

Add Tree-Site Info from  
Landscape Plan (SUS. Plans)  
to Site Plan.

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

2005-0038

Application I. D. Number

DRC Copy

3/2/2005

Application Date

Jay Reynolds

Rec'd 3/8

545 Auburn St.

Project Name/Description

Lot #2

Pelletier Sharon A

Applicant

17 Miranda Cir, Saco, ME 04072

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

545 - 545 Auburn St, Portland, Maine

Address of Proposed Site

382A D022001

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)

2300

Proposed Building square Feet or # of Units

12548

Acreage of Site

Zoning

3-73 Rec'd Plans  
and Approved

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 3/2/2005

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  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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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	



# PORTLAND MAINE

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

Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

Jay

March 8, 2005

Sharon A. Pelletier  
P.O. Box 9739-1105  
Portland, ME 04104

RE: 545 Auburn Street (lot #2) – 382A-D-022 – R-2 Zone – application #05-0219

Dear Ms Pelletier:

I am in receipt of your application to construct a new dwelling unit at the above location. Your permit is denied until the following information has been received and approved by this office.

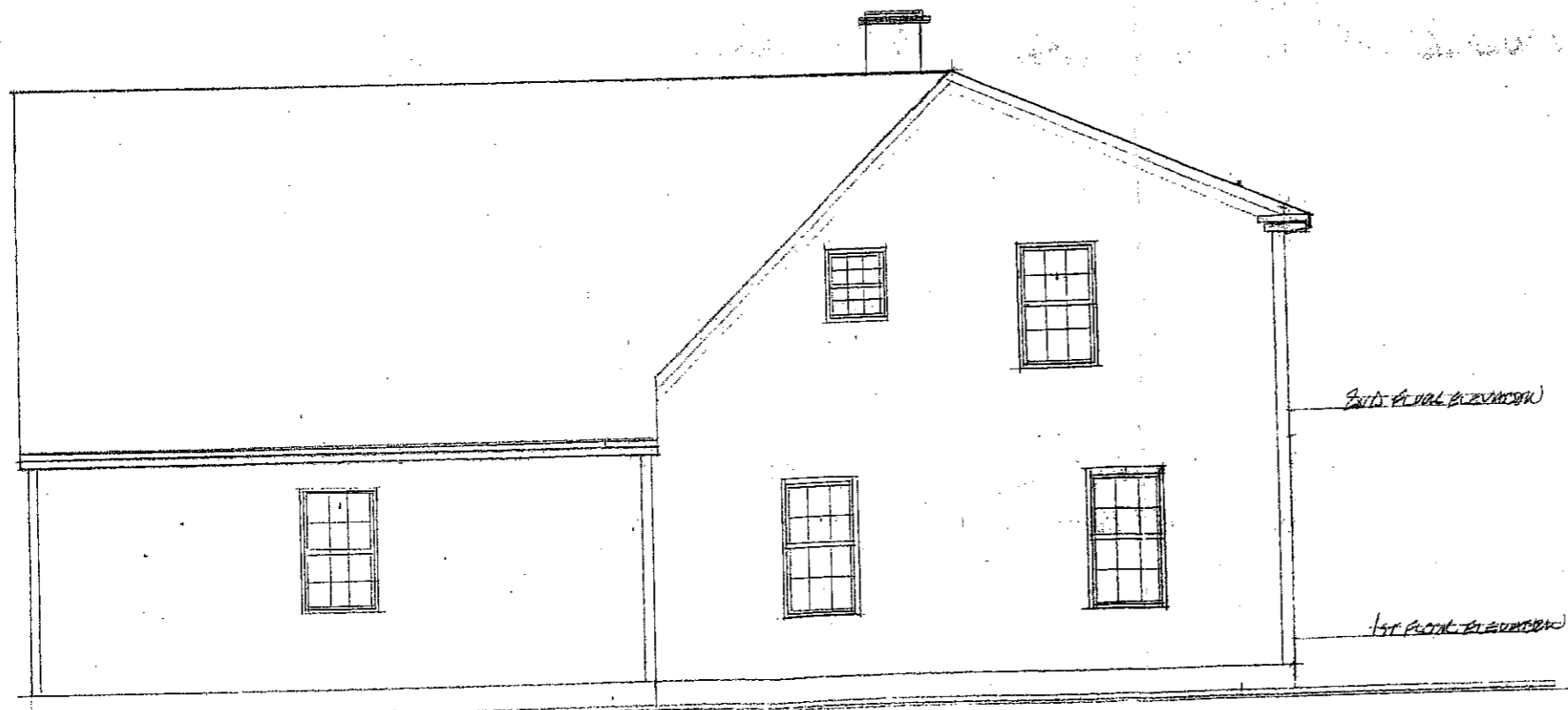
Your construction plans show a hair salon on the first floor. A hair salon is not an allowable principal use within the R-2 Zone. However, the City of Portland does allow for a home occupation within a dwelling unit. Before your new house permit can be issued, you must apply for a home occupation. I have included an application with this letter. Please fill it out as instructed and submit it to our front staff for processing. Your permit is on hold until such time that your home occupation permit application is reviewed and can be issued.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: David Dardano, 20 Shepard Land, Portland, ME 04103  
✓ Jay Reynolds, Planning  
File

