

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

2006-0033  
Application I. D. Number  
2/15/2006  
Application Date  
Lot # 11 Willow Ln  
Project Name/Description

Mullen Peter &  
Applicant  
171 Ashmont St , Portland , ME 04103  
Applicant's Mailing Address  
Patrick Reichellieu  
Consultant/Agent  
Agent Ph: (207)615-5572      Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

Ruby Ln , Portland, Maine  
Address of Proposed Site  
342 B051001  
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) \_\_\_\_\_

2700 sf      14950  
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 Plan \$50.00    Subdivision \_\_\_\_\_    Engineer Review \$250.00    Date 2/16/2006

**DRC Approval Status:**

Reviewer Jay Reynolds

Approved       Approved w/Conditions See Attached       Denied

Approval Date 3/14/2006      Approval Expiration 3/14/2007      Extension to \_\_\_\_\_       Additional Sheets Attached

Condition Compliance      Jay Reynolds      3/14/2006  
signature      date

Performance Guarantee    Required\*       Not Required

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

<input 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	

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ADDENDUM

Mullen Peter &  
Applicant  
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Applicant's Mailing Address  
Patrick Reichellieu  
Consultant/Agent  
Agent Ph: (207) 615-5572      Agent Fax:  
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**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.

Grading in no-cut zone.  
Visit lot  
install SF @ Grading limits  
Reinforce SD to Rear  
Parties within 5' of P

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Jay Reynolds

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 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify)

2700 sf  
Proposed Building square Feet or # of Units

14950  
Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other

Fees Paid: Site Pla \$50.00 Subdivision Engineer Review \$250.00 Date 2/16/2006

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- Denied
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# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

Mr. Peter Mullen  
171 Ashmont Street  
Portland, Maine 04103

March 1, 2006

RE: Application for Lot #11, Willow Knoll Subdivision

Dear Mr. Mullen:

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

1. The site plan shows significant grading/soil disturbance within the no-cut zone. This grading will not be allowed in this zone due to its impacts on the existing trees. Also, it would not allow for the preservation of the 2 trees identified to be saved (as part of the original subdivision approval).

It also appears that this would involve a 10 to 15-foot cut involving blasting of ledge to achieve this, and would result in a 2:1, or 50% side-slope.

I understand the appeal of the daylight basement; however, this lot does not appear to accommodate this design.

2. Please redirect the storm drain/rain gutter so that it does not discharge onto your neighbor's property.

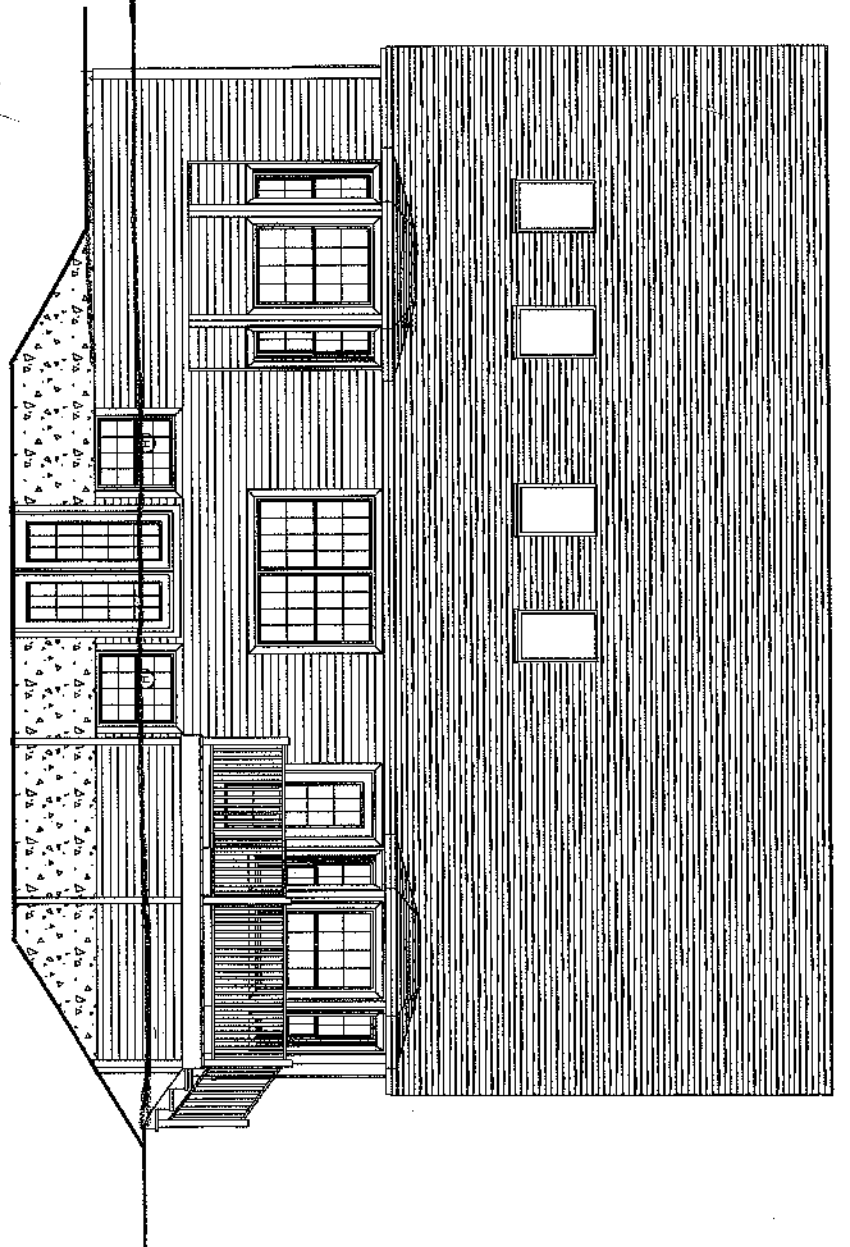
3. Please reset the silt fence location so that it is out of the no-cut zone.

