

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

RECEIVED SEP 26 2005

DRC Copy

Jay Reynolds

2005-0228

Application I. D. Number

9/23/2005

Application Date

Ruby Lane #12

Project Name/Description

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

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

Proposed Building square Feet or # of Units

16381

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	

*Prop. Appo
FREE
2nd Tree Allowance
Parking / front setback
Aby Sub. Prop's?*

Window Knoll

Window Knoll

(DEE
THRU
SHAL
ASSK

WETLAND BOU
DEMINATED B
ASSOCIATES

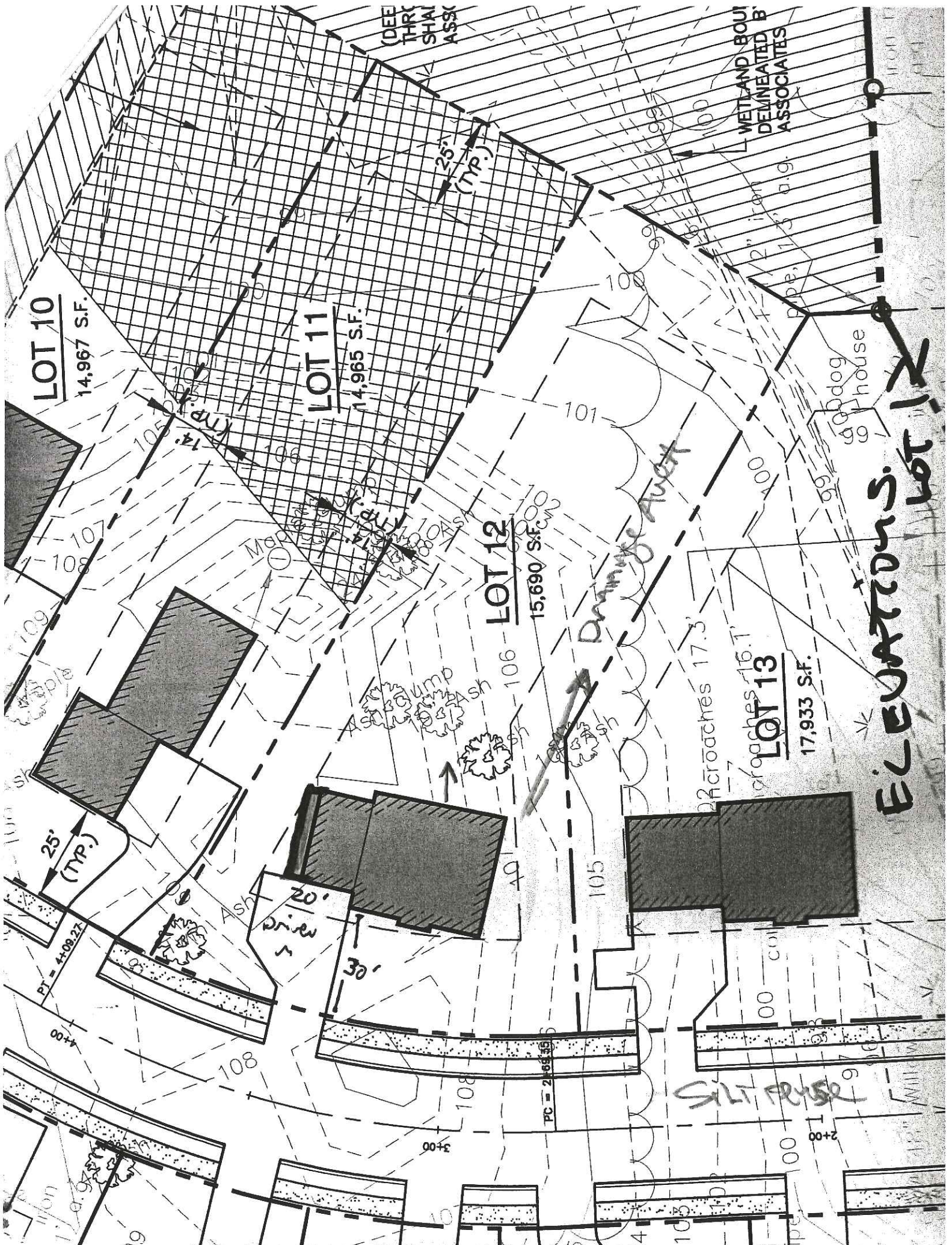
LOT 10
14,967 S.F.

