

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

2004-0195
 Application I. D. Number

9/23/2004
 Application Date

Longview Drive Lot #7
 Project Name/Description

Don Cunningham
 Applicant
 161 State Rd # 2, Kittery, ME 03904
 Applicant's Mailing Address

Correction of P.D. to Row U.D. etc (Pad) #21
 529 - 529 Auburn St, Portland, Maine
 Address of Proposed Site
 382A D001001
 Assessor's Reference: Chart-Block-Lot

Consultant/Agent
 Agent Ph: _____ Agent Fax: _____

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1584
 Proposed Building square Feet or # of Units 10000 Zoning
 Acreage of Site

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 \$250.00 Subdivision \$50.00 Engineer Review 9/24/2004
 Reviewer _____ Date _____

DRC Approval Status:

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

Performance Guarantee

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

- Performance Guarantee Accepted date amount expiration date
- Inspection Fee Paid date amount
- Building Permit Issue date signature
- Performance Guarantee Reduced date remaining balance signature
- Temporary Certificate of Occupancy date Conditions (See Attached) expiration date
- Final Inspection date signature
- Certificate Of Occupancy date
- Performance Guarantee Released date signature
- Defect Guarantee Submitted submitted date amount expiration date
- Defect Guarantee Released date signature

GENERAL NOTES

1. APPLICANT: DANA CUNNINGHAM
P.O. BOX 1093
PORTLAND, ME 04104
2. THE PROPERTY IS SHOWN AS LOT 7 OF THE AUBURN ESTATES SUBDIVISION APPROVED BY THE CITY OF PORTLAND PLANNING BOARD AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 204 PAGE 665.
3. TOTAL AREA OF PARCEL: 10,020 SQUARE FEET (0.23 ACRES).
4. BEARINGS SHOWN ARE REFERENCED TO GRID NORTH. HORIZONTAL CONTROL REFERENCED TO MAINE STATE PLANE COORDINATES, WEST ZONE, NAD 83.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY GROUND SURVEY PERFORMED BY SEBAGO TECHNICS, INC. ON JANUARY 17, 2004. VERTICAL DATUM IS BASED ON CITY OF PORTLAND VERTICAL CONTROL DATUM (NGVD 1929). VERTICAL CONTROL ESTABLISHED BY LEVEL LOOP ORIGINATING FROM CITY OF PORTLAND BENCHMARK CONSISTING OF A 6"x6" GRANITE MONUMENT WITH DRILL HOLE LOCATED FLUSH IN SIDEWALK ON THE EASTERLY SIDE OF AUBURN STREET 23 FT NORTH OF THE NORTHERLY PAVEMENT LINE OF THE LYSETH MOORE ELEMENTARY SCHOOL DRIVEWAY AT ELEVATION 108.86 FEET.
6. PLAN REFERENCES:
A. SUBDIVISION PLAN OF "AUBURN ESTATES" FOR NIAL CONSTRUCTION BY SEBAGO TECHNICS, INC., DATED JULY 22, 2004, RECORDED SEPTEMBER 15, 2004 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 665.
7. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND R-2 ZONE. THE SPACE AND BULK REQUIREMENTS ARE AS FOLLOWS:

	R-2 ZONE
MIN. LOT SIZE	10,000 SF.
MIN. AREA PER DWELLING UNIT	10,000 SF.
MIN. STREET FRONTAGE	50 FT.
MIN. FRONT YARD SETBACK	25 FT.
MIN. REAR YARD SETBACK	25 FT.
MIN. SIDE YARD SETBACK	
1 STORY	12 FT.
1½ STORY	12 FT.
2 STORY	14 FT.
2½ STORY	16 FT.
MAX. LOT COVERAGE (BLDG. FOOTPRINT)	20%
MIN. LOT WIDTH	80 FT.
MAX. BLDG. HEIGHT (PRINCIPAL)	35 FT.
MAX. BLDG. HEIGHT (DETACHED ACCESSORY)	18 FT.

NOTE: THE WIDTH OF (1) SIDE YARD MAY BE REDUCED BY ONE FOOT FOR EVERY ONE FOOT THAT OTHER SIDE SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET.

8. THE UTILITY LOCATIONS SHOWN IN LONGVIEW DRIVE ARE APPROXIMATE AND ARE BASED ON THE DESIGN PLANS REFERENCED IN NOTE 6. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

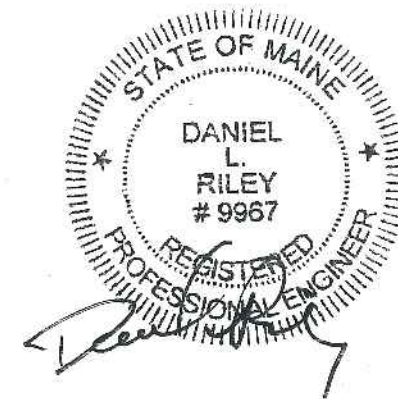
9. ALL WATER MAIN SERVICE CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.

10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

11. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.