4. The parking space to the left of the garage will need to be removed, as it does not meet the City's zoning requirements (5' from side property line minimum).

Sincerely,

Jay Reynolds  
Development Review Coordinator

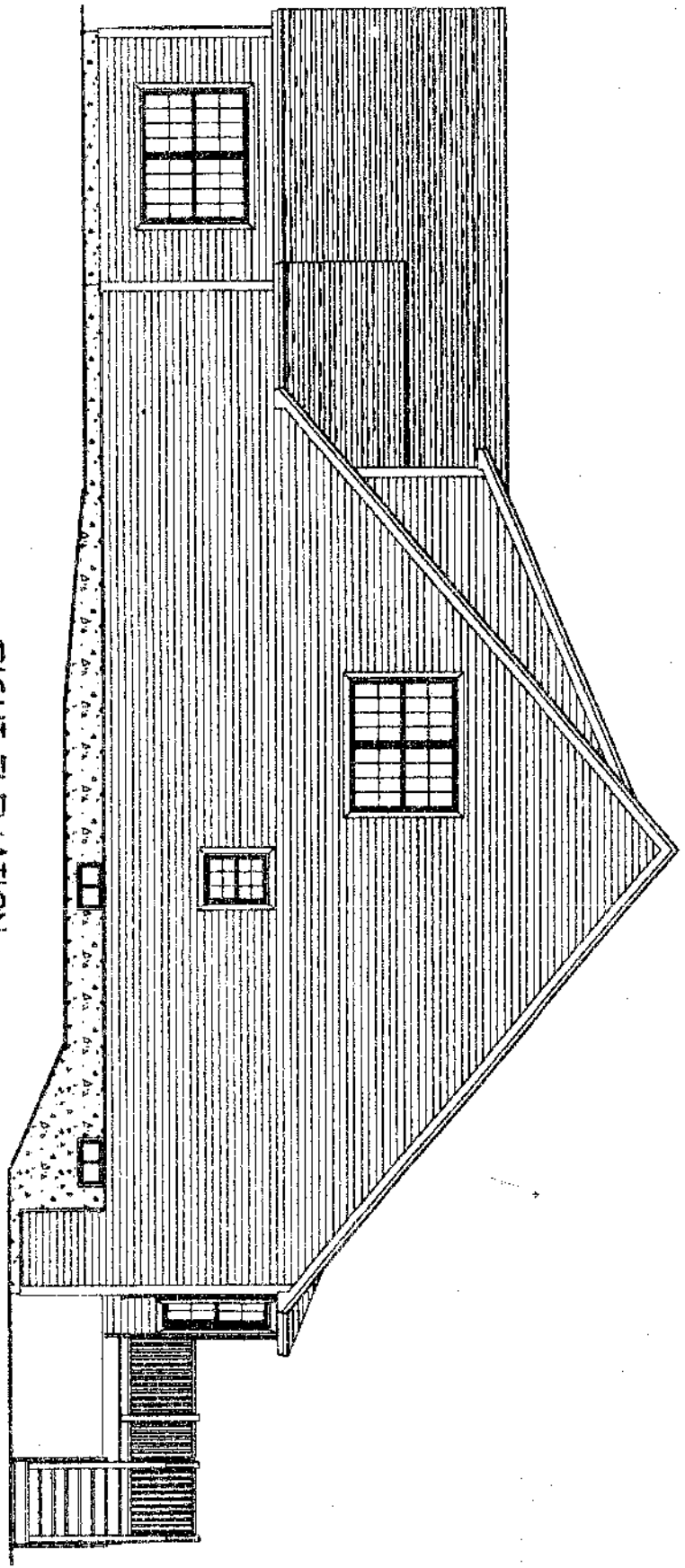
cc: Sarah Hopkins, Development Review Services Manager  
Marge Schmuckal, Zoning Administrator