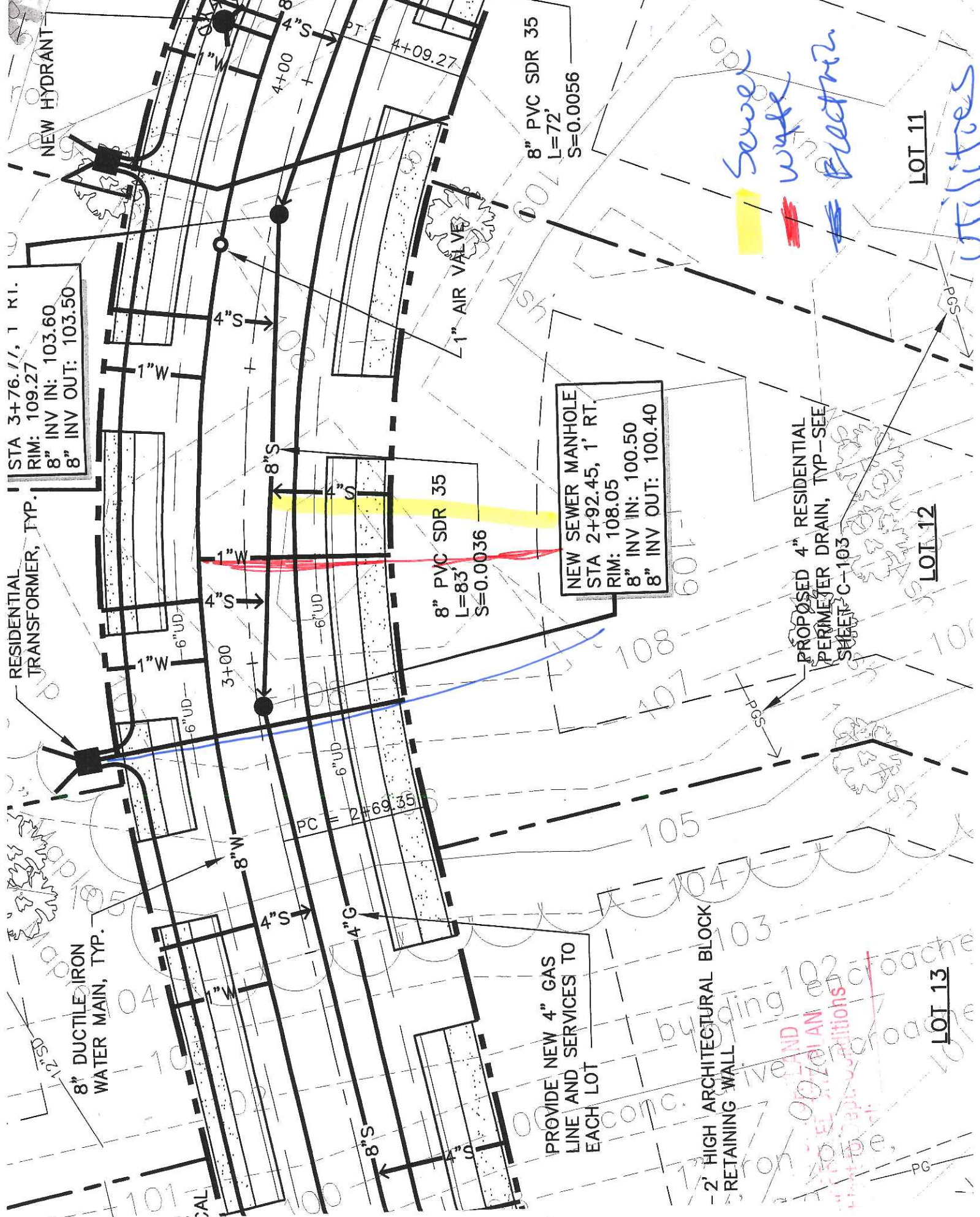
LOT 11
14,965 S.F.

LOT 12
15,690 S.F.

LOT 13
17,933 S.F.

ELEVATIONS
LOT 12





Sewer
Water
Electric
Utilities

LOT 11

LOT 12

LOT 13

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

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

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=83'
 S=0.0036

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

RESIDENTIAL TRANSFORMER, TYP.

8" DUCTILE IRON WATER MAIN, TYP.