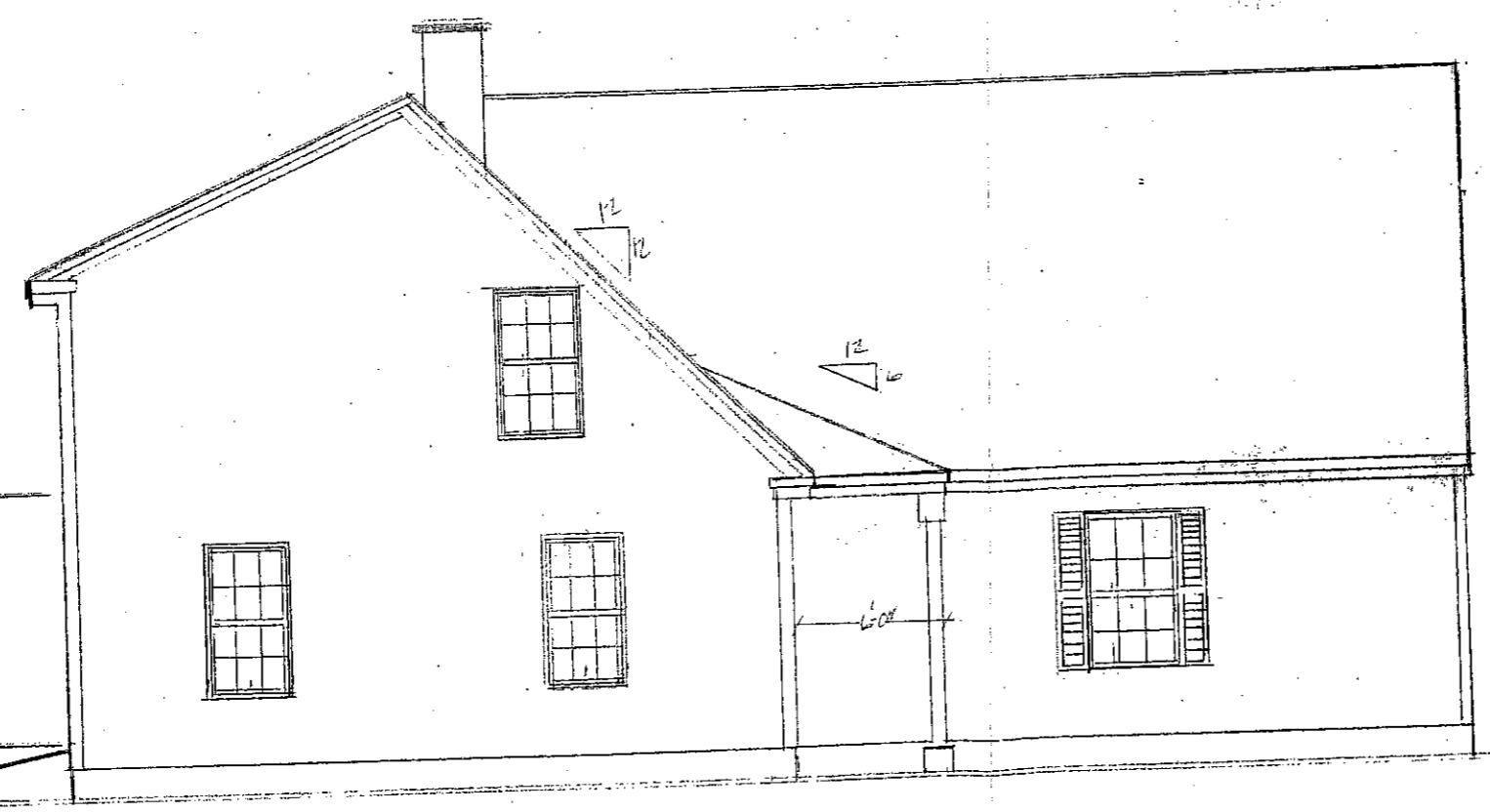


<i>RIGHT SIDE ELEVATION</i>		
SCALE: <i>1/4" = 1'-0"</i>	APPROVED BY	DRAWN BY
DATE:		
<i>PERCENTAGE RESIDENCE</i>		
		DRAWING NUMBER <i>SHEET 3 OF 4</i>

*11/10/2008*

