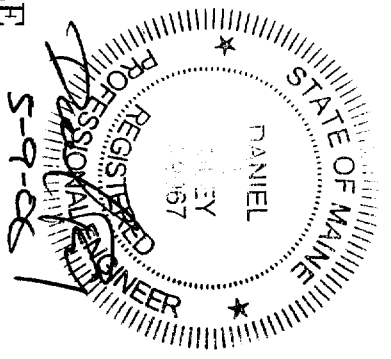


Used for zoning

LEGEND:
SEE SHEET 5

GENERAL NOTES:
SEE SHEET 5

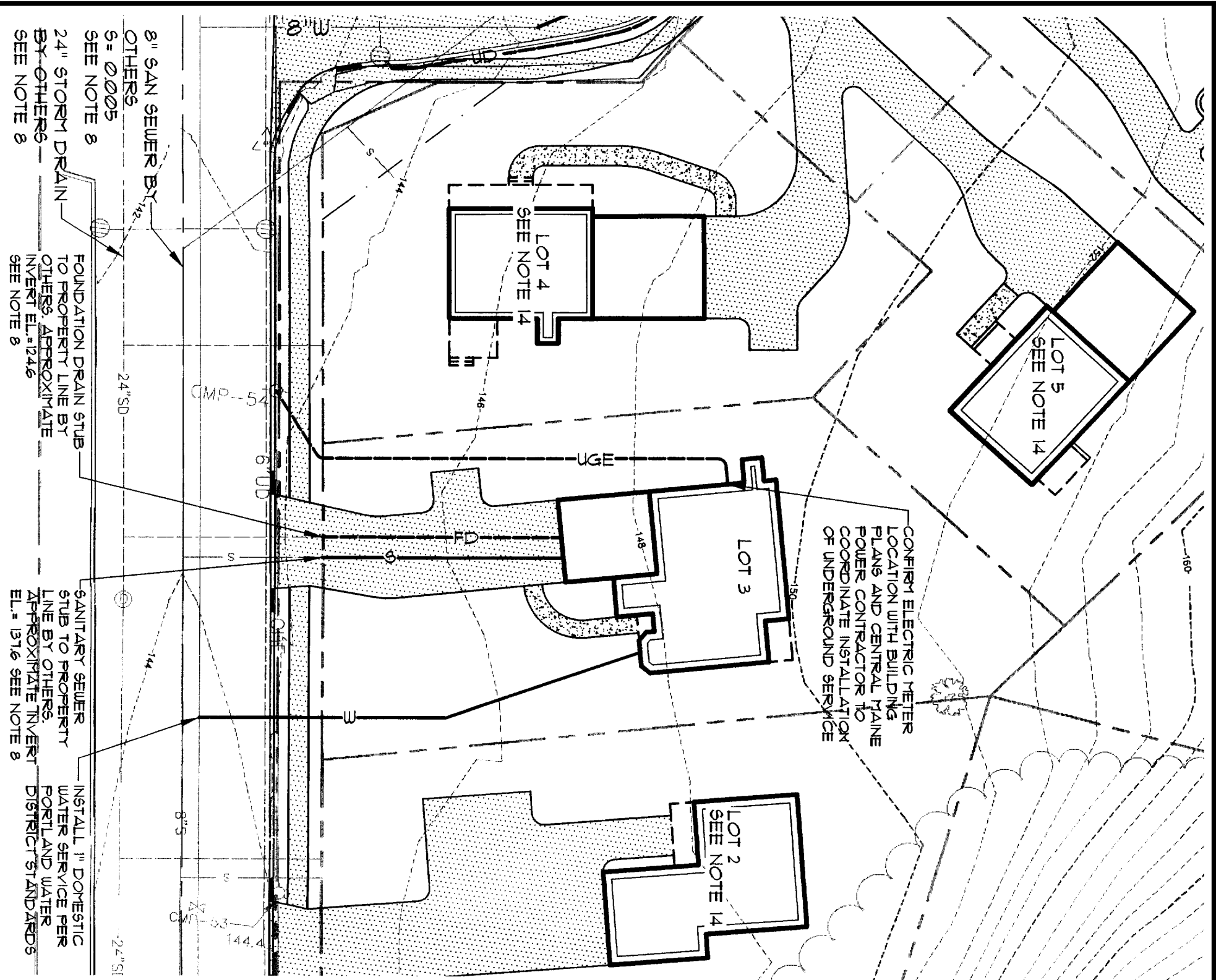
GRAPHIC SCALE



GRADING PLAN	
DESIGN BY:	MTW
DRAWN BY:	MTW
CHECKED BY:	DLR
DATE:	5-4-06
SCALE:	1"=30'
FIELD BK:	778
PROJ. NO.:	06170
DRAWING:	06170G
SHEET 2 OF 5	

LOT 3 AUBURN ESTATES
LONGVIEW DRIVE
PORTLAND, MAINE
FOR:
BRUSH AND HAMMER INC.
110 LESTER DRIVE
PORTLAND, MAINE 04103

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8" SAN SEWER BY OTHERS
 5" Ø 005
 SEE NOTE 8

