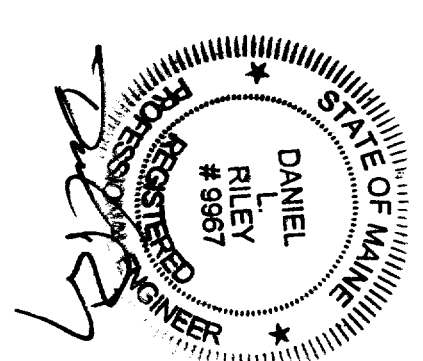
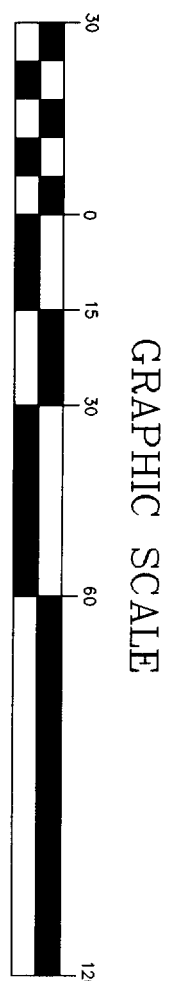


DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN - 2 2006
RECEIVED

Used for zoning



LEGEND:
SEE SHEET 5
GENERAL NOTES:
SEE SHEET 5

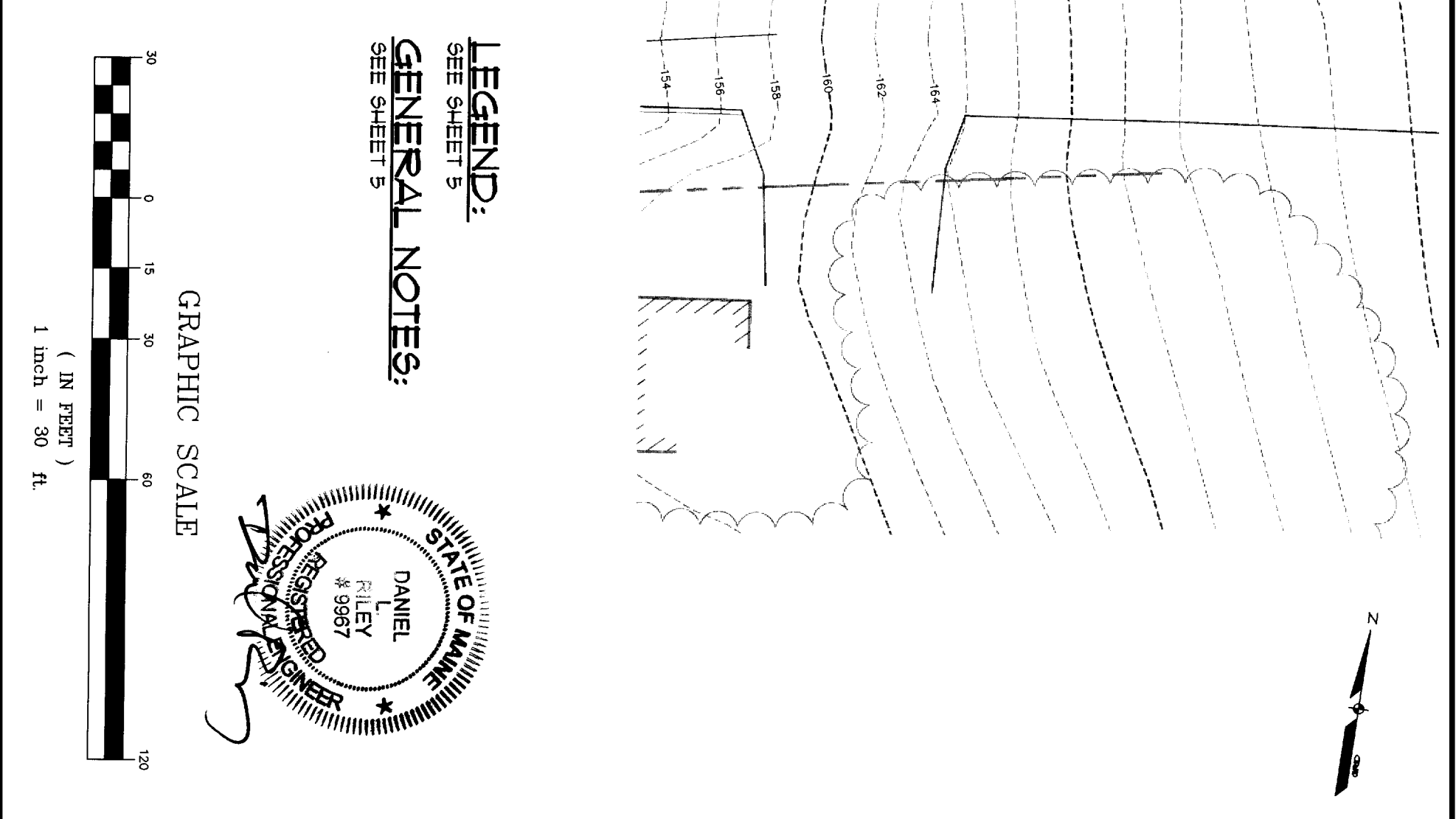
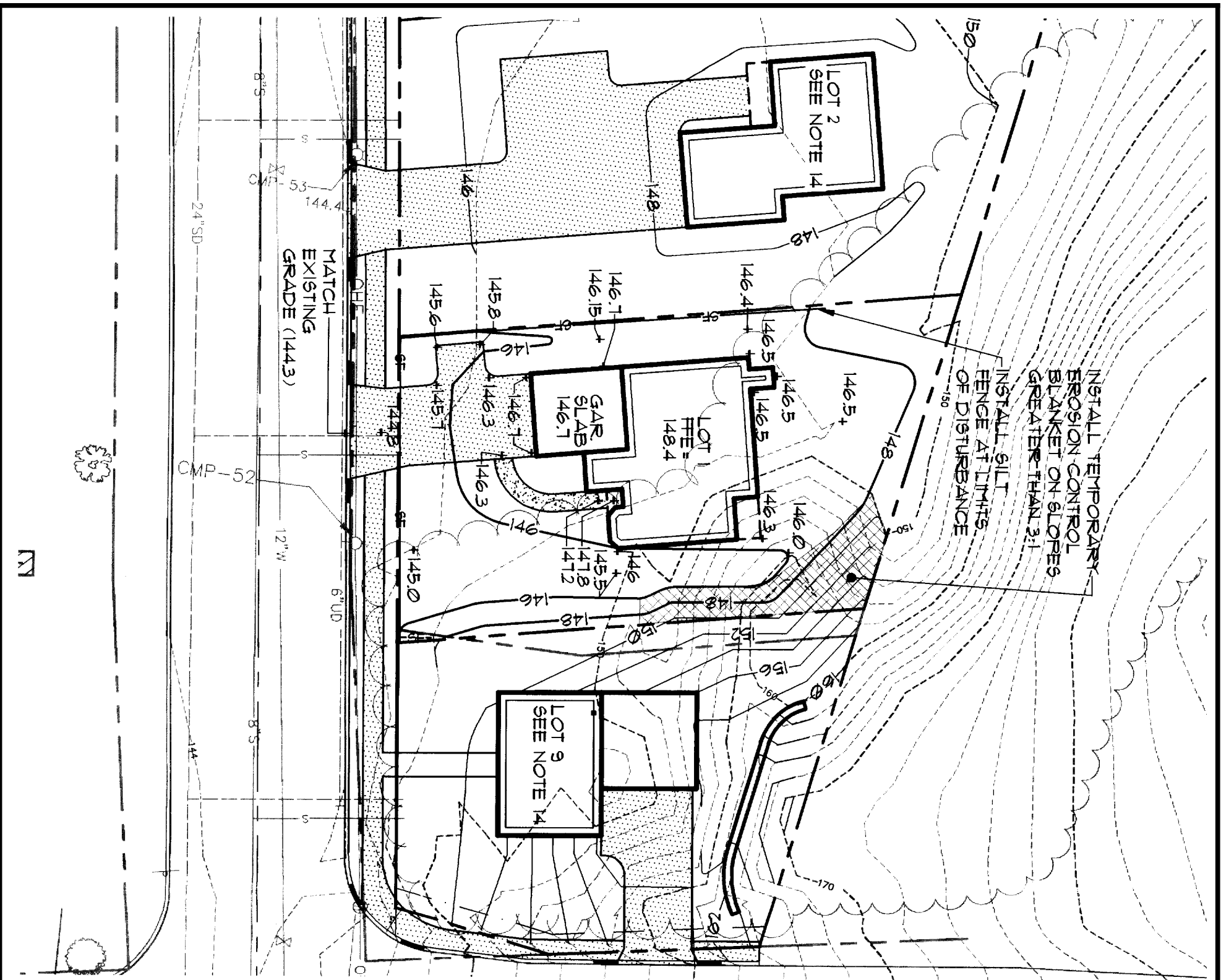


