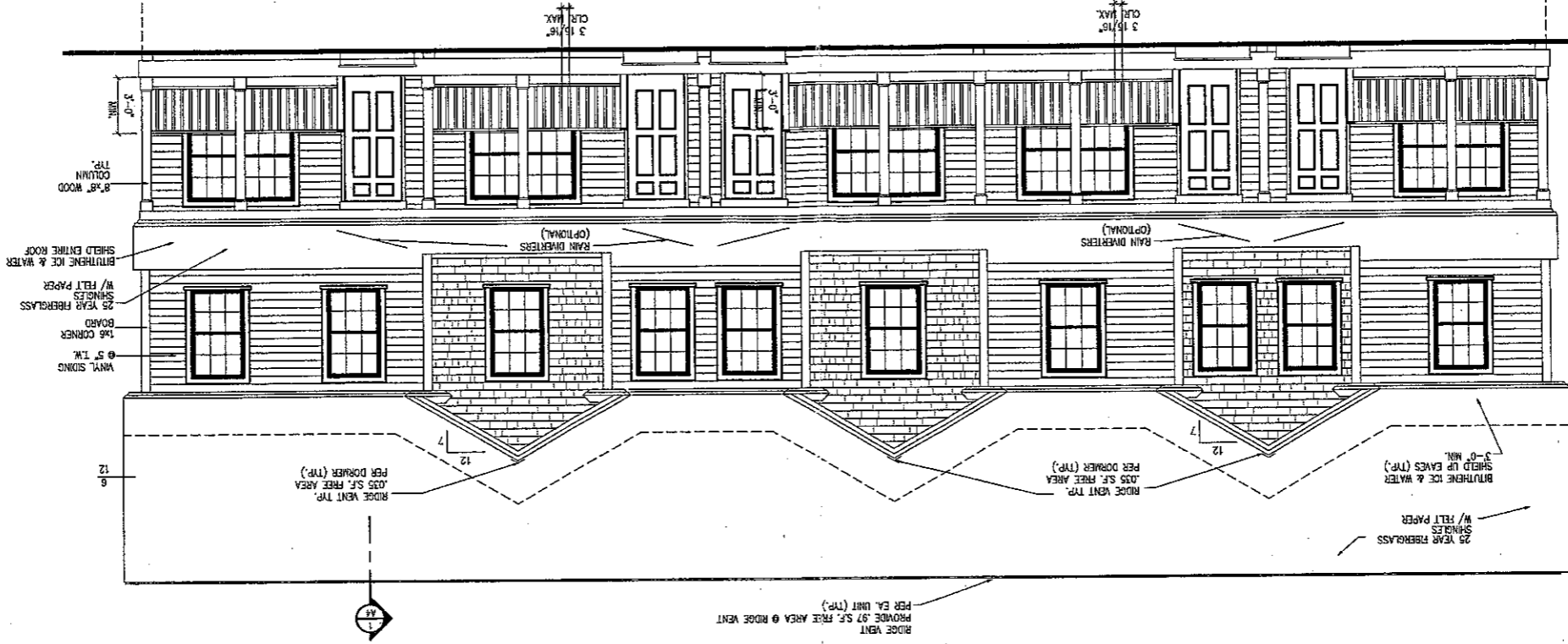
CARRIAGE LANE

LOT 12

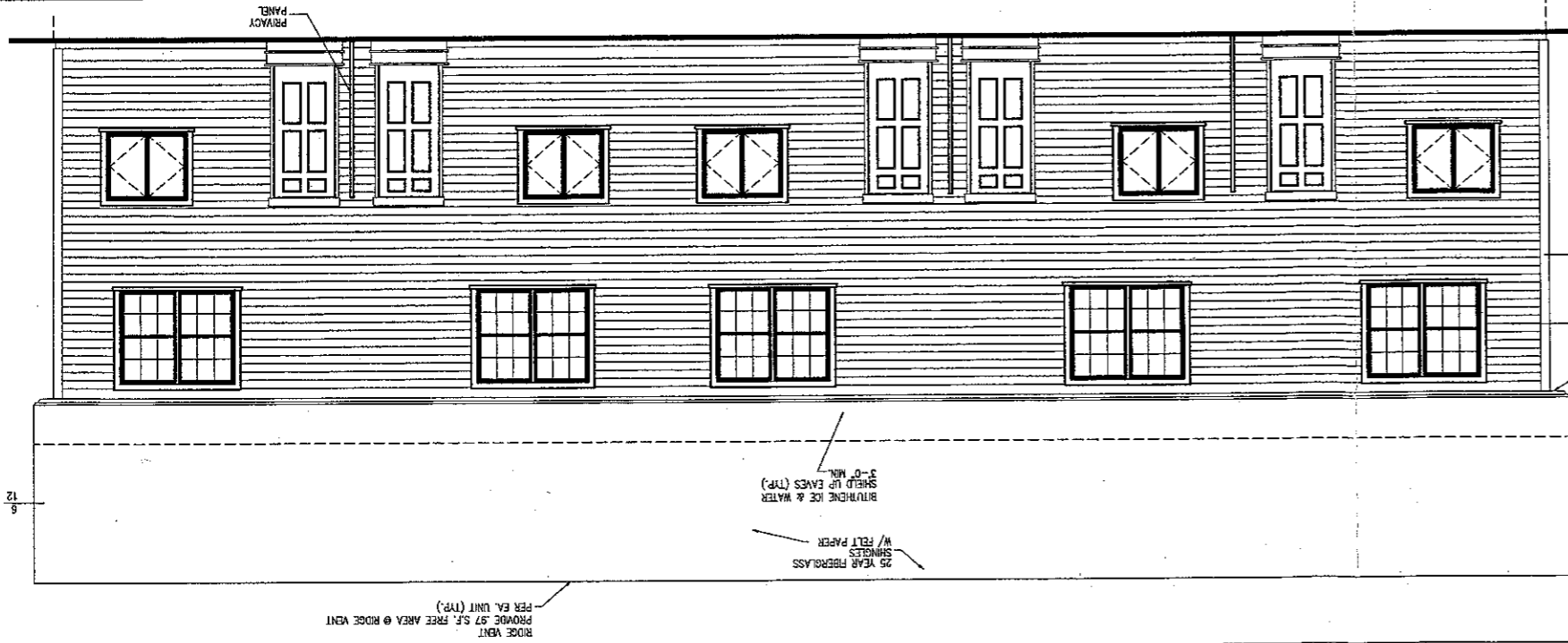
PORTLAND, ME



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



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



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