1" AIR VALVE

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

PROVIDE NEW 4" GAS LINE AND SERVICES TO EACH LOT

-2' HIGH ARCHITECTURAL BLOCK RETAINING WALL

LOT 11

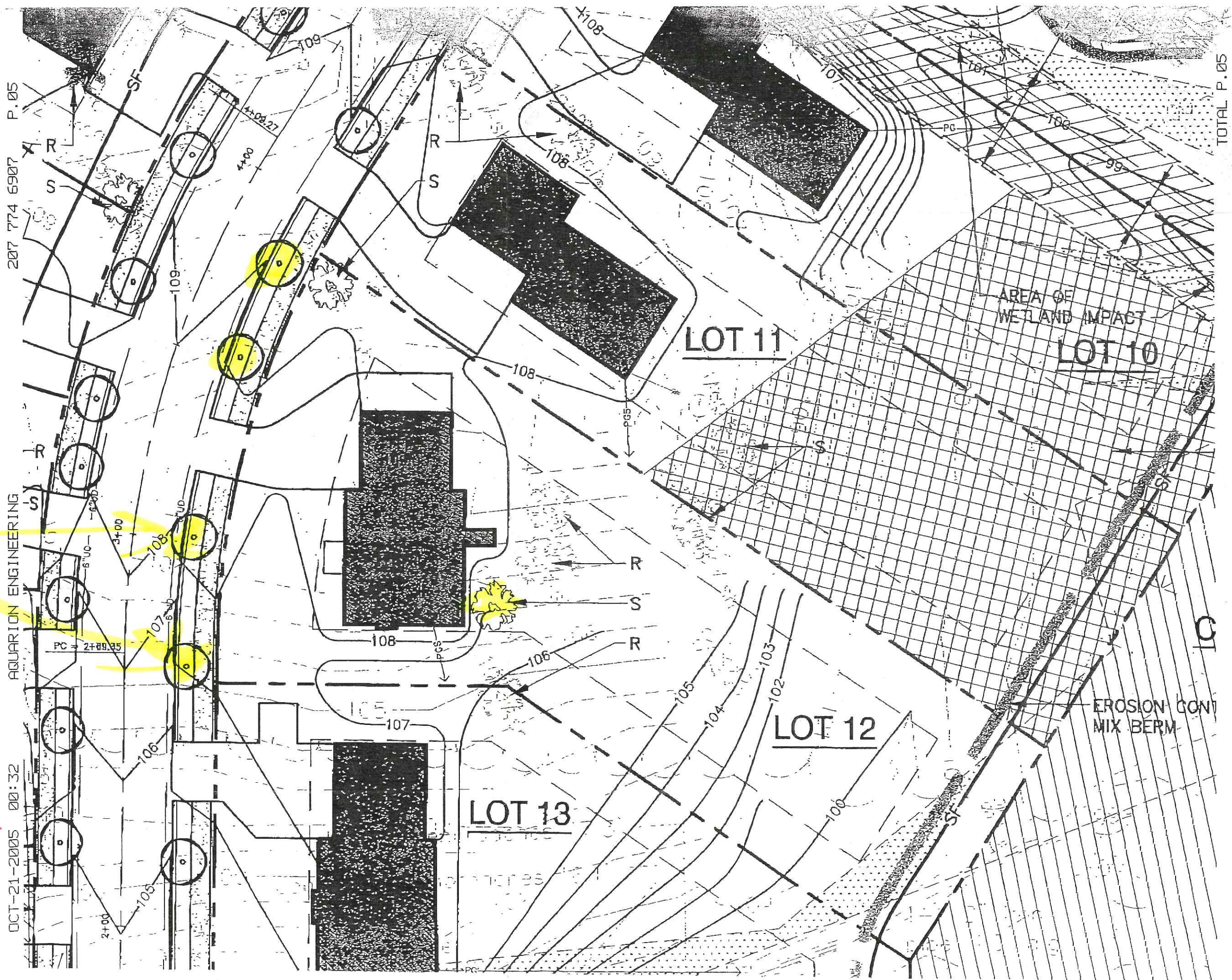
LOT 12

LOT 13

Gravity
LOT # 2
Willow
Knoll

Tools

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



207 774 6907 P.05

AQUARIUM ENGINEERING

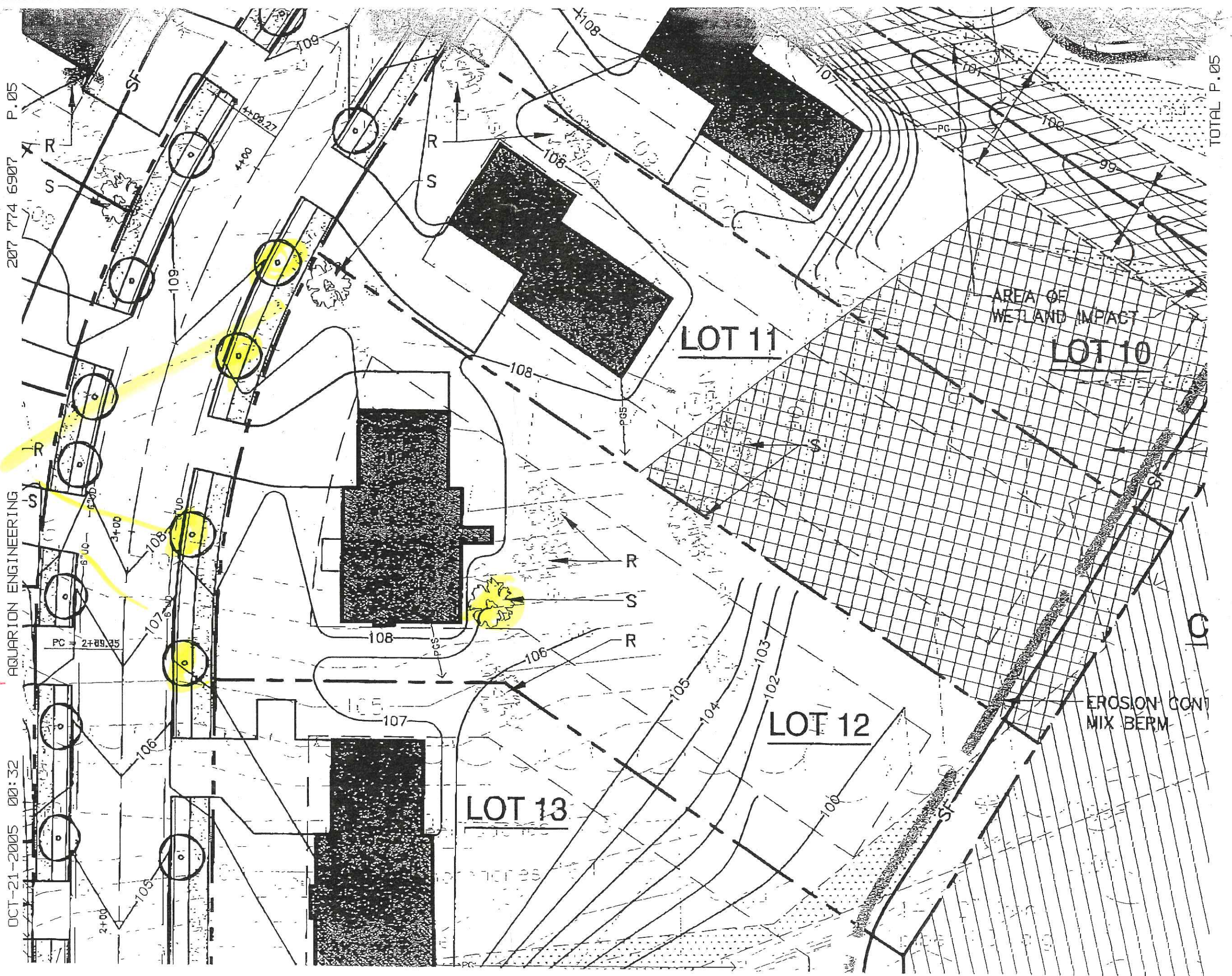
OCT-21-2005 00:32

Grazing

LOT 12
willow knoll

Trees

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207 774 6907 P.05

AQUARION ENGINEERING

OCT-21-2005 00:32

LOT 10
14,967 S.F.

LOT 11
14,965 S.F.

LOT 12
15,690 S.F.

LOT 13
17,933 S.F.

P.02

207 774 6907

AQUARIUM ENGINEERING

00:31

OCT-21-2005

PC = 2789.35

114.55'

76.90'

105'

126.72'

65.00'

(TYP.)

(TYP.)