DES. Y:	MT.	SITE PLAN OF: LOT 1 AUBURN ESTATES LONGVIEW DRIVE PORTLAND, MAINE FOR: BRUSH AND HAMMER INC. 110 LESTER DRIVE PORTLAND, MAINE 041C3
DRAWN BY:	MTW	
CHECKED BY:	DLR	
DATE:	5-10-06	
SCALE:	1"=30'	
FIELD BK:	778	
PROJ. NO.:	06169	
DRAWING:	16169G	
SHEET 1 OF 5		

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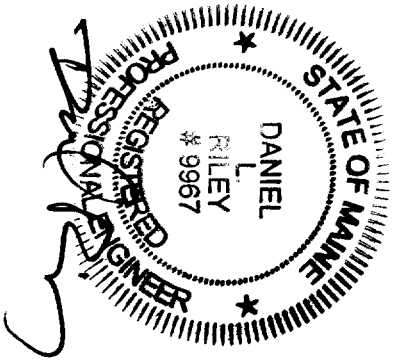
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

6 08:10 AM



LEGEND:
SEE SHEET 5

GENERAL NOTES:
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GRAPHIC SCALE



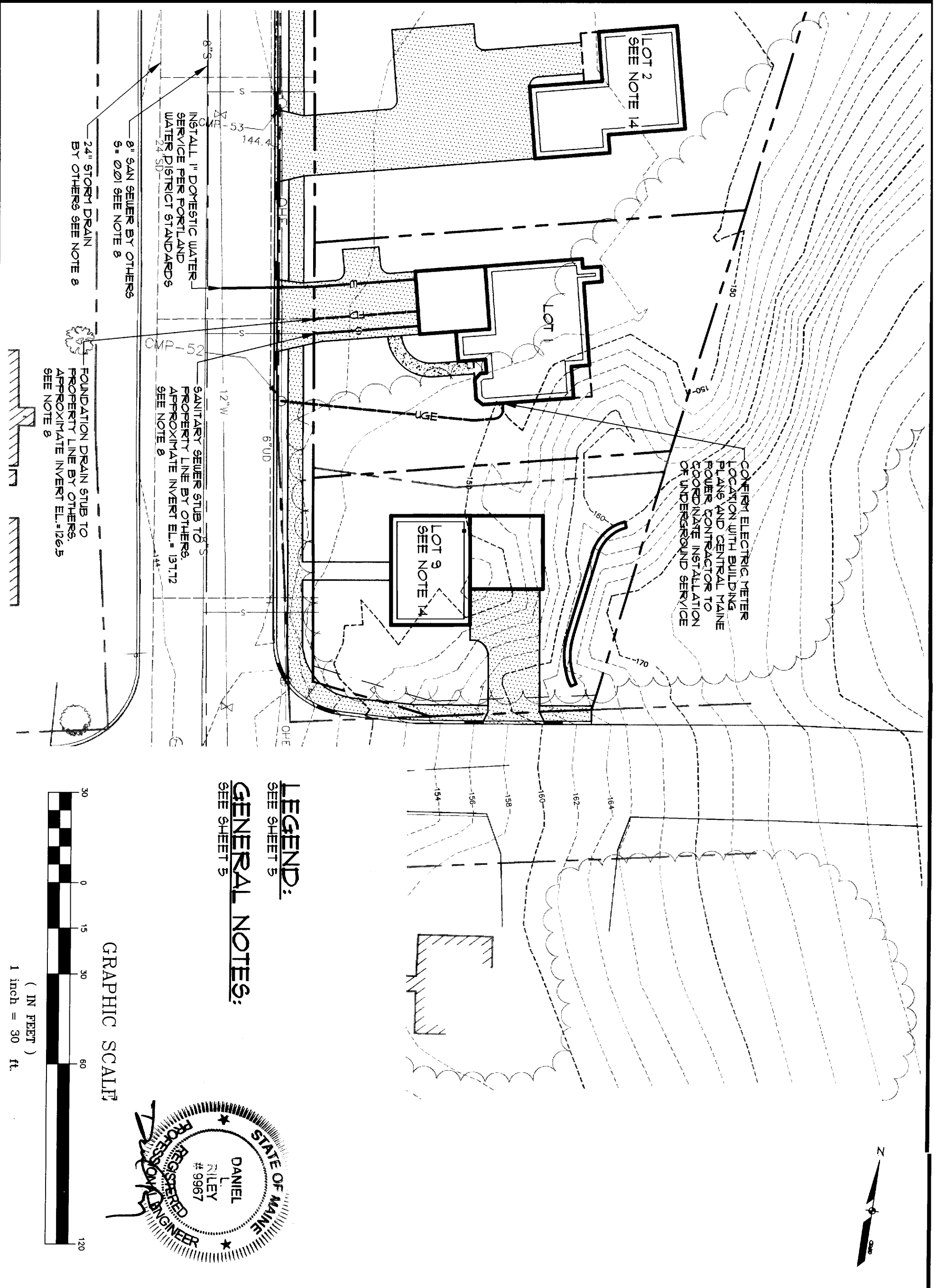
(IN FEET)
1 inch = 30 ft.

GRADING PLAN
OF:
LOT 1 AUBURN ESTATES
LONGVIEW DRIVE
PORTLAND, MAINE
FOR:
BRUSH AND HAMMER INC.
110 LESTER DRIVE
PORTLAND, MAINE 04103

DSI GN BY: MTW
DIA WN BY: MTW
CHECKED BY: DLR
DATE: 5-10-06
SCALE: 1"=30'
FIELD BK: 778
PROJ. NO: 06169
