

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

**RECEIVED SEP 26 2005**

*Prop. 7000  
FPE  
2nd Tree Along R  
Parking / front setback  
Any Sub. Req'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**

*Wilbur Knoll*

**2005-0228**  
Application I. D. Number  
**9/23/2005**  
Application Date  
**Ruby Lane #12**  
Project Name/Description *Wilbur Knoll*

**2160** Proposed Building square Feet or # of Units      **16381** Acreage of Site      Zoning \_\_\_\_\_

**53 - 53 Ruby Ln, Portland, Maine**  
Address of Proposed Site  
**342 B030001**  
Assessor's Reference: Chart-Block-Lot

**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

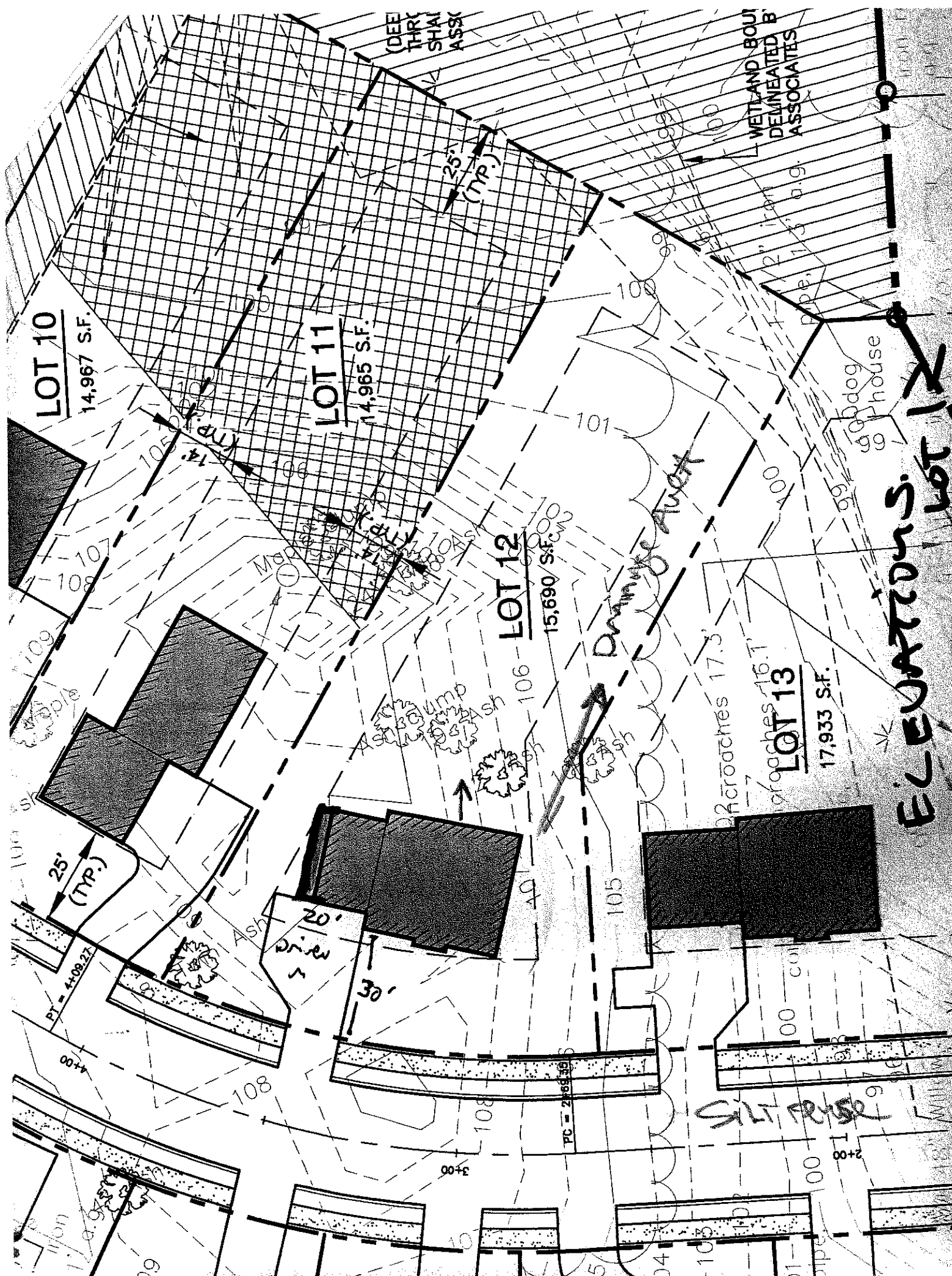
Approval Date            *10-24-05*      Approval Expiration                 Extension to                  Additional Sheets Attached

