

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

DRC Copy
Jay Reynolds

2005-0095

Application I. D. Number

5/3/2005

Application Date

Auburn Estates SFH lot #4

Project Name/Description

Nial Construction Inc

Applicant

191 State Rd # 2, Kittery, ME 03904

Applicant's Mailing Address

Consultant/Agent

Agent Fax:

Agent Ph:
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) _____

28'x36' **11146 sf**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

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 5/6/2005

Reviewer

Jay Reynolds

Denied

DRC Approval Status:

Approved

Approved w/Conditions
See Attached

Approval Date 5-24-05

Approval Expiration _____

Extension to _____

Additional Sheets Attached

Condition Compliance

Jay Reynolds
signature

5-24-05
date

Performance Guarantee

Required*

Not Required

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

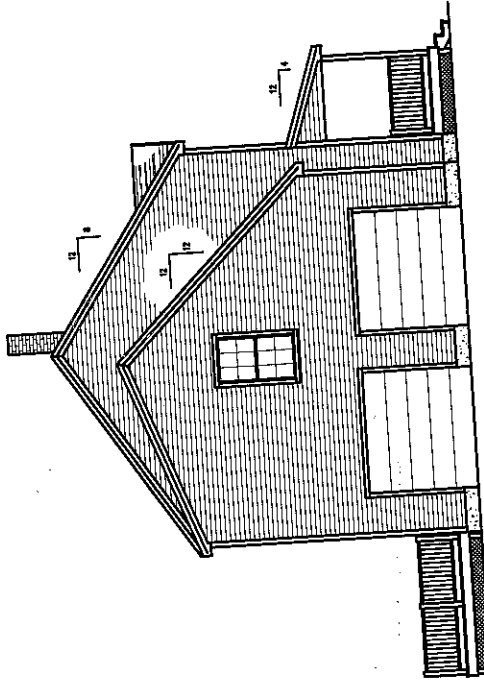
<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input checked="" type="checkbox"/> Building Permit Issue	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	
	date	signature	
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input checked="" type="checkbox"/> Defect Guarantee Submitted	_____	_____	
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



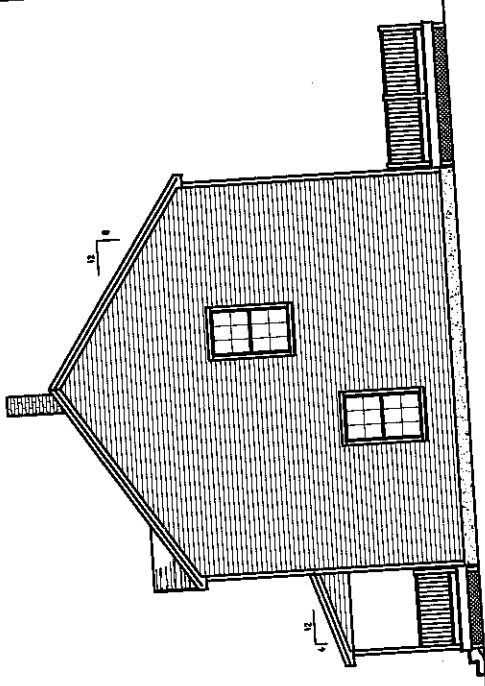
ELEVATIONS
LOT #4
PORTLAND, ME

THIS DRAWING IS PROVIDED AS A SERVICE OF HANCOCK LUMBER. THE INFORMATION IS PROVIDED AS A SERVICE OF HANCOCK LUMBER. THE INFORMATION IS PROVIDED AS A SERVICE OF HANCOCK LUMBER. THE INFORMATION IS PROVIDED AS A SERVICE OF HANCOCK LUMBER.

