

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

2006-0121
Application I. D. Number

6/26/2006
Application Date
Walley Knoll Lot #5
Project Name/Description

RM, Inc.
Applicant
98 Broadway, South Portland, ME 04106
Applicant's Mailing Address
Rob Twombly
Consultant/Agent
Applicant Ph: (207) 332-5463 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Ruby Ln, Portland, Maine
Address of Proposed Site
342 B045001
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) _____

Proposed Building square Feet or # of Units 11815.93 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 Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 6/26/2006

DRC Approval Status:

Reviewer Jay Reynolds

Approved Approved w/Conditions See Attached Denied
Approval Date 7/10/2006 Approval Expiration 7/10/2007 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 7/10/2006
signature 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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 checked="" type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

2006-0121
Application I. D. Number

6/26/2006
Application Date

RM, Inc.
Applicant

98 Broadway, South Portland, ME 04106
Applicant's Mailing Address

Rob Twombly
Consultant/Agent

Applicant Ph: (207) 332-5463 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Ruby Ln , Portland, Maine
Address of Proposed Site
342 B045001
Assessor's Reference: Chart-Block-Lot

Project Name/Description

Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 4 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

2006-0121
 Application I. D. Number
 6/26/2006
 Application Date
 Willow Knoll Pt 5
 Project Name/Description

RM, Inc.
 Applicant
 98 Broadway, South Portland, ME 04106
 Applicant's Mailing Address
 Rob Twombly
 Consultant/Agent
 Applicant Ph: (207) 332-5463 Agent Fax:
 Applicant or Agent Daytime Telephone, Fax

Jay Reynolds

Ruby Ln, Portland, Maine
 Address of Proposed Site
 342 B045001
 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) _____

Proposed Building square Feet or # of Units 11815.93 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 6/26/2006

DRC Approval Status:

Approved Approved w/Conditions See Attached Denied
 Reviewer _____
 Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____
 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	

*Power Drive -
 Alt fence
 2 trees
 6-30
 sent letter*

*Rec'd 6-26
 Willow Knoll Pt 5*



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. Rob Twombly
RM, Inc.
98 Broadway
South Portland, Maine 04106

June 30, 2006

Dear Mr. Twombly:

RE: Application for single family house, Willow Knoll Lot #5

Upon review of the site plan, the City's Planning Division has the following comments:

1. For single-family subdivisions, the driveways are required to be paved. Please revise the site plan to note this.
2. Please add erosion control, along the front and rear property lines, to the site plan.
3. Please add 2 street trees (required for single family development, to be installed along the street frontage of the property) to your site plan.

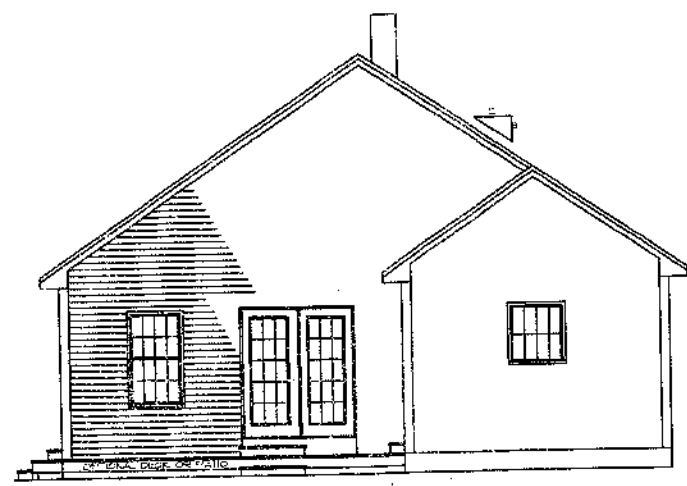
Please resubmit 4 copies of the revised site plan to my attention.