DRAWING: 06169G

SHEET 2 OF 5

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DESIGN BY:	MTW
DRAWN BY:	n TW
CHECKED BY:	DLR
DATE:	5-10-06
SCALE:	1" = 30'
FIELD BK:	778
PROJ. NO:	06169
DRAWING:	06169G
SHEET 3 OF 5	

UTILITY PLAN
OF:
LOT 1 AUBURN ESTATES
LONGVIEW DRIVE
PORTLAND, MAINE
FOR:
BRUSH AND HAMMER INC.
110 LESTER DRIVE
PORTLAND, MAINE 04103



LEGEND:
SEE SHEET 5

GENERAL NOTES:
SEE SHEET 5

SEED MIX "A" M.D.O.T. NO. 1 (PARK MIXTURE)

KEY	BOTANICAL/COMMON NAME	SIZE/REMARKS
AR	ACER RUBRUM/RED MAPLE	3" CAL.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LANDSCAPE PLAN
OF
LOT 1 AUBURN ESTATES
LONGVIEW DRIVE
PORTLAND, MAINE
FOR:
BRUSH AND HAMMER INC.
110 LESTER DRIVE
PORTLAND, MAINE 04103

DESIGN BY: MTW
DRAWN BY: TW
CHECKED BY: DLR
DATE: 5-14-06
SCALE: 1"=30'
FIELD BK: 778
PROJ. NO: 06169
DRAWING: 06169G
SHEET 4 OF 5