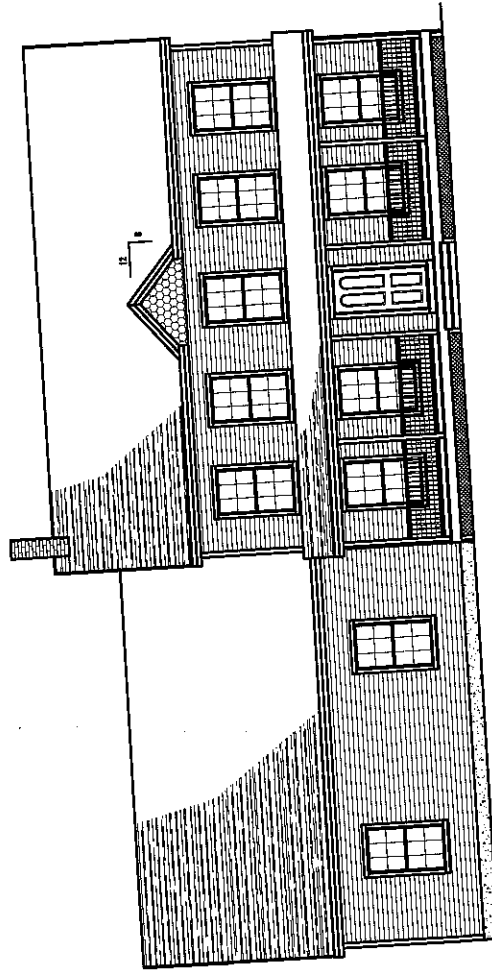
Revisions:	
Date:	
Scale:	1/4"=1'-0"
Drawn By:	JM
Project:	040000
Sheet Number:	



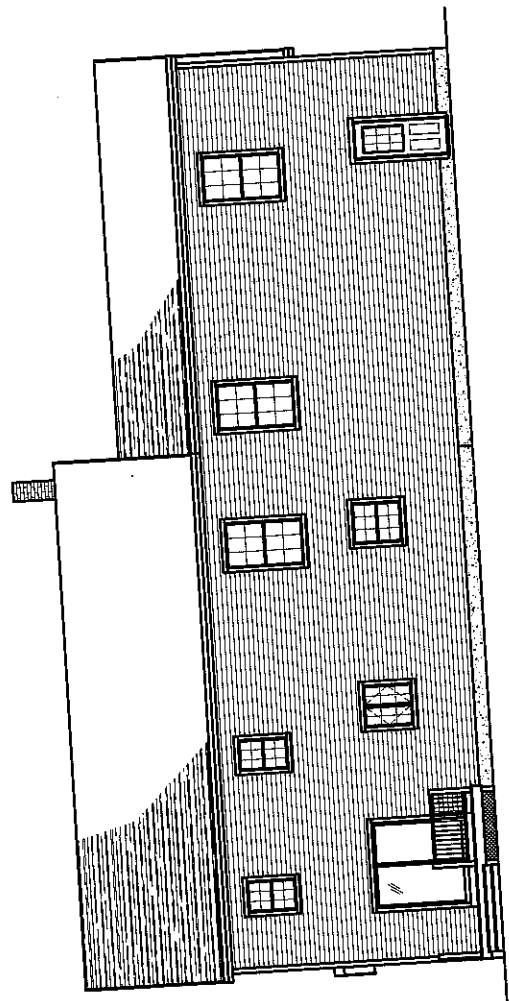
LEFT ELEVATION
10'-0" x 17'-0"



RIGHT ELEVATION
10'-0" x 17'-0"



FRONT ELEVATION
10'-0" x 17'-0"



REAR ELEVATION
10'-0" x 17'-0"

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

2005-0095
Application I. D. Number

5/3/2005
Application Date

Nial Construction Inc
Applicant
191 State Rd # 2, Kittery , ME 03904
Applicant's Mailing Address

Auburn Estates SFH lot #4
Project Name/Description

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

557 - 557 Auburn St , Portland, Maine
Address of Proposed Site
382A D024001
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 Apt Condo Other (specify) _____

28'x36' _____ **11146 sf** _____ **Zoning** _____
Proposed Building square Feet or # of Units Acreage of Site

Check Review Required:

