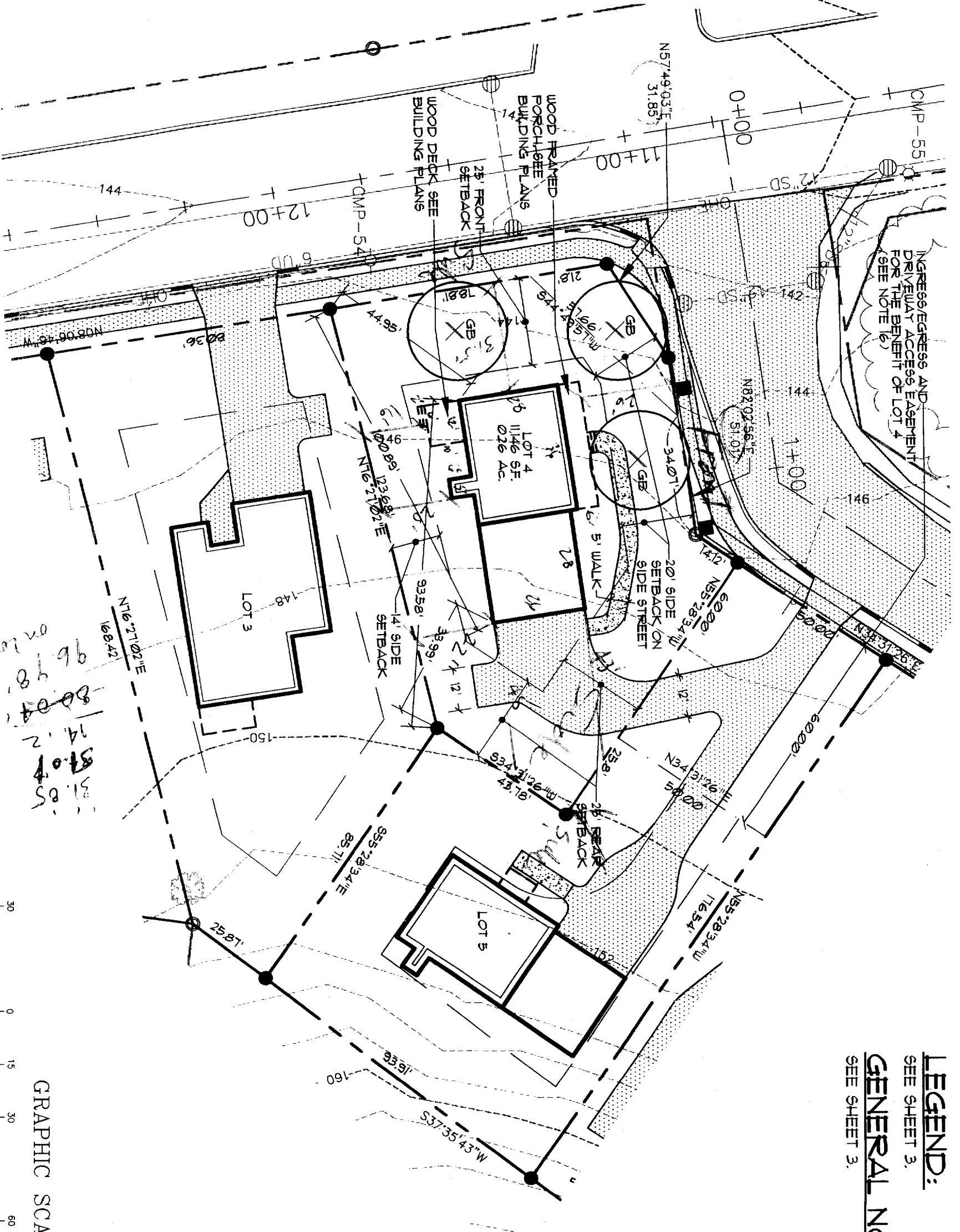


LEGEND:
SEE SHEET 3.
GENERAL NOTES:
SEE SHEET 3.



Handwritten notes:
31.05
14.12
80.00
96.98
on 20' front setback



GRAPHIC SCALE

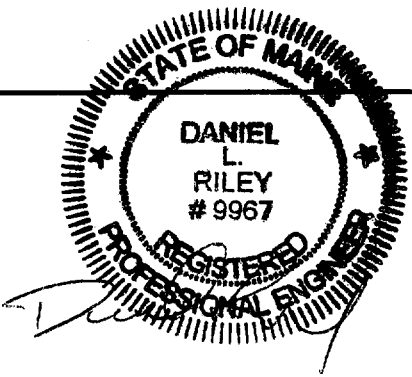
(IN FEET)
1 inch = 30 ft.