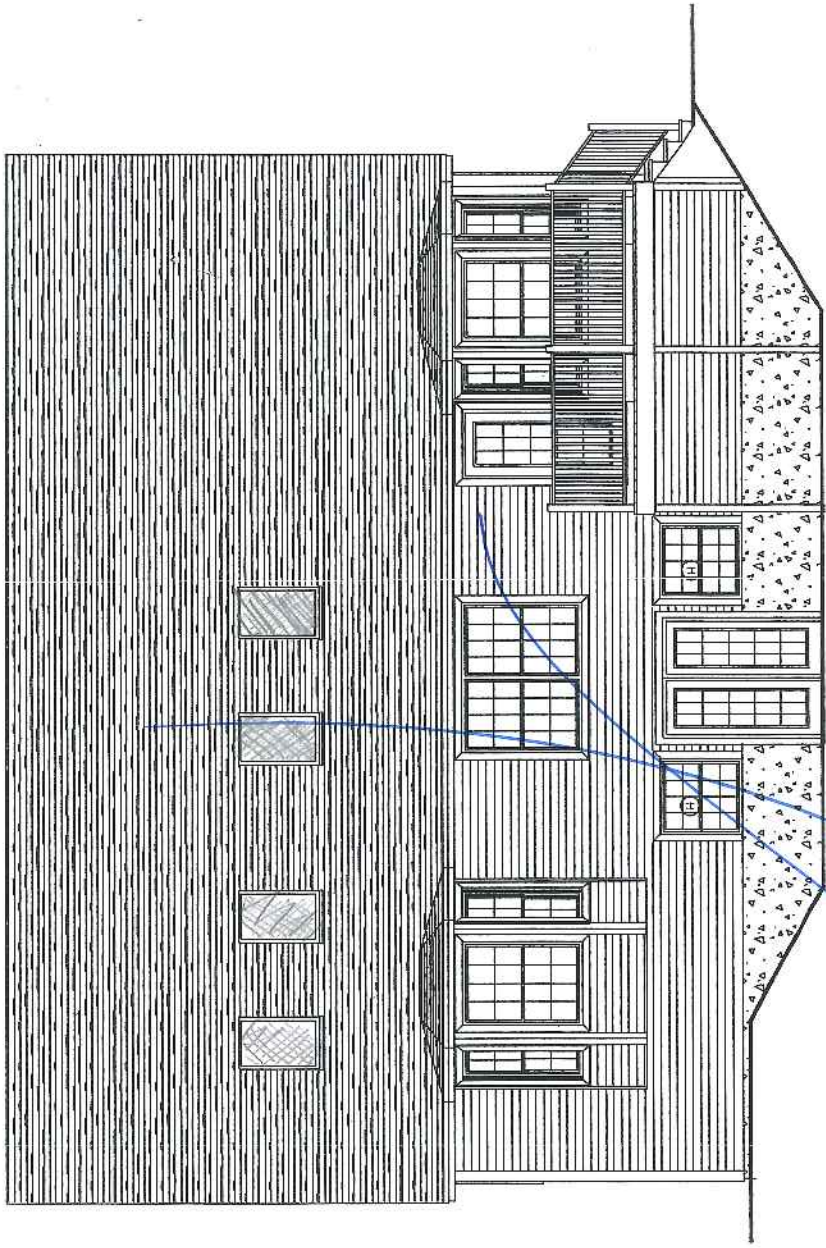
Finish Garage →  
No walk-out

for kitchen  
8/12/06

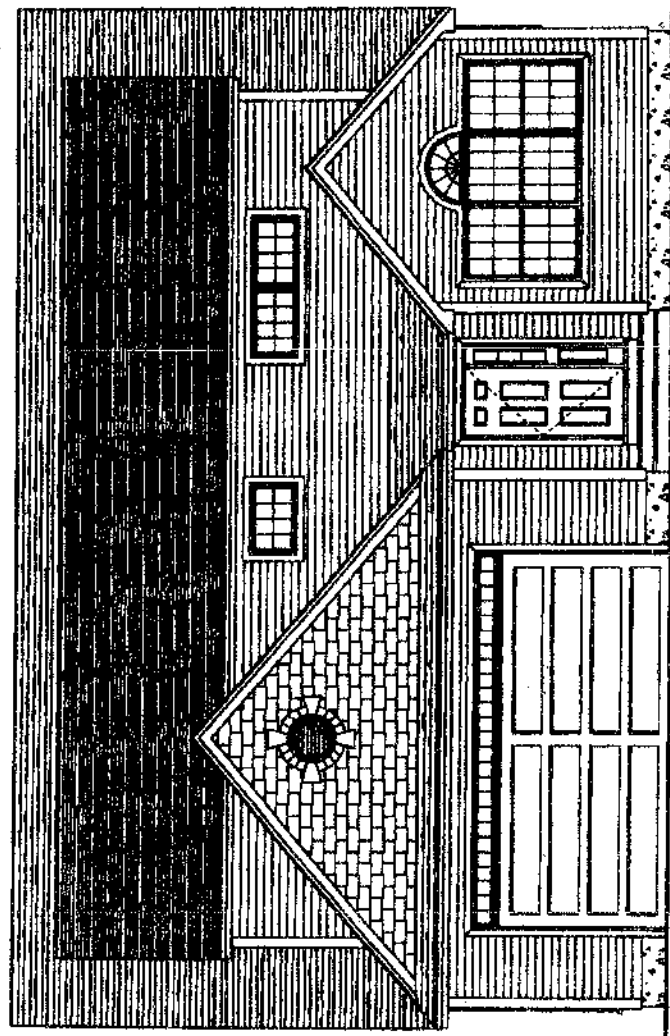
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