24" STORM DRAIN BY OTHERS
 SEE NOTE 8

FOUNDATION DRAIN STUB TO PROPERTY LINE BY OTHERS APPROXIMATE INVERT EL. = 124.6
 SEE NOTE 8

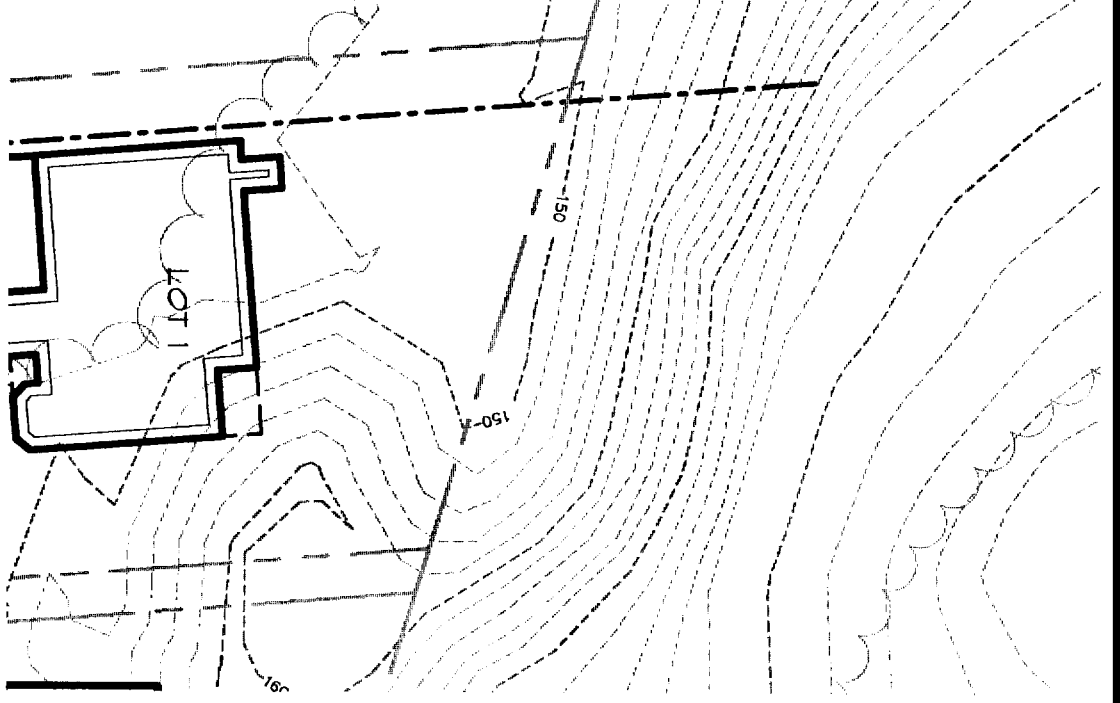
6" UG
 6" UD
 24" SD
 8" S
 2.2" SI

6" UG
 6" UD
 24" SD
 8" S
 2.2" SI

8" S
 2.2" SI

INSTALL 1" DOMESTIC WATER SERVICE PER PORTLAND WATER DISTRICT STANDARDS
 APPROXIMATE INVERT EL. = 137.6 SEE NOTE 8