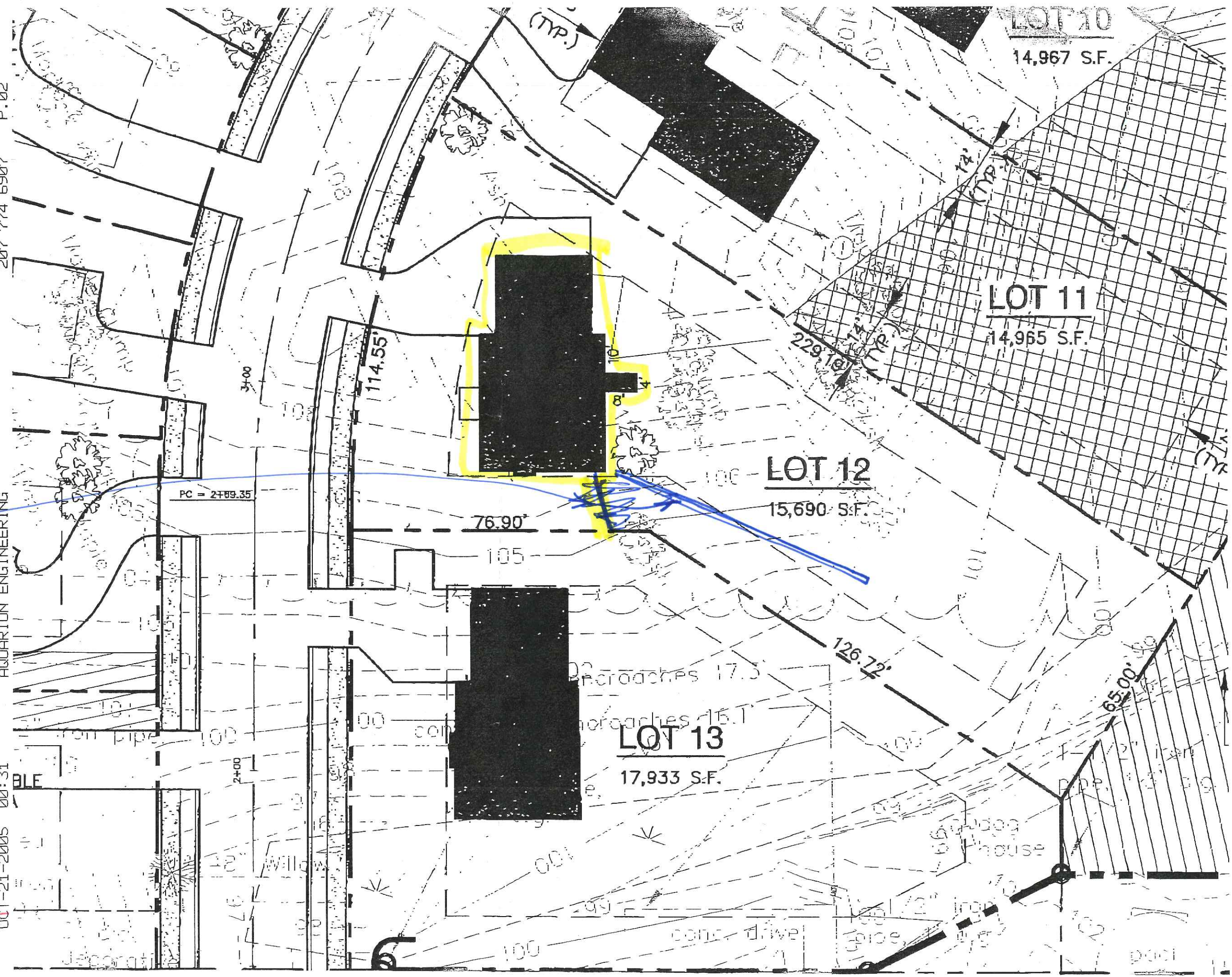
(TYP.)

(TYP.)

4" Proposed
Residential
Perimeter
Drain
outlet

6" perforated
pipe

CITY OF PORTLAND
APPROVED SITE PLAN
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Date of Approval: _____