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	

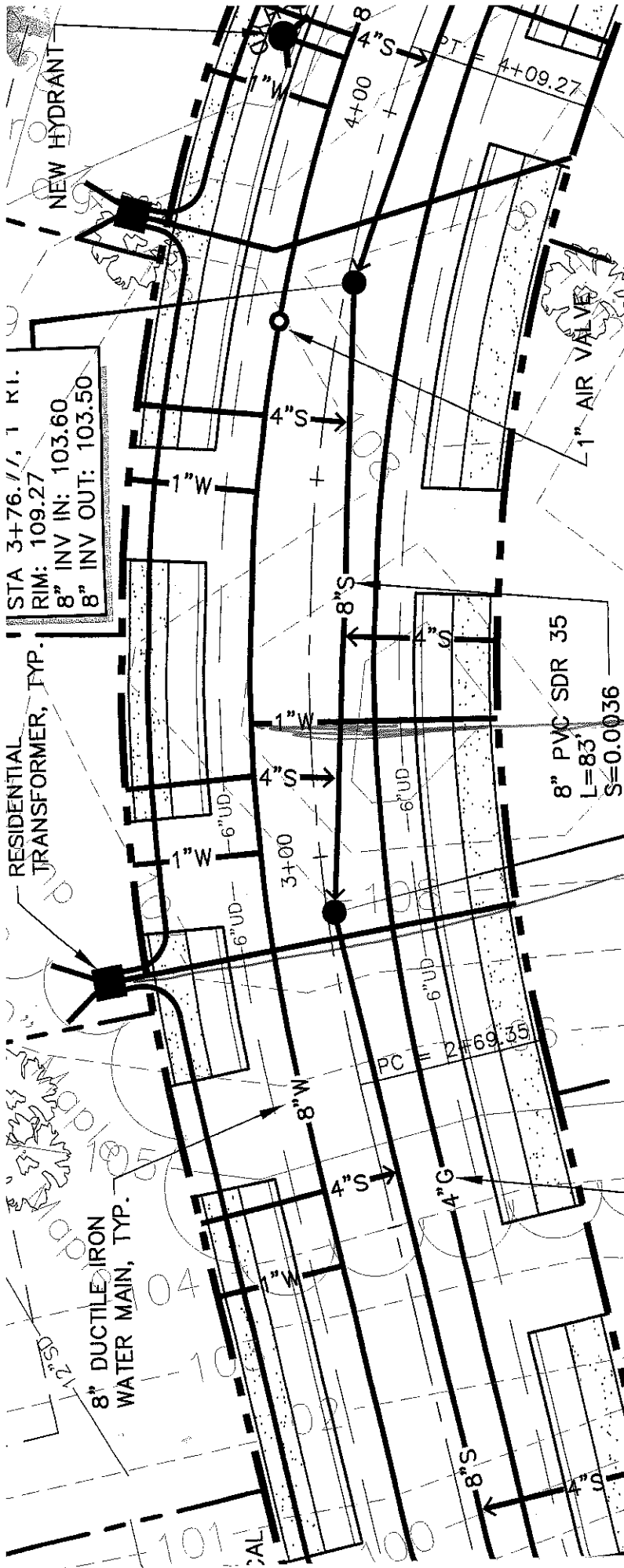


ELEVATION S. LOT 13

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.