- | | | |
|---|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> Traffic Movement |
| | | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Site Location |
| | | <input type="checkbox"/> Other _____ |
| | | <input type="checkbox"/> 14-403 Streets Review |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 5/6/2005

Engineering 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 checked="" type="checkbox"/> Final Inspection	<u>12/5/2006</u> date _____	Jay Reynolds signature _____	
<input checked="" type="checkbox"/> Certificate Of Occupancy	<u>12/11/2006</u> 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 _____	

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

2005-0095

Application I. D. Number

5/3/2005

Application Date

Auburn Estates SFH lot #4

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191 State Rd # 2, Kittery , ME 03904

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557 - 557 Auburn St , Portland, Maine

Address of Proposed Site

382A D024001

Assessor's Reference: Chart-Block-Lot

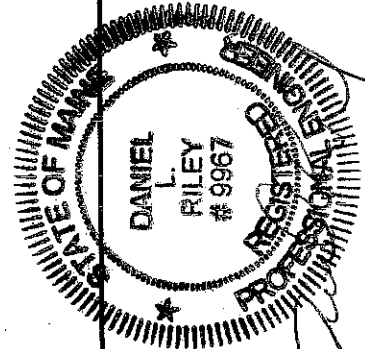
Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #5 LONGVIEW DRIVE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



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 Engineering Expertise You Can Build On