Sincerely,

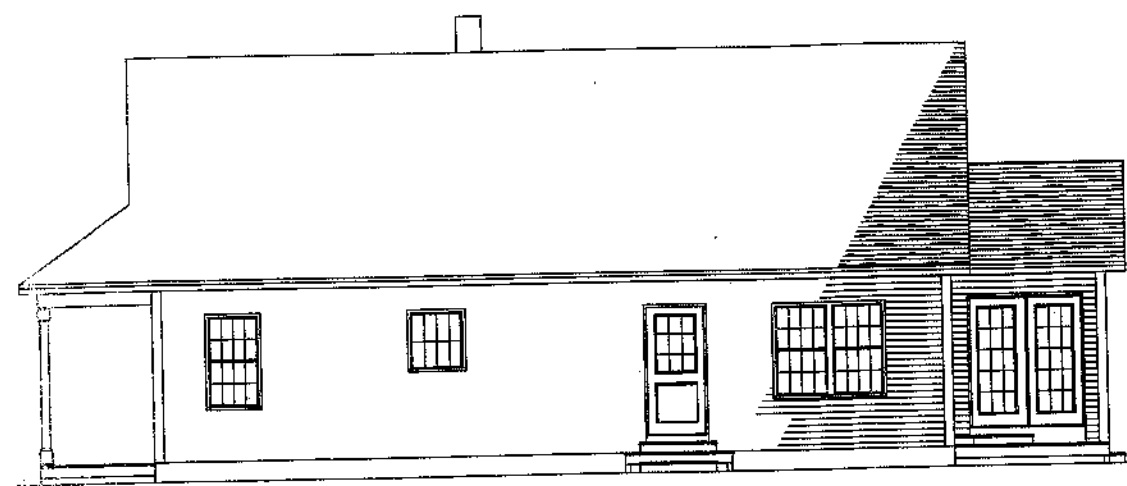
Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