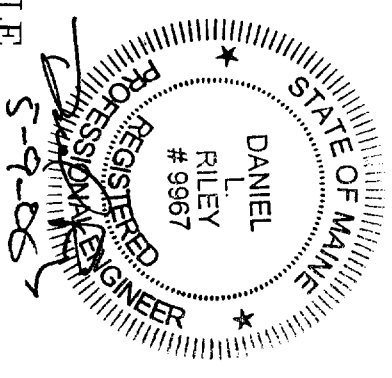
CONFIRM ELECTRIC METER LOCATION WITH BUILDING PLANS AND CENTRAL MAINE POWER CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND SERVICE



LEGEND:
 SEE SHEET 5

GENERAL NOTES:
 SEE SHEET 5

GRAPHIC SCALE



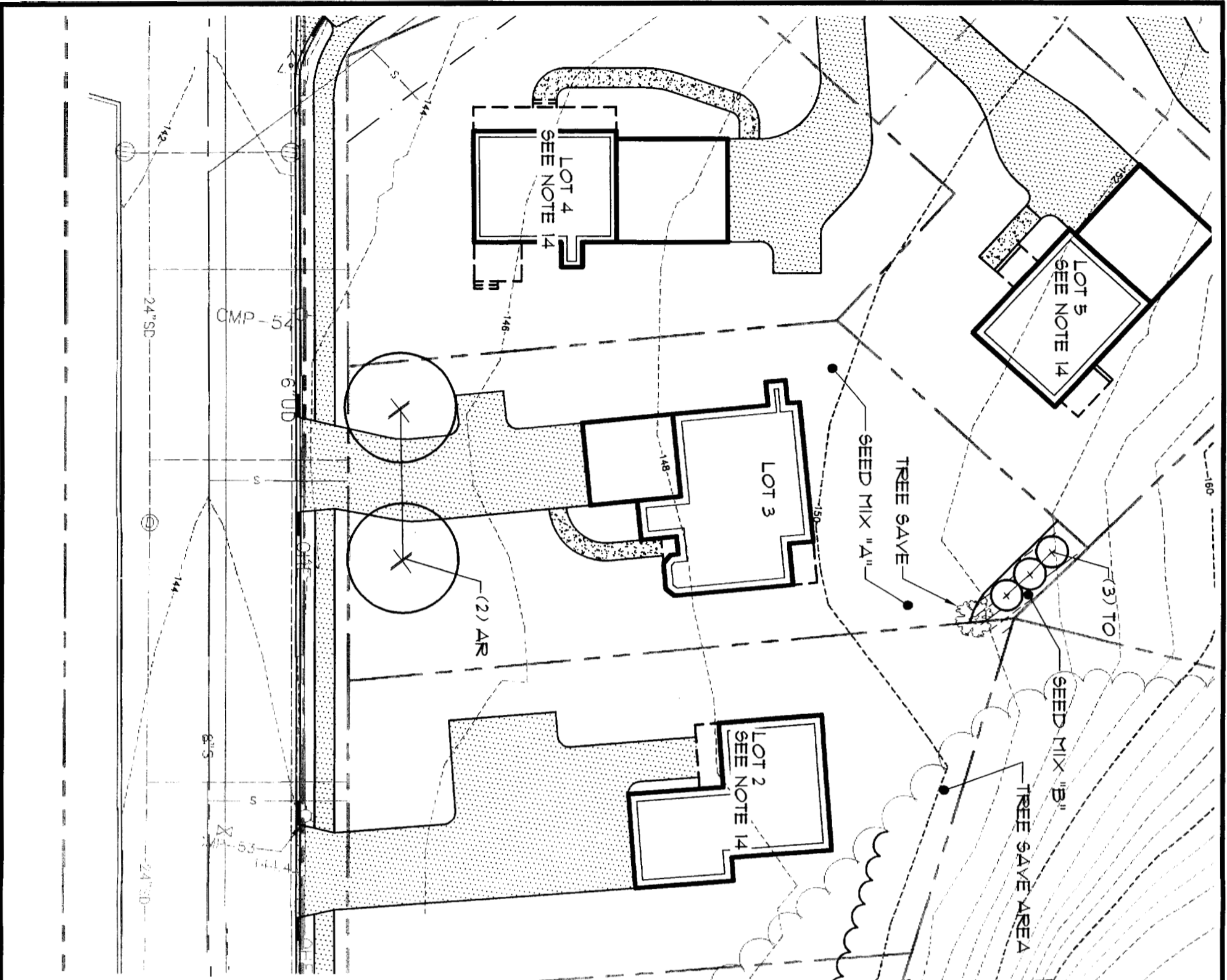
DESIGN BY:	MTW
DRAWN BY:	MTW
CHECKED BY:	DLR
DATE:	5-4-06
SCALE:	1" = 30'
FIELD BK. NO.	778
PROJ. NO.	06170
DRAWING:	06170G