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



SITE PLAN, LOT 4

OF: **AUBURN ESTATES**
 AUBURN STREET/LONGVIEW DRIVE
 PORTLAND, MAINE

FOR: **RICK OBER**
 14 INLAND FARM ROAD
 WINDHAM, MAINE 04062

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

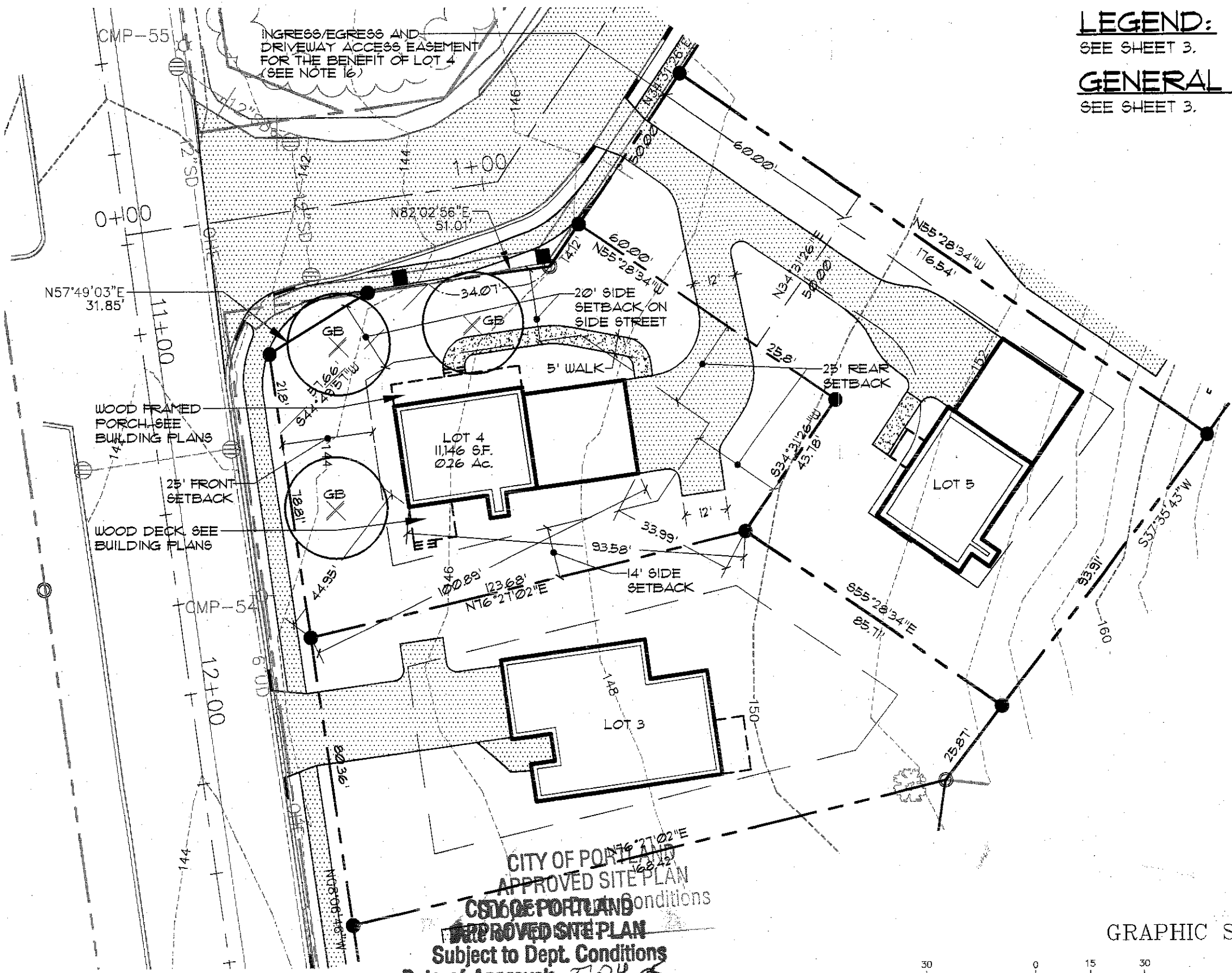
SHEET 1 OF 3

LEGEND:

SEE SHEET 3.

GENERAL NOTES:

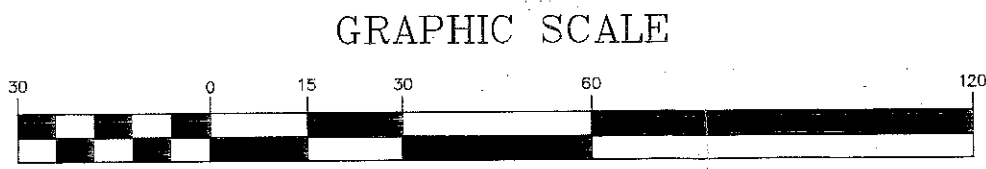
SEE SHEET 3.



CITY OF PORTLAND
 APPROVED SITE PLAN
 CS06 OF PORTLAND Conditions
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 3-24-05

PLANT SCHEDULE

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



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 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 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:

	<u>R-2 ZONE</u>
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.

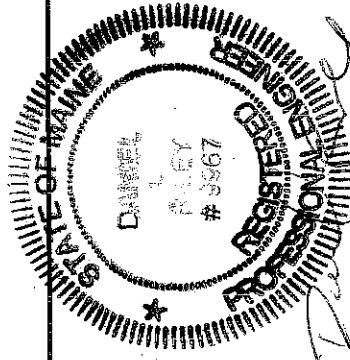
NOTE: THE WIDTH OF (1) SIDE YARD MAY BE REDUCED BY ONE FOOT FOR EVERY ONE FOOT THAT OTHER SIDE SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET.

8. THE UTILITY LOCATIONS SHOWN IN AUBURN STREET 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 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 HERON 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 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	~~~~~
—124—	CONTOURS	—124—
—W—	WATER	—W—
—S—	SEWER	—S—
—SD—	STORM DRAIN	—SD—
—	FOOTING DRAIN	—FD—
—UD—	UNDERDRAIN	—UD—
—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: **AUBURN ESTATES**  
AUBURN STREET/LONGVIEW DRIVE  
PORTLAND, MAINE

FOR: **RICK OBER**  
14 INLAND FARM ROAD  
WINDHAM, MAINE 04062

DESIGN BY:	MTW
DRAWN BY:	MTW
CHECKED BY:	DLR
DATE:	4-21-05
SCALE:	NONE
FIELD BK:	778
PROJ. NO:	05110
DRAWING:	05110G



**Sebago Technics**  
Engineering Expertise You Can Build On

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Westbrook, Me 04098-1339  
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