2ND FLOOR ELEVATION

1ST FLOOR ELEVATION

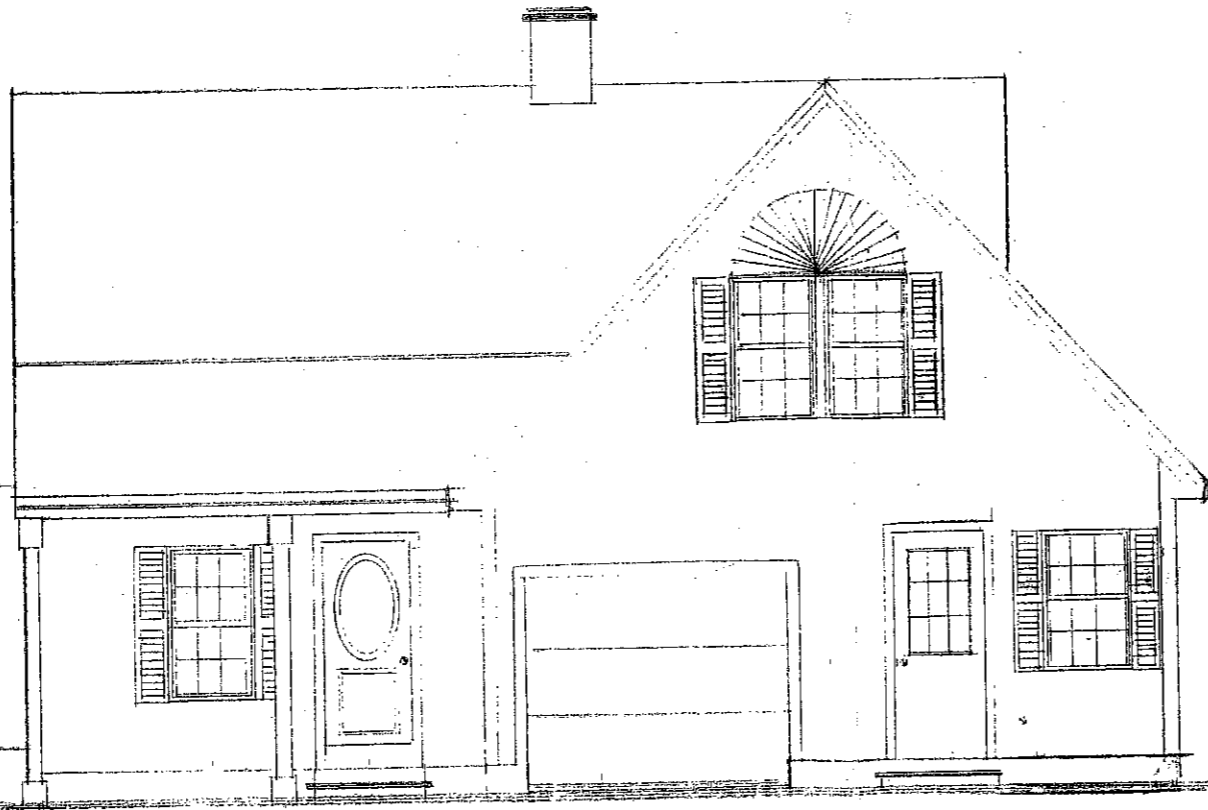


LEFT FRONT VIEW		
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY
DATE:		
PALLETTIERE RESIDENCE		
DRAWING NUMBER		SHEET 4 OF 11