12. THIS PLAN IS NOT A BOUNDARY SURVEY. THE BOUNDARIES SHOWN HEREON ARE BASED SOLELY ON THE PLAN REFERENCED IN NOTE 6.

13. THE LANDSCAPING INDICATED ON THIS PLAN REPRESENTS THE MINIMUM REQUIREMENTS AND IS CONSISTENT WITH THE LANDSCAPE PLAN APPROVED AS PART OF THE AUBURN ESTATES SUBDIVISION. TREE PLANTINGS SHALL MEET THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.



NOTES

OF: **LOT 7 AUBURN ESTATES**
LONGVIEW DRIVE
PORTLAND, MAINE

FOR: **DANA CUNNINGHAM**

DESIGN BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	9-1
SCALE:	1
FIELD BK:	
PROJ. NO:	
DRAWING:	04369

SHEET 1 OF 1



Sebago Technics
Engineering Expertise You Can Build On

One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

Typo →

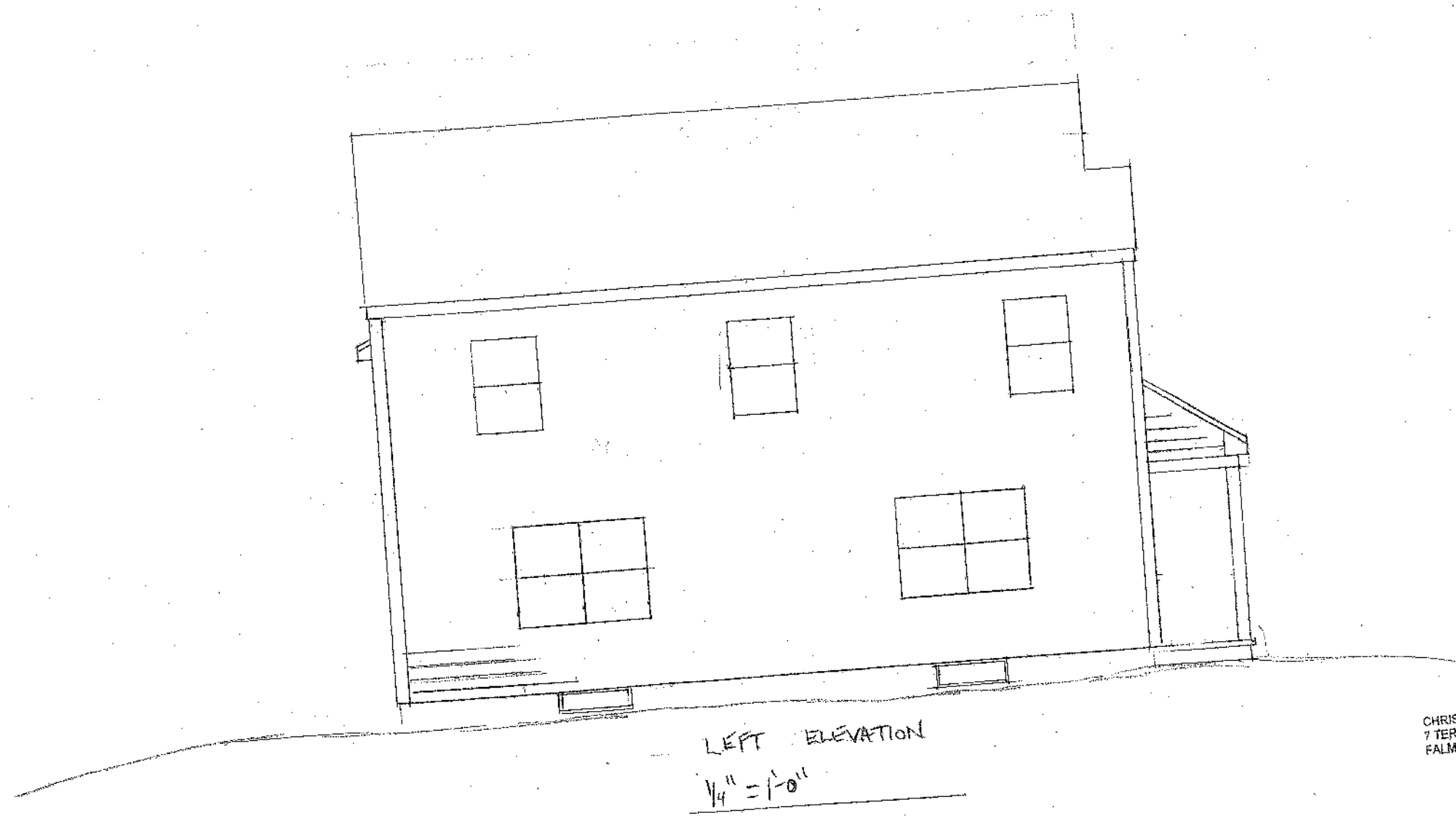
A- FULC
1-11-17



FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 7 2005
RECEIVED
338 B 38

CHRISTOPHER BALLARD INC
7 TERRA WAY
FALMOUTH, ME 04106
 $\frac{1}{4}'' = 1'-0''$



LEFT ELEVATION
 $\frac{1}{4}'' = 1'-0''$

CHRISTOPHER BALLARD INC
7 TERRA WAY
FALMOUTH, ME 04105