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GENERAL NOTES

1. APPLICANT: BRUSH AND HAMMER INC.
110 LESTER DRIVE
PORTLAND, ME 04103
2. THE PROPERTY IS SHOWN AS LOT 1 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: 10,148 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 11, 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 EASTERN SIDE OF AUBURN STREET 23 FT NORTH OF THE NORTHERLY PAYEMENT 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.
1. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND R-2 AND R-3 ZONES. THE SPACE AND BULK REQUIREMENTS ARE AS FOLLOWS:

	R-2 ZONE	R-3 ZONE
MIN. LOT SIZE	10,000 SF.	6,500 SF.
MIN. AREA PER DWELLING UNIT	10,000 SF.	6,500 SF.
MIN. STREET FRONTAGE	50 FT.	50 FT.
MIN. FRONT YARD SETBACK	25 FT.	25 FT.
MIN. REAR YARD SETBACK	25 FT.	25 FT.
MIN. SIDE YARD SETBACK	12 FT.	8 FT.
1 1/2 STORY	12 FT.	8 FT.
2 STORY	16 FT.	14 FT.
2 1/2 STORY	16 FT.	16 FT.
MIN. SIDE YARD SETBACK ON SIDE STREET	20 FT.	20 FT.
MAX. LOT COVERAGE (BLDG. FOOTPRINT)	20%	25%
MIN. LOT WIDTH	80 FT.	75 FT.
MAX. BLDG. HEIGHT (PRINCIPAL)	35 FT.	35 FT.
MAX. BLDG. HEIGHT (DETACHED ACCESSORY)	18 FT.	18 FT.

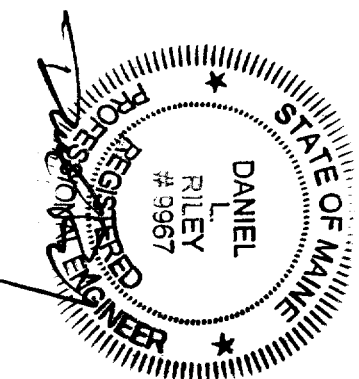
NOTE: THE WIDTH OF (1) SIDE YARD MAY BE REDUCED BY ONE FOOT FOR EVERY ONE FOOT THAT OTHER SIDE SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET.

8. THE UTILITY LOCATIONS SHOWN IN LONGVIEW DRIVE AND AUBURN STREET 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 TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE TV. 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.
14. PROPOSED SITE AND GRADING INFORMATION SHOWN ON LOT 2 TAKEN FROM "SINGLE FAMILY RESIDENTIAL LOT PLAN OF LOT 2 AUBURN ESTATES" FOR SHARON PELLETIER BY SEBAGO TECHNICS, INC. DATED APRIL 11, 2005. PROPOSED SITE AND GRADING INFORMATION SHOWN ON LOT 9 TAKEN FROM "SINGLE FAMILY RESIDENTIAL LOT PLAN OF LOT 9 AUBURN ESTATES" FOR NIAL CONSTRUCTION BY SEBAGO TECHNICS, INC. DATED APRIL 28, 2005.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
▭	BUILDING	▭
○	SIGN	○
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	FOOTING DRAIN	---
---	UNDERDRAIN	---
---	UNDERGROUND	---
---	ELEC. & TEL.	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	HYDRANT	---
---	MANHOLE	---
---	SPOT GRADE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	ZONE LINE	---



NOTES

OF
LOT 1 AUBURN ESTATES
 AUBURN STREET/LONGVIEW DRIVE
 PORTLAND, MAINE
 FOR:
BRUSH AND HAMMER INC.
 110 LESTER DRIVE
 PORTLAND, MAINE 04103

Sebago Technics

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

DESIGN BY: MTW
 DRAWN BY: MTW
 CHECKED BY: DLR
 DATE: 5-10-06
 SCALE:
 FIELD BK: 778
 PROJ. NO: 06169
 DRAWING: 06169G
SHEET 5 OF 5