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

PROVIDE NEW 4" GAS  
LINE AND SERVICES TO  
EACH LOT

2' HIGH ARCHITECTURAL BLOCK  
RETAINING WALL

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

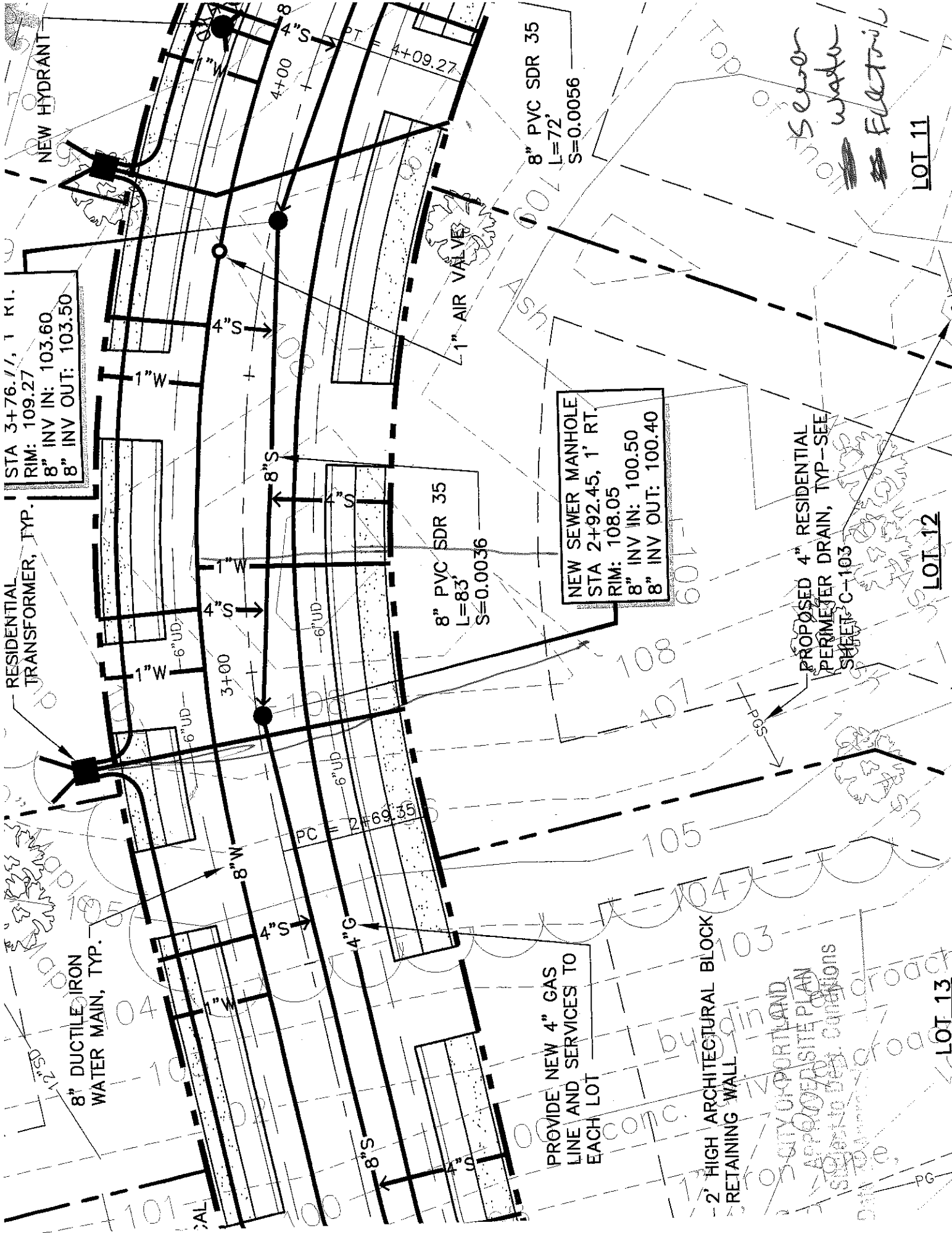
*Sewer  
with  
Electric*

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

LOT 11

LOT 12

LOT 13



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RIM: 109.27  
8" INV IN: 103.60  
8" INV OUT: 103.50

RESIDENTIAL TRANSFORMER, TYP.

8" DUCTILE IRON WATER MAIN, TYP.