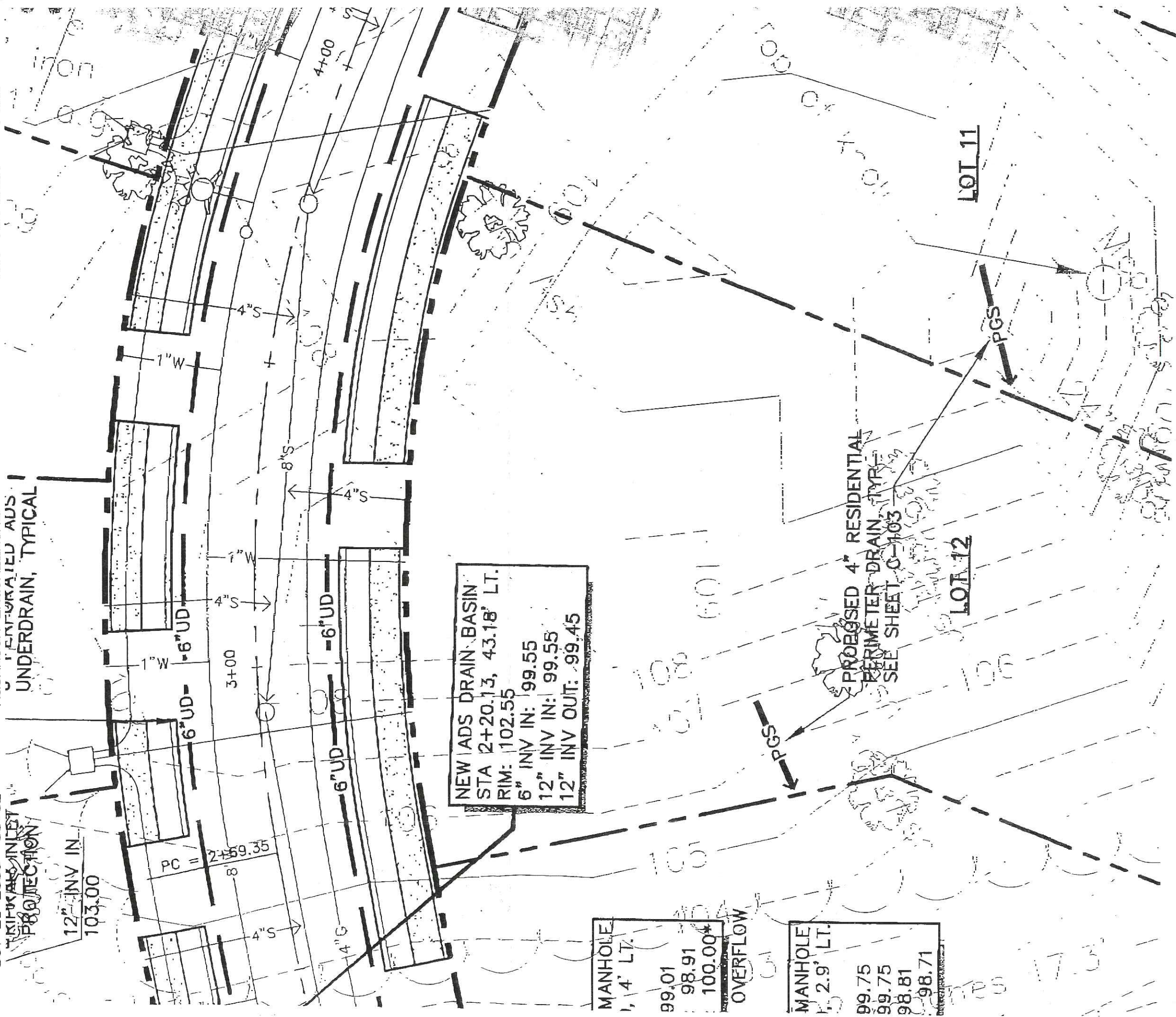


CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: _____

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207 774 6907 P.04

AQUARIUM ENGINEERING
 1' ENLARGED ADS