382 AD 22  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAR 2 2005  
RECEIVED

2nd Floor Elevation

1st Floor Elevation



**P** Sharon A. Pelletier  
P.O. Box 9739-1105  
Portland, Maine  
04104-5039

FRONT ELEVATION

SCALE: 1/8" = 1'-0"	APPROVED BY	DRAWN BY
DATE: 3/2/05		
DRAWING NUMBER		DRAWING NUMBER
		SHEET 1

2nd Floor Elevation

1st Floor Elevation



<u>FRONT PLAN VIEW</u>		
SCALE: <u>1/4" = 1'-0"</u>	APPROVED BY	DRAWN BY
DATE:		
<u>RECEIVED</u> <u>RESIDENT</u>		
DRAWING NUMBER		SHEET 2 of 11

24" STORM DRAIN  
BY OTHERS  
SEE NOTE 14

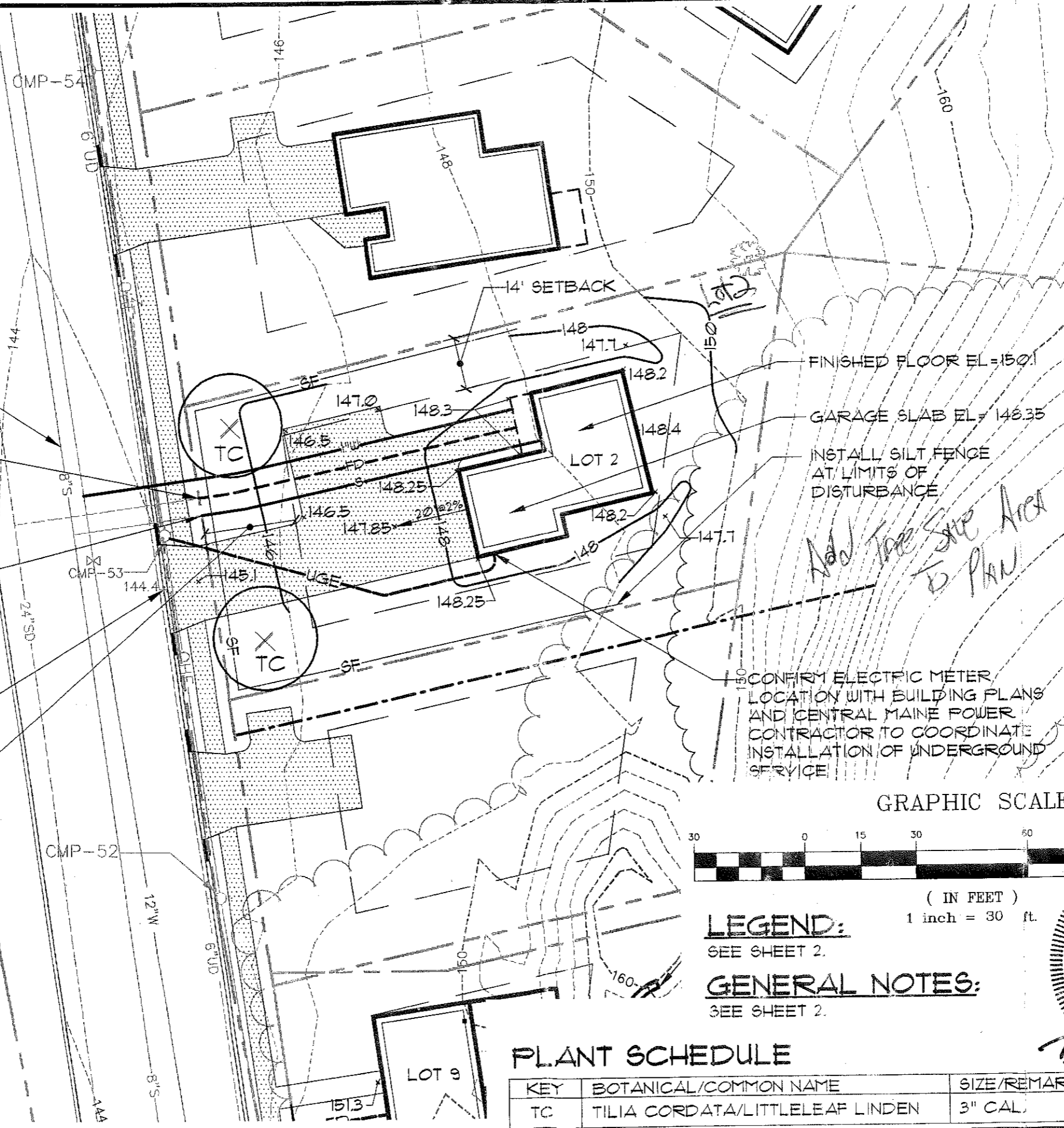
8" SAN SEWER BY  
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S = 0.005  
SEE NOTE 14