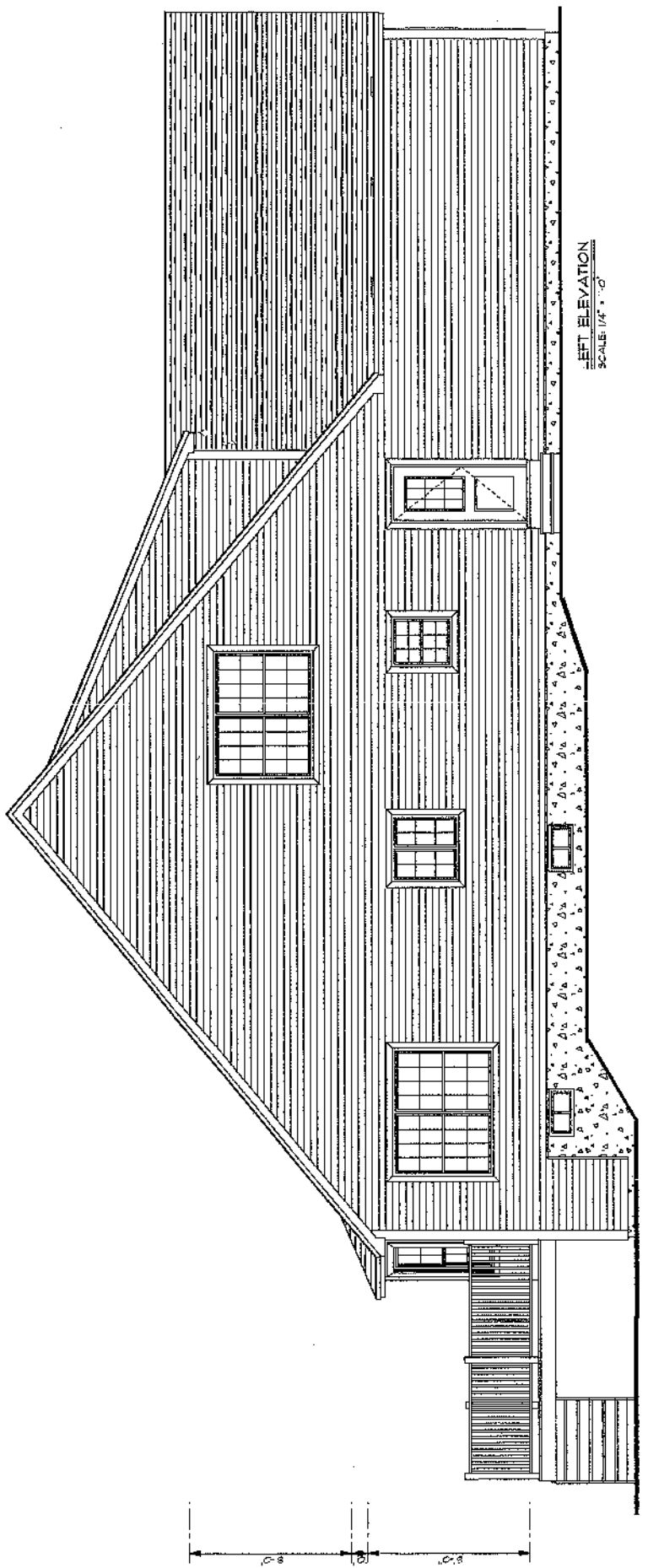
REAR ELEVATION  
SCALE: 1/4" = 1'-0"