 UNDERDRAIN, TYPICAL



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*

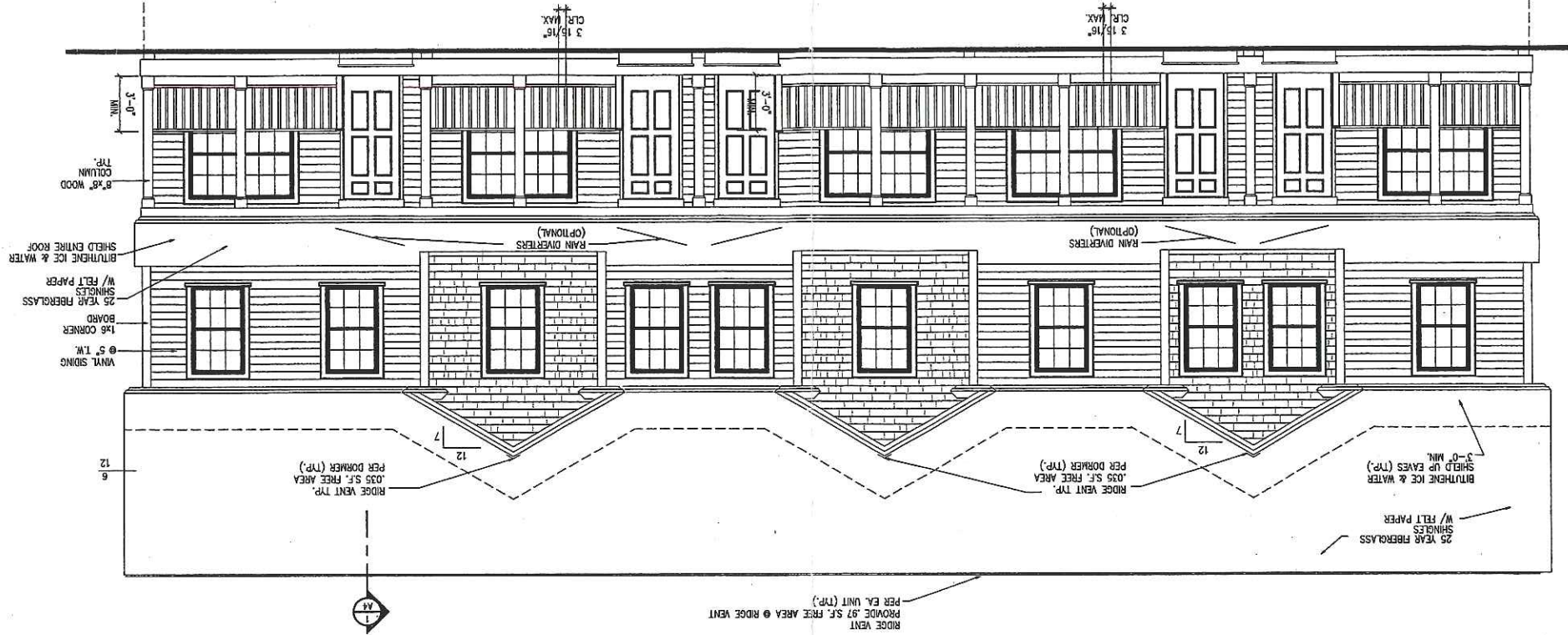
OVERFLOW

MANHOLE
 2, 2.9' LT.
 99.75
 99.75
 98.81
 98.71



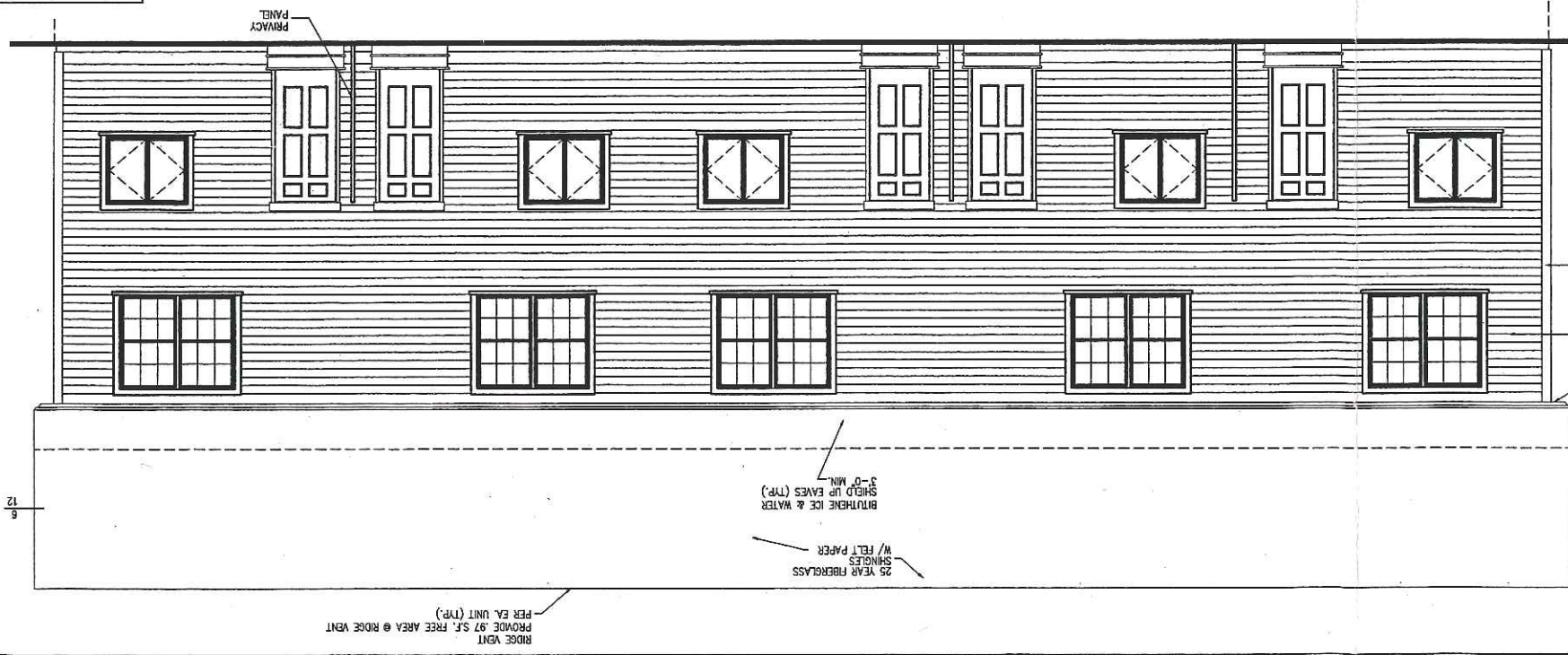