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PROVIDE NEW 4" GAS LINE AND SERVICES TO EACH LOT

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

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

SEWER  
WATER  
ELECTRICAL

LOT 11

LOT 12

LOT 13

CITY OF PORTLAND  
APPROVED SITE PLAN  
SHEETS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL

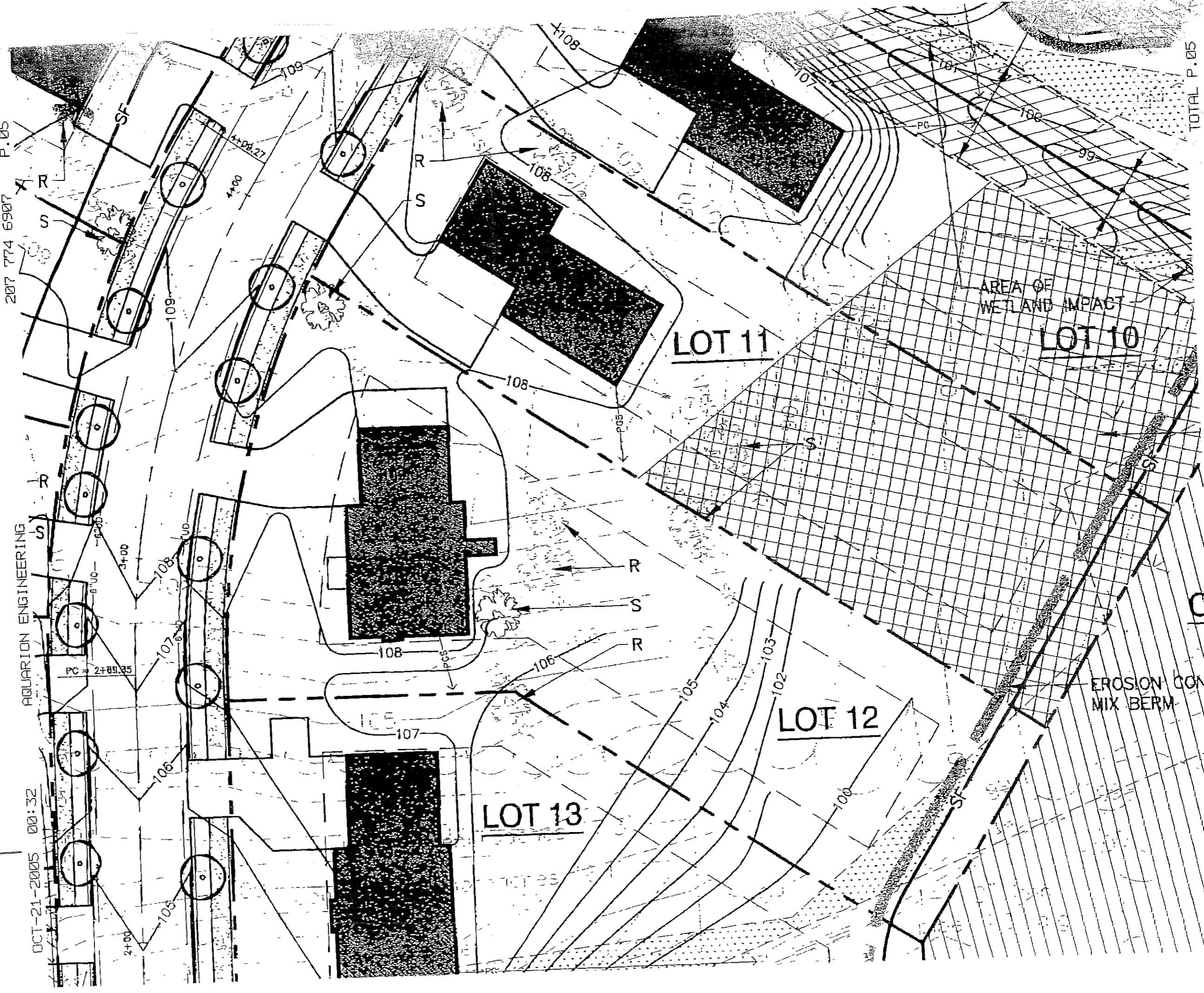
Survey  
LOT # 2  
Willow  
Knoll

207 774 6907 P.05

AQUARIUM ENGINEERING

OCT-21-2005 00:32

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 10-24-05



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

OCT-21-2005 00:32  
 TRIPLES INLET  
 PROJECTION

207 774 6907 P.04

AQUARIUM ENGINEERING  
 INTEGRATED ADS  
 UNDERDRAIN, TYPICAL

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, TYP.  
 SEE SHEET 0-103

LOT 12

LOT 11

PGS

PGS

PGS