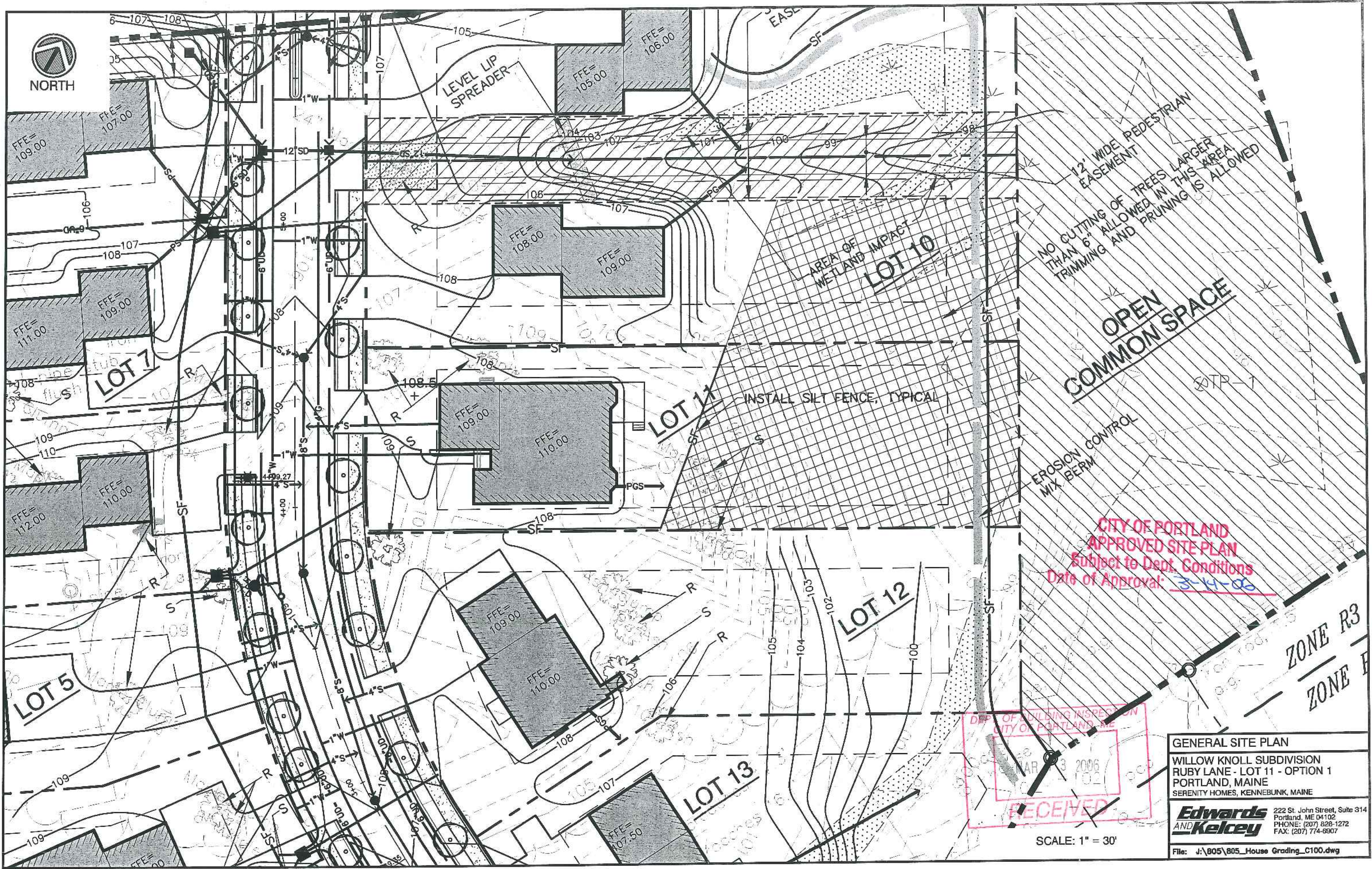


FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

DEPT. OF PUBLIC WORKS  
CITY OF PORTLAND  
FEB 15 1933  
RECEIVED





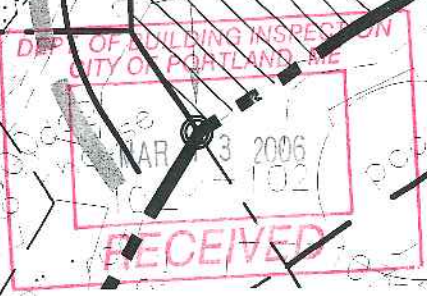


12' WIDE PEDESTRIAN EASEMENT  
NO CUTTING OF TREES LARGER THAN 6" ALLOWED IN THIS AREA. TRIMMING AND PRUNING IS ALLOWED

OPEN COMMON SPACE

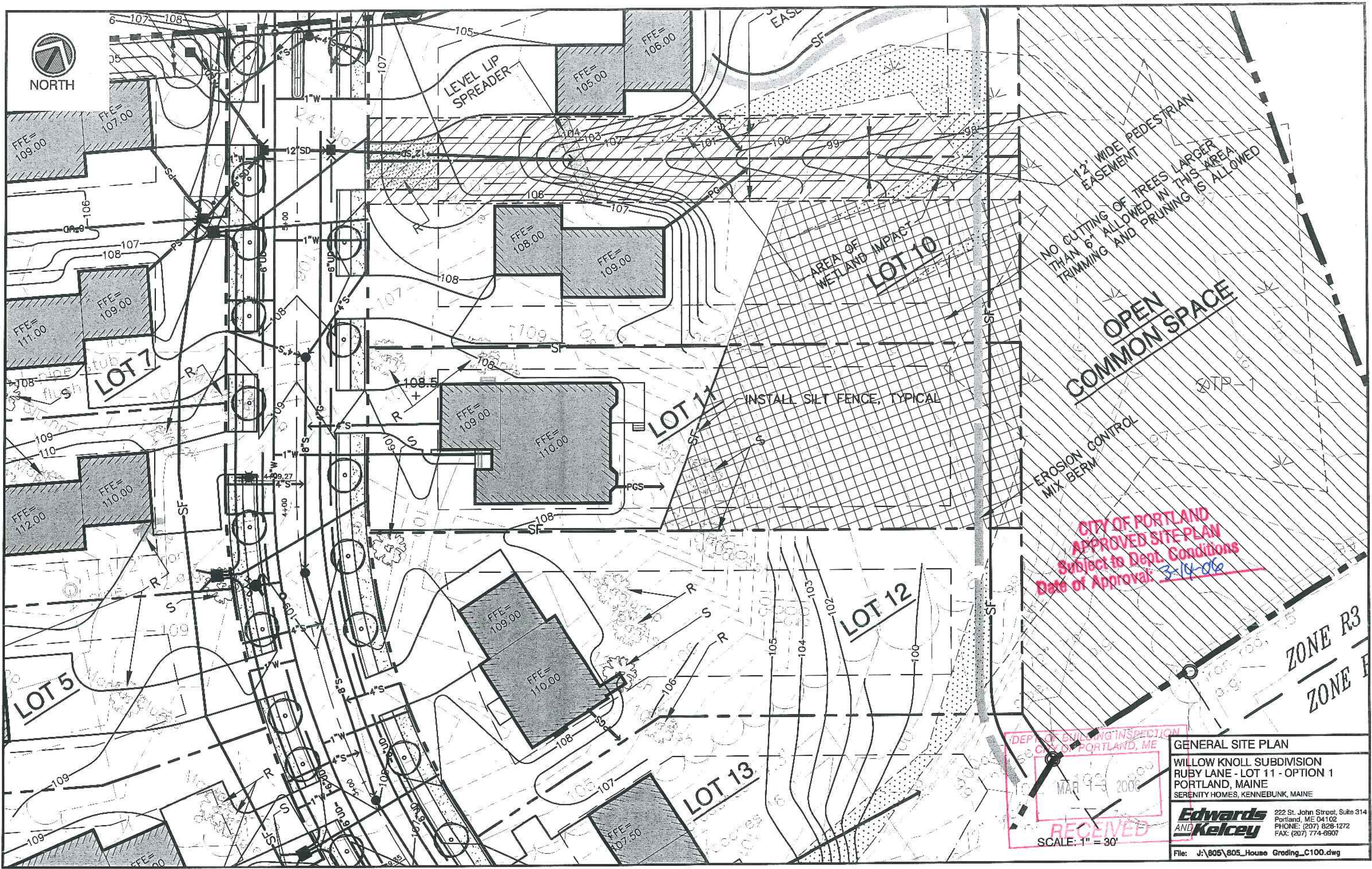
EROSION CONTROL MIX BERM

CITY OF PORTLAND APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 3-14-06



SCALE: 1" = 30'

<b>GENERAL SITE PLAN</b>	
WILLOW KNOLL SUBDIVISION RUBY LANE - LOT 11 - OPTION 1 PORTLAND, MAINE SERENITY HOMES, KENNEBUNK, MAINE	
<b>Edwards AND Kelcey</b>	222 St. John Street, Suite 314 Portland, ME 04102 PHONE: (207) 828-1272 FAX: (207) 774-6907
File: J:\805\805_House Grading_C100.dwg	



12' WIDE PEDESTRIAN EASEMENT

NO CUTTING OF TREES LARGER THAN 6" ALLOWED IN THIS AREA. TRIMMING AND PRUNING IS ALLOWED

OPEN COMMON SPACE

EROSION CONTROL MIX BERM

CITY OF PORTLAND APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 3-14-06

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

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SCALE: 1" = 30'