FRONT ELEVATION

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



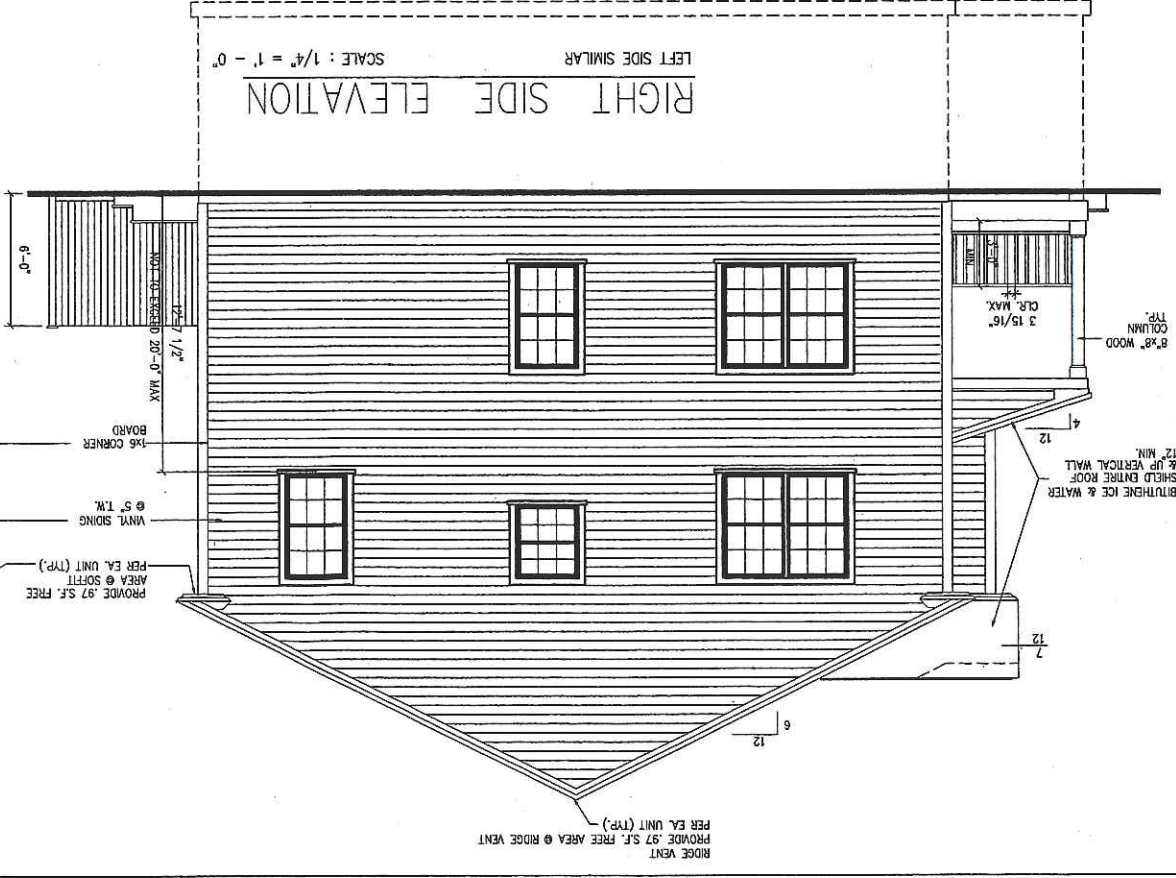
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



LEFT SIDE SIMILAR