KEY	BOTANICAL/Common NAME	SIZE/REMARKS
GB	GINGKO BILOBA/GINGKO	3" CAL.

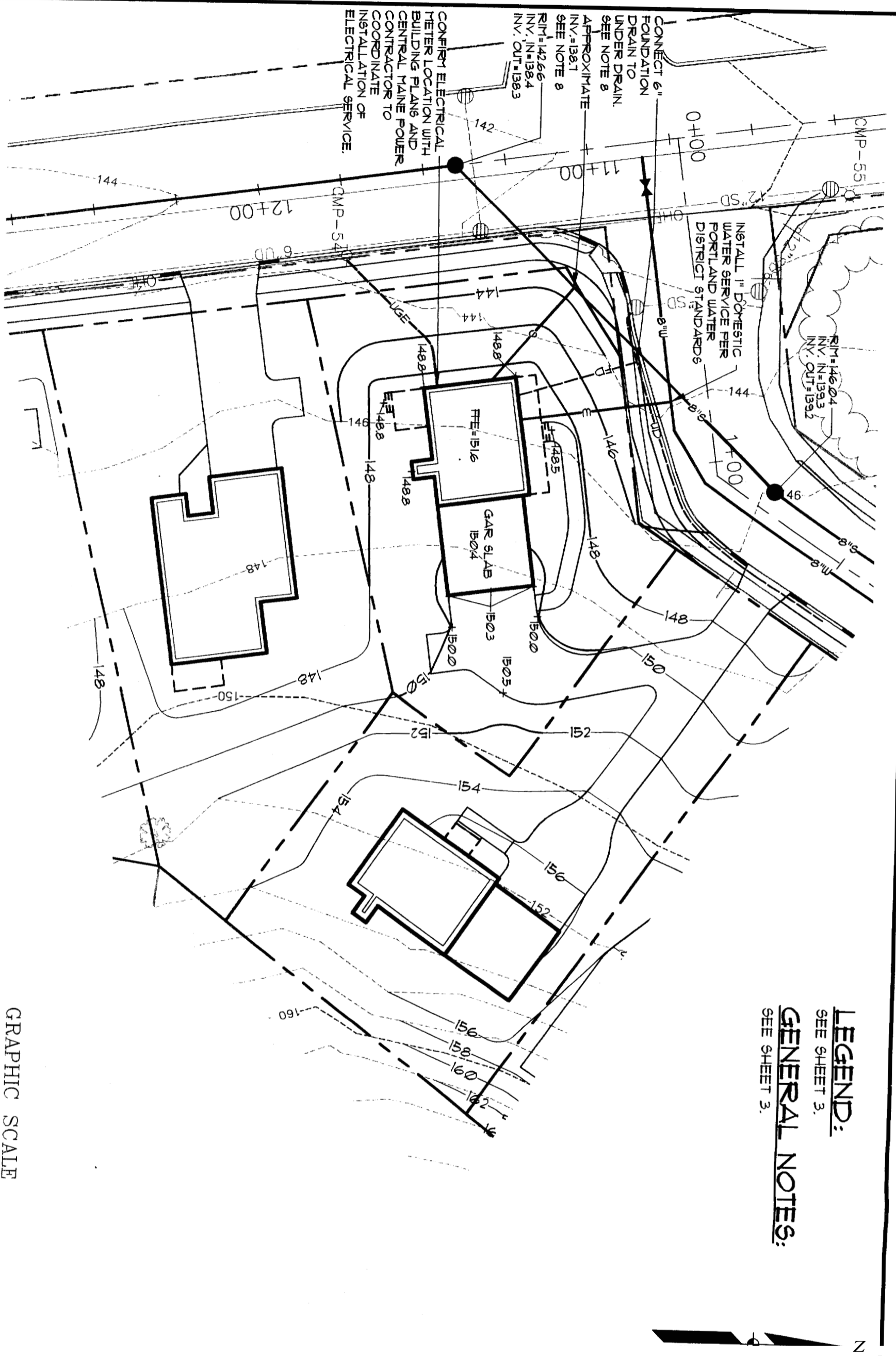
PLANT SCHEDULE

DESIGN BY:	MTW
DRAWN BY:	MTW
CHECKED BY:	DLR
DATE:	4-21-05
SCALE:	1" = 30'
FIELD BK:	778
PROJ. NO.:	05110
DRAWING:	05110G