FOUNDATION DRAIN  
STUB TO PROPERTY  
LINE BY OTHERS.  
APPROXIMATE INVERT  
EL. = 126.0  
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SANITARY SEWER  
STUB TO PROPERTY  
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MATCH EXISTING GRADE  
AT AUBURN STREET

25' SETBACK



FINISHED FLOOR EL = 150.1  
GARAGE SLAB EL = 148.35  
INSTALL SILT FENCE  
AT LIMITS OF  
DISTURBANCE

*Add Tree Site Area  
to Plan*

CONFIRM ELECTRIC METER  
LOCATION WITH BUILDING PLANS  
AND CENTRAL MAINE POWER  
CONTRACTOR TO COORDINATE  
INSTALLATION OF UNDERGROUND  
SERVICE

GRAPHIC SCALE

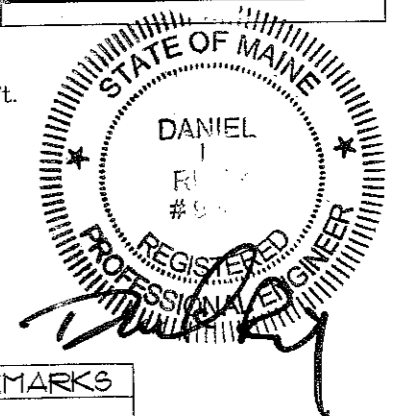


**LEGEND:**  
SEE SHEET 2.

**GENERAL NOTES:**  
SEE SHEET 2.

**PLANT SCHEDULE**

KEY	BOTANICAL/COMMON NAME	SIZE/REMARKS
TC	TILIA CORDATA/LITTLELEAF LINDEN	3" CAL.



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Westbrook, Me. 04098-1339  
Tel (207) 856-0277

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAR 2 2005  
RECEIVED

GRADING PLAN LOT 2  
OF:  
**AUBURN ESTATES**  
AUBURN STREET/LONGVIEW DRIVE  
PORTLAND, MAINE  
FOR:  
**SHARON PELLETTIER**  
P.O. BOX 9739-1105  
PORTLAND, MAINE 04104-0539

DESIGN BY: MT  
DRAWN BY: MT  
CHECKED BY: DL  
DATE: 2-23-0  
SCALE: 1"=30'  
FIELD BK: 77  
PROJ. NO: 0504  
DRAWING: 05047

**SHEET 1 OF 2**

*362 ADD*

# GENERAL NOTES

1. APPLICANT: SHARON PELLETIER  
P.O. BOX 9739-1105  
PORTLAND, ME 04104-0539
2. THE PROPERTY IS SHOWN AS LOT 2 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: ..... 12,648 SQUARE FEET (0.29 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 TECHNIQS, 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 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 TECHNIQS, 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.
MIN. SIDE YARD SETBACK ON SIDE STREET	20 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.

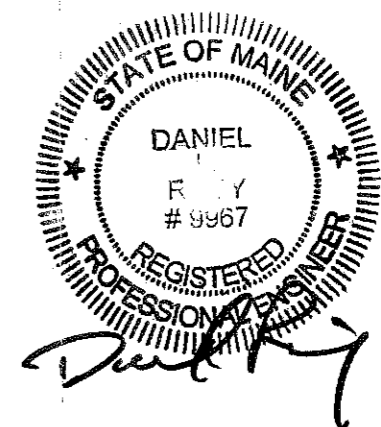
NOTE: THE WIDTH OF (1) SIDE YARD MAY BE REDUCED BY ONE FOOT FOR EVERY ONE FOOT THAT OTHER SIDE SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET.