UTILITY PLAN
 OF
LOT 3 AUBURN ESTATES
 LONGVIEW DRIVE
 PORTLAND, MAINE
 FOR
BRUSH AND HAMMER INC.
 110 LESTER DRIVE
 PORTLAND, MAINE 04103

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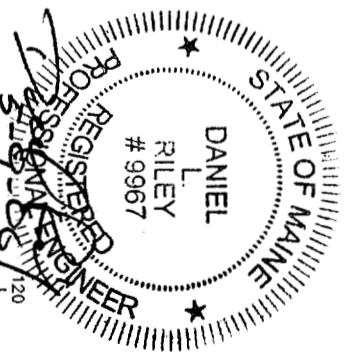


KEY	BOTANICAL/COMMON NAME	SIZE/REMARKS
AR	ACER RUBRUM/RED MAPLE	3" CAL.
TO	THUJA O. NIGRA/ARBORVITAE	6 FT.
SEED MIX "A"	M.D.O.T. NO. 1 (PARK MIXTURE)	
SEED MIX "B"	M.D.O.T. NO. 2 (ROADSIDE MIXTURE NO. 2)	

LEGEND:
SEE SHEET 5

GENERAL NOTES:
SEE SHEET 5

GRAPHIC SCALE



LANDSCAPE PLAN
OF:
LOT 3 AUBURN ESTATES
LONGVIEW DRIVE
PORTLAND, MAINE
FOR:
BRUSH AND HAMMER INC.
110 LESTER DRIVE
PORTLAND, MAINE 04103

DESIGNER: MTW
DRAWN BY: MIV
CHECKED BY: DJJ
DATE: 5-4-01
SCALE: 1"=30'
FIELD BK: 771
PROJ. NO: 06171
DRAWING: 06170C

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 3 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: 12,191 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 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 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 FINAL 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.

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 5 TAKEN FROM "SINGLE FAMILY RESIDENTIAL LOT PLAN OF LOT 5 AUBURN ESTATES" FOR LARRY STURDIVANT BY SEBAGO TECHNICS, INC., DATED MARCH 9, 2005. 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 7, 2005. PROPOSED SITE AND GRADING INFORMATION SHOWN ON LOT 4 TAKEN FROM "SINGLE FAMILY RESIDENTIAL LOT PLAN OF LOT 4 AUBURN ESTATES" FOR RICK OBER BY SEBAGO TECHNICS, INC., DATED APRIL 21, 2005.

5/9/06 02:33



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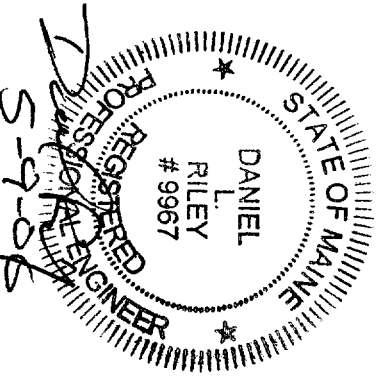
R-2 ZONE

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.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 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 YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	TRUNKED / 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	
	DEADWOOD TREE	
	CONFEROUS TREE	
	ZONE LINE	