GENERAL SITE PLAN

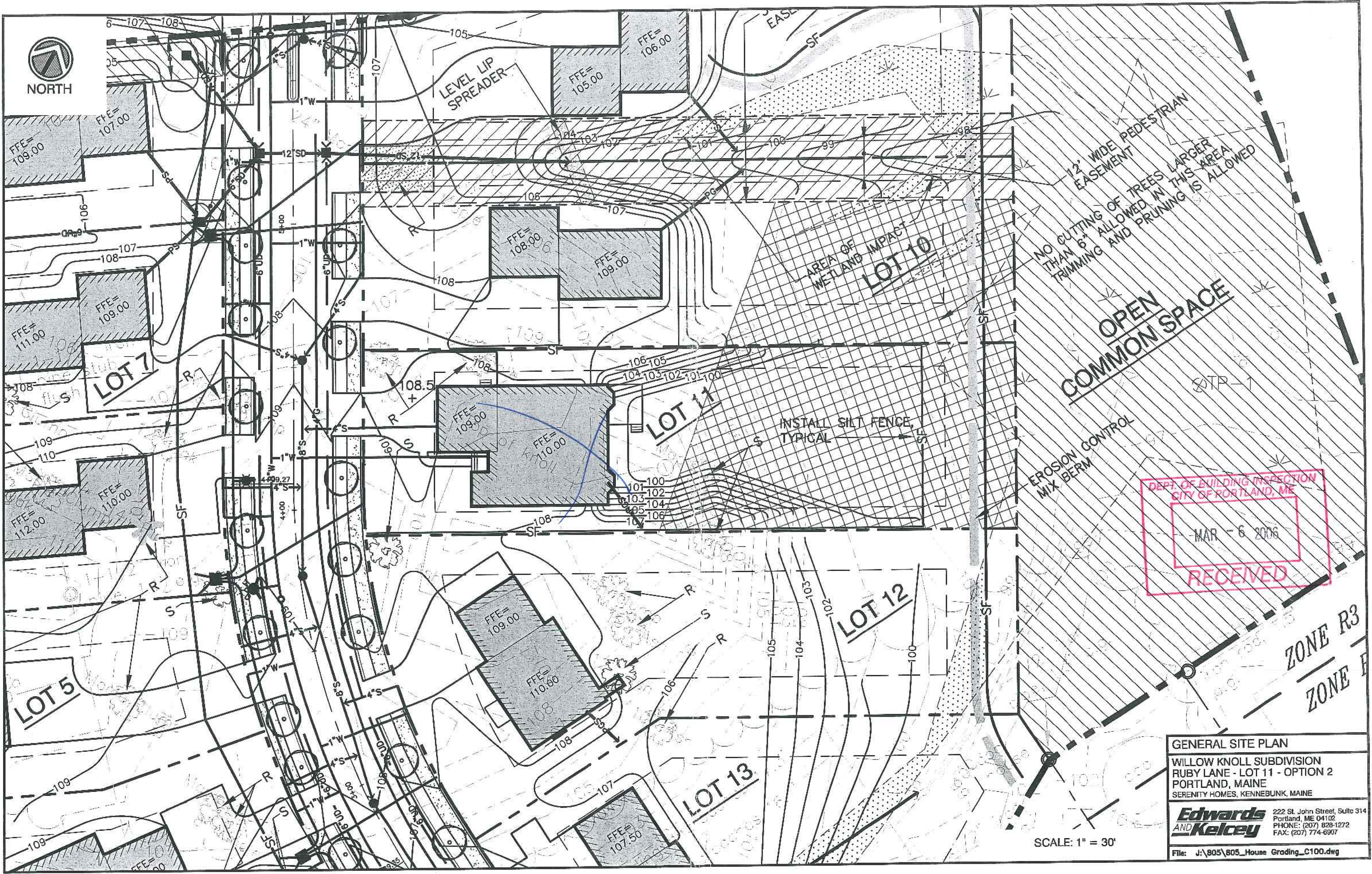
WILLOW KNOLL SUBDIVISION  
 RUBY LANE - LOT 11 - OPTION 1  
 PORTLAND, MAINE  
 SERENITY HOMES, KENNEBUNK, MAINE

**Edwards AND Kelcey** 222 St. John Street, Suite 314  
 Portland, ME 04102  
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File: J:\805\_House Grading\_C100.dwg



NORTH



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
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GENERAL SITE PLAN  
WILLOW KNOLL SUBDIVISION  
RUBY LANE - LOT 11 - OPTION 2  
PORTLAND, MAINE  
SERENITY HOMES, KENNEBUNK, MAINE  
**Edwards AND Kelcey** 222 St. John Street, Suite 314  
Portland, ME 04102  
PHONE: (207) 828-1272  
FAX: (207) 774-6907  
File: J:\805\805\_House Grading\_C100.dwg

SCALE: 1" = 30'

GENERAL SITE PLAN  
 WILLOW KNOLL SUBDIVISION  
 RUBY LANE - LOT 11 - OPTION 2  
 PORTLAND, MAINE  
 SERENITY HOMES, KENNEBUNK, MAINE  
**Edwards**  
**AND Kelcey**  
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ZONE R3  
 ZONE R3