8. THE UTILITY LOCATIONS SHOWN IN 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 POSSES 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.
14. THE SANITARY SEWERS, STORM DRAINS, MANHOLES CATCH BASINS, AND FOUNDATION DRAIN STUBS IN AUBURN STREET ARE PROPOSED FOR CONSTRUCTION BY THE CITY OF PORTLAND AS PART OF THE AUBURN STREET COMBINED SEWER SEPARATION PROJECT. THE SERVICE STUB LOCATIONS AND ELEVATIONS SHOWN HEREON ARE BASED ON DESIGN PLANS AND DO NOT REFLECT THE AS BUILT CONDITION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE SERVICE STUBS WITH THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO THE CONSTRUCTION OF BUILDING FOUNDATIONS.

## LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
	BUILDING	
---	SIGN	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
~~~~~	TREELINE	~~~~~
---124---	CONTOURS	---124---
---W---	WATER	---W---
---S---	SEWER	---S---
---SD---	STORM DRAIN	---SD---
---	FOOTING DRAIN	---FD---
---UD---	UNDERDRAIN	---
---UGE---	UNDERGROUND ELEC. & TEL.	---UGE #T---
⊗	GATE VALVE	
☆	LIGHT POLE	
⊕	HYDRANT	
⊙	MANHOLE	
30.20	SPOT GRADE	× 30.20
○	DECIDUOUS TREE	
⊗	CONIFEROUS TREE	
---	ZONE LINE	



**NOTES**  
OF:  
**LOT 2 AUBURN ESTATES**  
AUBURN STREET/LONGVIEW DRIVE  
PORTLAND, MAINE  
FOR:  
**SHARON PELLETIER**  
P.O. BOX 9739-1105  
PORTLAND, MAINE 04104-0539

DESIGN BY:	MTW
DRAWN BY:	MTW
CHECKED BY:	DLR
DATE:	2-23-05
SCALE:	-
FIELD BK:	778
PROJ. NO:	05047
DRAWING:	05047G.DWG

**SHEET 2 OF 2**

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24" STORM DRAIN  
BY OTHERS  
SEE NOTE 14

8" SAN SEWER BY  
OTHERS  
S = 0.005  
SEE NOTE 14

FOUNDATION DRAIN  
STUB TO PROPERTY  
LINE BY OTHERS.  
APPROXIMATE INVERT  
EL. = 126.0  
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SANITARY SEWER  
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APPROXIMATE INVERT  
EL. = 131.0  