NOTES

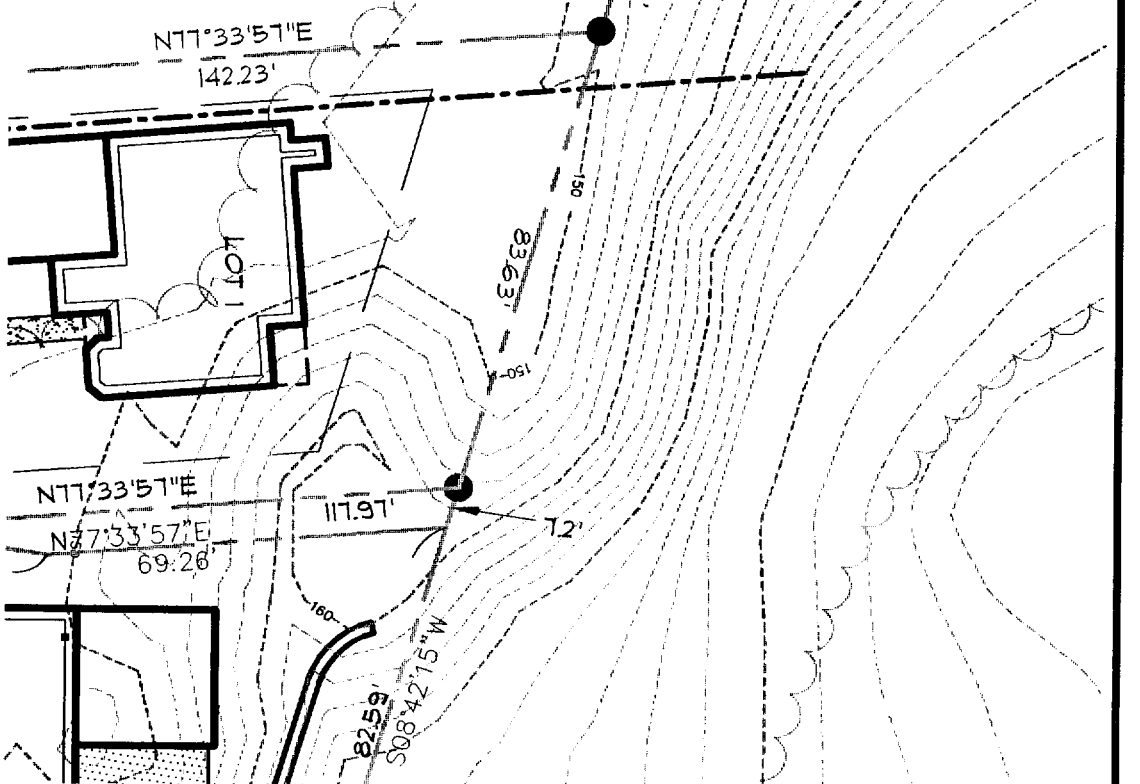
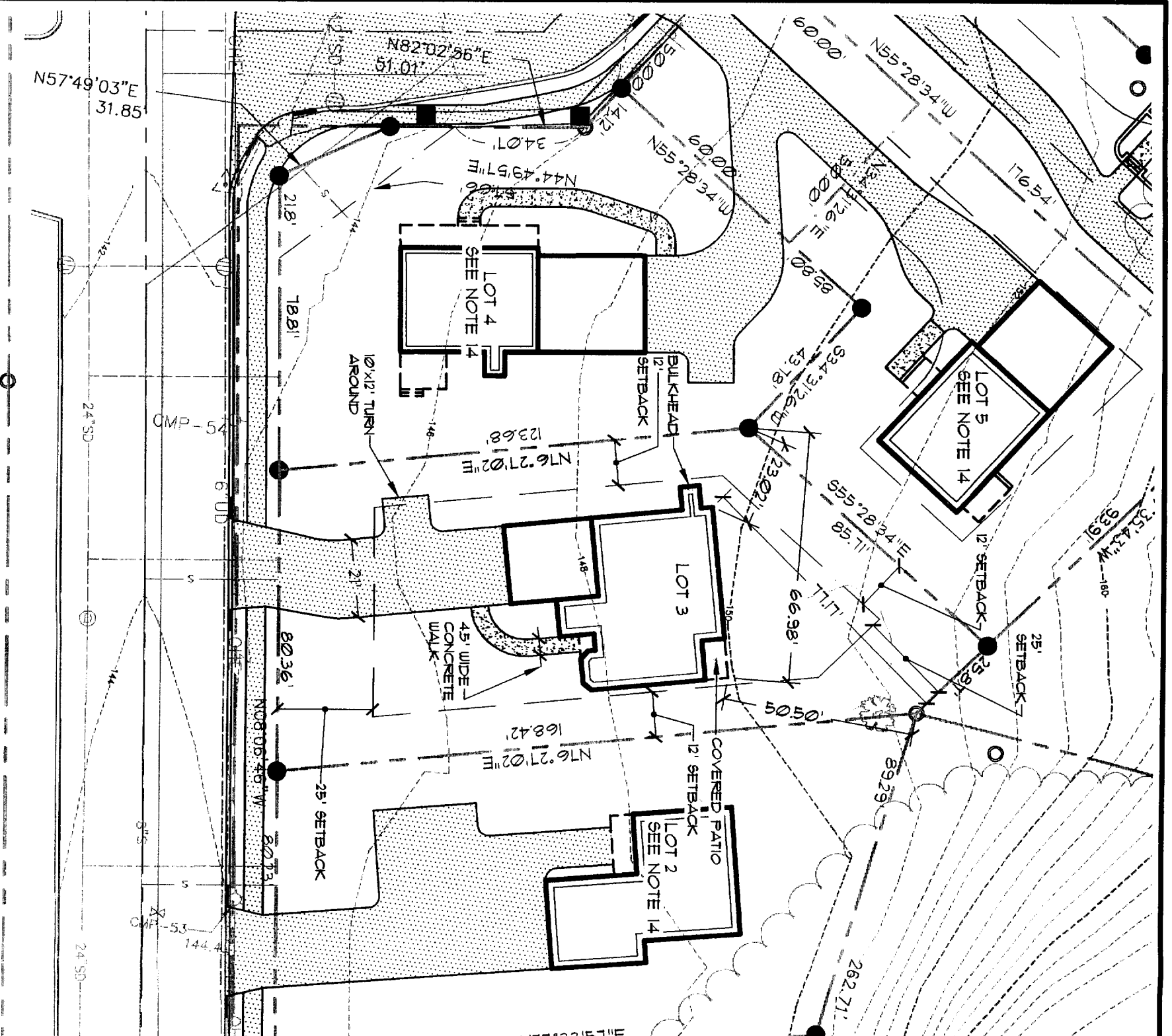
OF:
LOT 3 AUBURN ESTATES
AUBURN STREET/LONGVIEW DRIVE
PORTLAND, MAINE
FOR:

BRUSH AND HAMMER INC.
PORTLAND, MAINE 04103

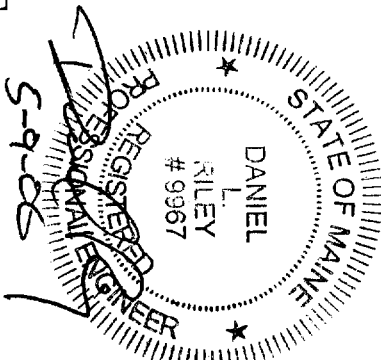
DESIGN BY:	MW
DRAWN BY:	TW
CHECKED BY:	DLR
DATE:	5-4
SCALE:	
FIELD BK:	778
PROJ. NO:	6170
DRAWING:	0 670G

SHEET 5 OF 5

CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.



LEGEND:
 SEE SHEET 5
GENERAL NOTES:
 SEE SHEET 5



SITE PLAN	
OF:	LOT 3 AUBURN ESTATES
DESIGN BY:	LONGVIEW DRIVE PORTLAND, MAINE
DRAWN BY:	FOR: BRUSH AND HAMMER INC.
CHECKED BY:	110 LESTER DRIVE PORTLAND, MAINE 04103
DATE:	MTW
SCALE:	DLR
FIELD BK:	5-4-06
PROJ. NO.:	1"=30'
DRAWING:	778
	06170
	06170G
SHEET 1 OF 5	

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