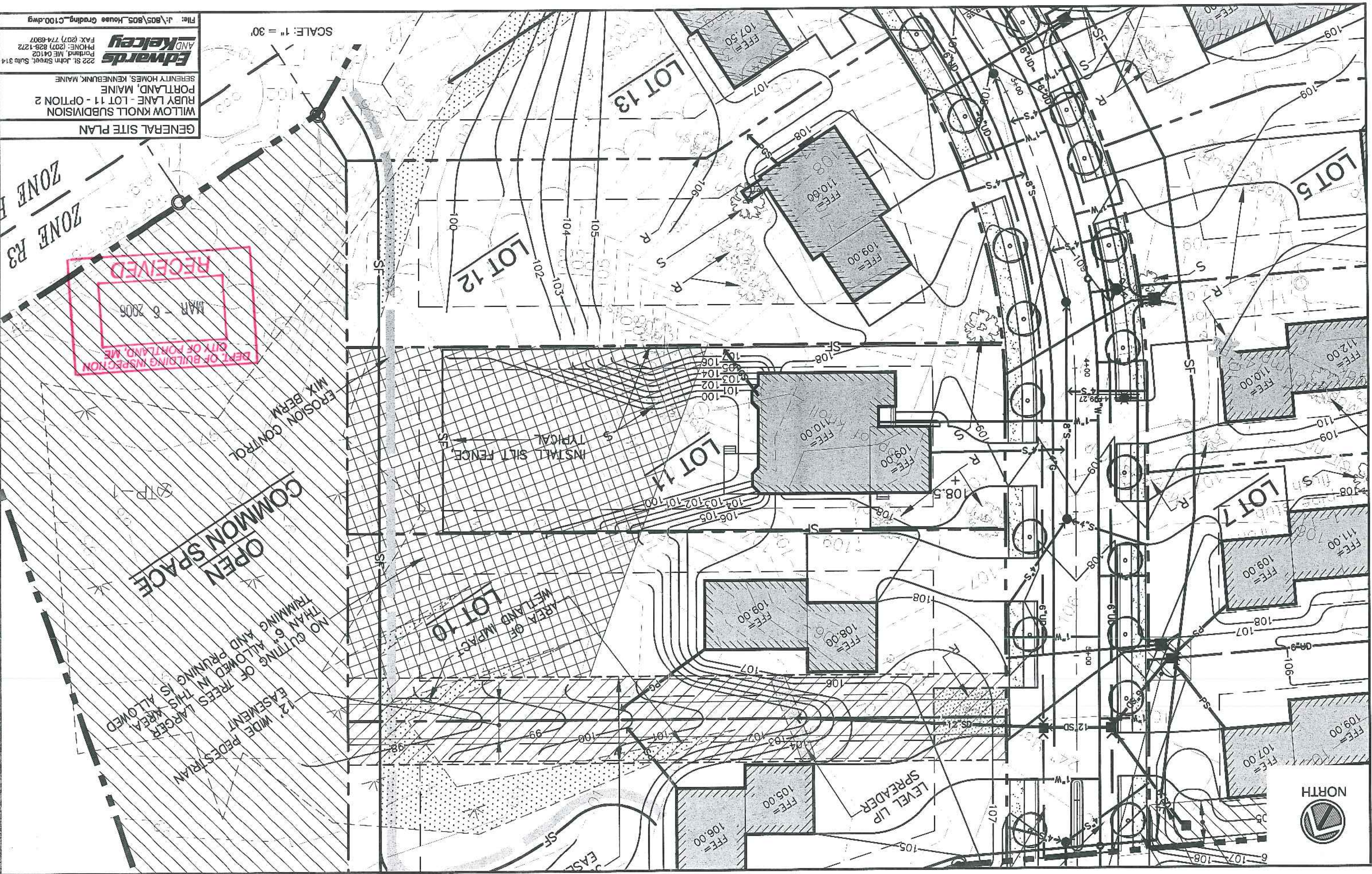
RECEIVED  
 MAR - 6 2006  
 CITY OF PORTLAND, ME  
 DEPT. OF BUILDING INSPECTION

OPEN SPACE  
 COMMON SPACE

NO CUTTING OF TREES LARGER THAN 6" ALLOWED IN THIS AREA  
 TRIMMING AND PRUNING IS ALLOWED  
 12' WIDE PEDESTRIAN EASEMENT  
 AREA OF IMPACT MET AND IMPACT

INSTALL SILT FENCE

LEVEL LIP SPREADER



GENERAL SITE PLAN  
 WILLOW KNOLL SUBDIVISION  
 RUBY LANE - LOT 11 - OPTION 2  
 SERENITY HOMES, KENNEBUNK, MAINE  
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SCALE: 1" = 30'

ZONE R3  
 ZONE R3

OPEN COMMON SPACE  
 EROSION CONTROL MIX BERM  
 NO CUTTING OF TREES LARGER THAN 6" ALLOWED IN THIS AREA  
 ALLOWED AND PRUNING IS ALLOWED  
 12' WIDE PEDESTRIAN EASEMENT  
 AREA OF WETLAND IMPACT

INSTALL SILT FENCE

LEVEL LIP SPREADER