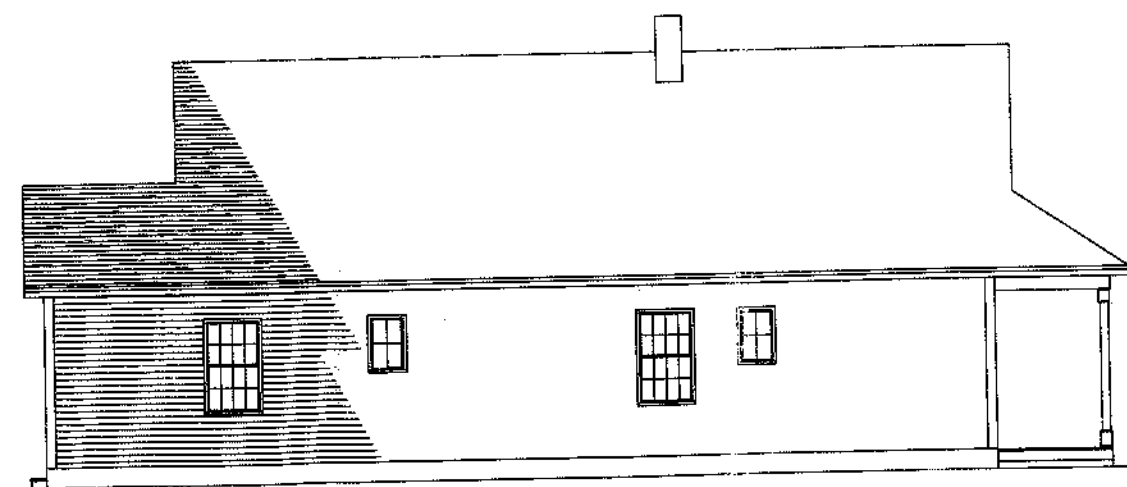
REAR ELEVATION



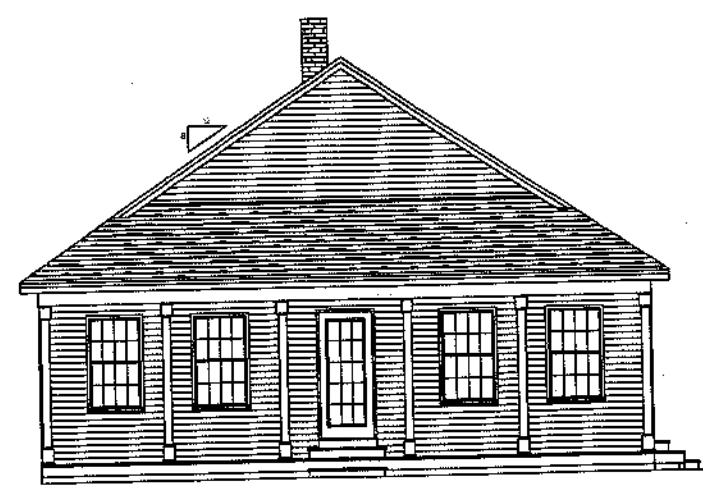
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



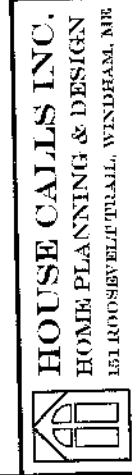
THESE DRAWINGS ARE COPY WRITTEN, AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM, OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY AT THE ADDRESS NAMED ON THESE DRAWINGS.

USE OR REPRODUCTION OF THESE DRAWINGS VIOLATES FEDERAL COPYRIGHT LAWS !

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR FEDERAL REFERENCE ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF A PROFESSIONAL ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER IS RESPONSIBLE TO THE CLIENT FOR THE ACCURACY OF THE DRAWINGS AND FOR THE BUILDING OF THE HOUSE IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES. THE ARCHITECT OR ENGINEER'S RESPONSIBILITY DOES NOT COVER THE DESIGN OF THE HOUSE OR THE CONSTRUCTION THEREOF. THE ARCHITECT OR ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE HOUSE AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY APPEAR TO BE. THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE ARCHITECT OR ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE HOUSE AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY APPEAR TO BE. THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

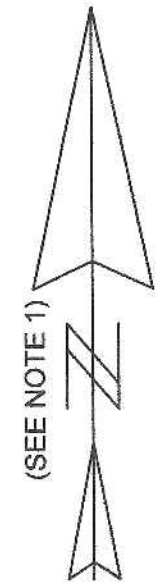
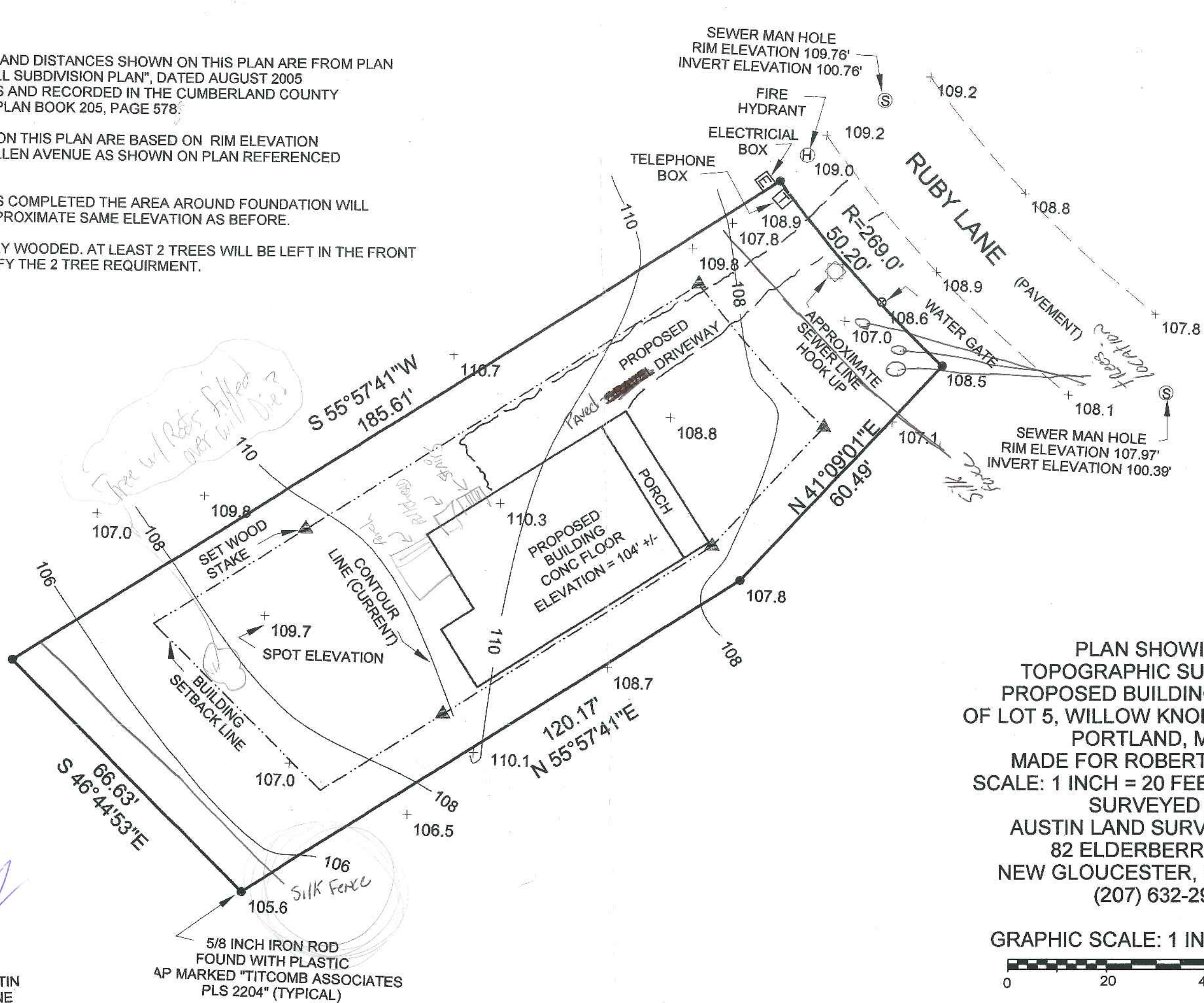
DRAWN BY J. CALL
SCALE 1/4" = 1'
DATE 3/06
PAGE 1 OF 3