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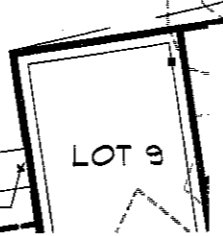
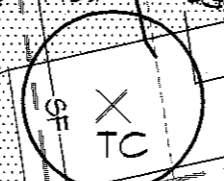
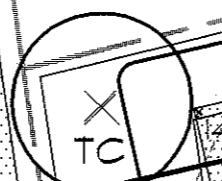
MATCH EXISTING GRADE  
AT AUBURN STREET

25' SETBACK

CMP-54

CMP-53

CMP-52



**PLANT SCHEDULE**

KEY	BOTANICAL/COMMON NAME	SIZE/REMARKS
TC	TILIA CORDATA/LITTLELEAF LINDEN	3" CAL.

**LEGEND:**

SEE SHEET 2.

**GENERAL NOTES:**

SEE SHEET 2.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.



CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Approval: 3-23-05

TREE SAVE

SEED MIX "B" M.D.O.T. NO. 2  
(ROADSIDE MIXTURE NO. 2)

FINISHED FLOOR EL. = 150.1

GARAGE SLAB EL. = 148.35

INSTALL SILT FENCE  
AT LIMITS OF  
DISTURBANCE

TREE SAVE AREA

CONFIRM ELECTRIC METER  
LOCATION WITH BUILDING PLANS  
AND CENTRAL MAINE POWER  
CONTRACTOR TO COORDINATE  
INSTALLATION OF UNDERGROUND  
SERVICE

**GRADING PLAN LOT 2**

OF:  
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PORTLAND, MAINE

FOR:  
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DRAWN BY:	MTW
CHECKED BY:	DLR
DATE:	2-23-05
SCALE:	1" = 30'
FIELD BK:	778
PROJ. NO:	05047
DRAWING:	050470

**SHEET 1 OF 2**



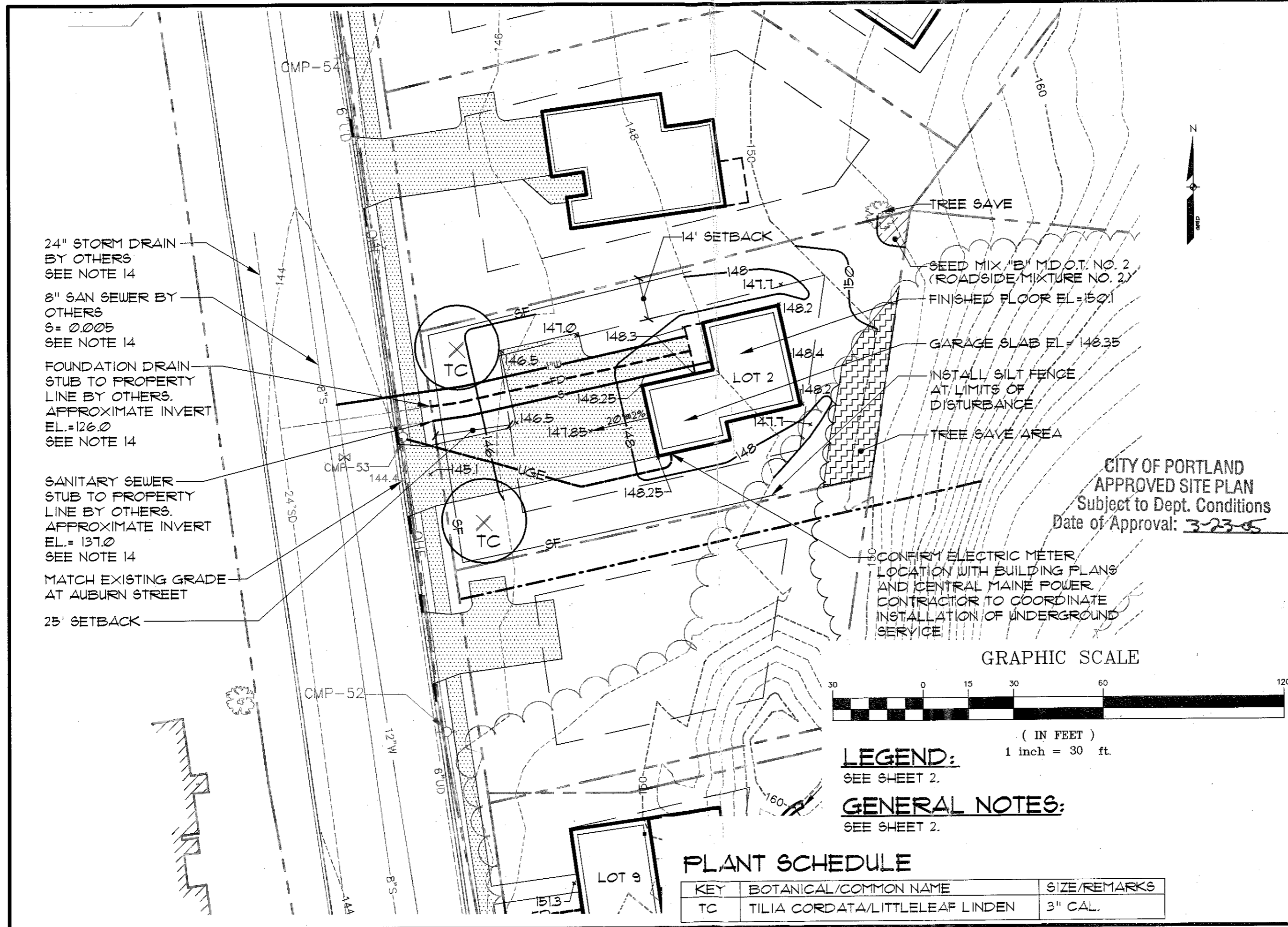
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 SEE NOTE 14

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FOUNDATION DRAIN STUB TO PROPERTY LINE BY OTHERS.  
 APPROXIMATE INVERT EL. = 126.0  
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TREE SAVE AREA

CITY OF PORTLAND APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 3-23-05

CONFIRM ELECTRIC METER LOCATION WITH BUILDING PLANS AND CENTRAL MAINE POWER CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND SERVICE

GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

**LEGEND:**  
 SEE SHEET 2.

**GENERAL NOTES:**  
 SEE SHEET 2.

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