SITE PLAN, LOT 4
OF:
AUBURN ESTATES
AUBURN STREET/LONGVIEW DRIVE
PORTLAND, MAINE
FOR:
RICK OBER
14 INLAND FARM ROAD
WINDHAM, MAINE 04062



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



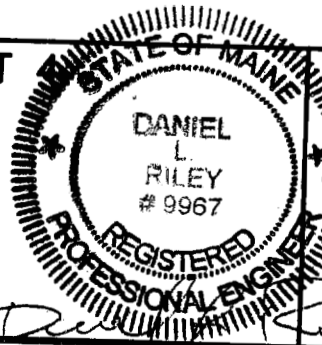
LEGEND:
SEE SHEET 3.
GENERAL NOTES:
SEE SHEET 3.

GRAPHIC SCALE



DESIGN BY: MTW
DRAWN BY: MTW
CHECKED BY: DLR
DATE: 4-21-05
SCALE: 1"=30'
FIELD BK: 778
PROJ. NO: 05110
DRAWING: 05110G

GRADING AND UTILITY PLAN, LOT
OF:
AUBURN ESTATES
AUBURN STREET/LONGVIEW DRIVE
PORTLAND, MAINE
FOR:
RICK OBER
14 INLAND FARM ROAD
WINDHAM, MAINE 04062



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GENERAL NOTES

1. APPLICANT: RICK OBER
14 INLAND FARM ROAD
WINDHAM, MAINE 04062
2. THE PROPERTY IS SHOWN AS LOT 4 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: 11,146 SF. (0.26 Ac.)
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 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.
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	12 FT.
1 STORY	12 FT.
1 1/2 STORY	14 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.
8. THE UTILITY LOCATIONS SHOWN IN AUBURN STREET AND 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.

14. THE SANITARY SEWERS, STORM DRAIN, MANHOLES CATCH BASINS, AND FOUNDATION DRAIN STUBS IN AUBURN STREET AND PORTIONS OF LONGVIEW DRIVE 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.

15. 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 3, 2005. PROPOSED SITE AND GRADING INFORMATION SHOWN ON LOTS 3 TAKEN FROM SITE AND GRADING PLANS FOR AUBURN ESTATES SUBDIVISION BY SEBAGO TECHNICS, INC. DATED SEPTEMBER 15, 2004.

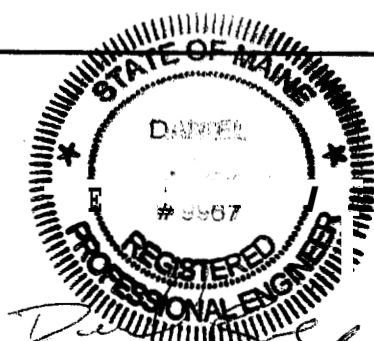
16. DRIVEWAY ACCESS TO LOT 4 SHALL BE PROVIDED ACROSS LOT 5 VIA THE INGRESS, EGRESS AND DRIVEWAY ACCESS EASEMENT SHOWN. THE DRIVEWAYS SERVING LOTS 4 AND 5 SHALL USE A SINGLE, SHARED CURB CUT LOCATED WITHIN THE BOUNDARIES OF LOT 5.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY ROW	
	SETBACK	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
	TREELINE	
	CONTOURS	124
	WATER	W
	SEWER	S
	STORM DRAIN	SD
	FOOTING DRAIN	FD
	UNDERDRAIN	
	UNDERGROUND	
	ELEC. & TEL.	UGE 4T
	GATE VALVE	
	LIGHT POLE	
	HYDRANT	
	MANHOLE	
	SPOT GRADE	x 30.20
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	ZONE LINE	

NOTES

OF:
AUBURN ESTATES
AUBURN STREET/LONGVIEW DRIVE
PORTLAND, MAINE
FOR:
RICK OBER
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DESIGN BY:	MTW
DRAWN BY:	MTW
CHECKED BY:	DLR
DATE:	8-21-05
SCALE:	NONE
FIELD BK:	778
PROJ. NO.:	05110
DRAWING:	05110G
SHEET	3 of 7