HOUSE CALLS INC.
HOME PLANNING & DESIGN
151 ROOSEVELT TRAIL, WINDHAM, ME
LOT 5, RUBY LANE, PORTLAND
ELEVATIONS



NOTES:

- 1.) MAGNETIC BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE FROM PLAN ENTITLED "WILLOW KNOLL SUBDIVISION PLAN", DATED AUGUST 2005 BY TITCOMB ASSOCIATES AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 205, PAGE 578.
- 2.) ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON RIM ELEVATION OF A CATCH BASIN ON ALLEN AVENUE AS SHOWN ON PLAN REFERENCED IN NOTE 1.
- 3.) AFTER FOUNDATION IS COMPLETED THE AREA AROUND FOUNDATION WILL BE PUT BACK AT THE APPROXIMATE SAME ELEVATION AS BEFORE.
- 4.) THE LOT IS CURRENTLY WOODED. AT LEAST 2 TREES WILL BE LEFT IN THE FRONT OF THE HOUSE TO SATISFY THE 2 TREE REQUIREMENT.



PLAN SHOWING A
 TOPOGRAPHIC SURVEY AND
 PROPOSED BUILDING LOCATION
 OF LOT 5, WILLOW KNOLL SUBDIVISION,
 PORTLAND, MAINE
 MADE FOR ROBERT TWOMBLY
 SCALE: 1 INCH = 20 FEET MAY 19, 2006
 SURVEYED BY:
 AUSTIN LAND SURVEYING, LLC
 82 ELDERBERRY LANE
 NEW GLOUCESTER, MAINE 04260
 (207) 632-2959



[Signature]
 WILLIAM G. AUSTIN
 STATE OF MAINE
 PROFESSIONAL LAND SURVEYOR 2174

5/8 INCH IRON ROD
 FOUND WITH PLASTIC
 AP MARKED "TITCOMB ASSOCIATES
 PLS 2204" (TYPICAL)