

LEGEND:
SEE SHEET 5

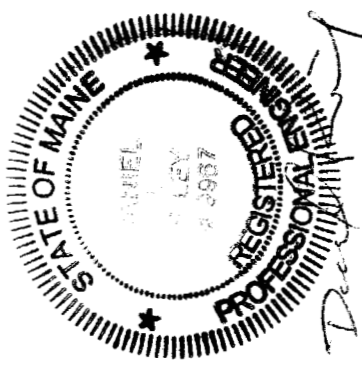
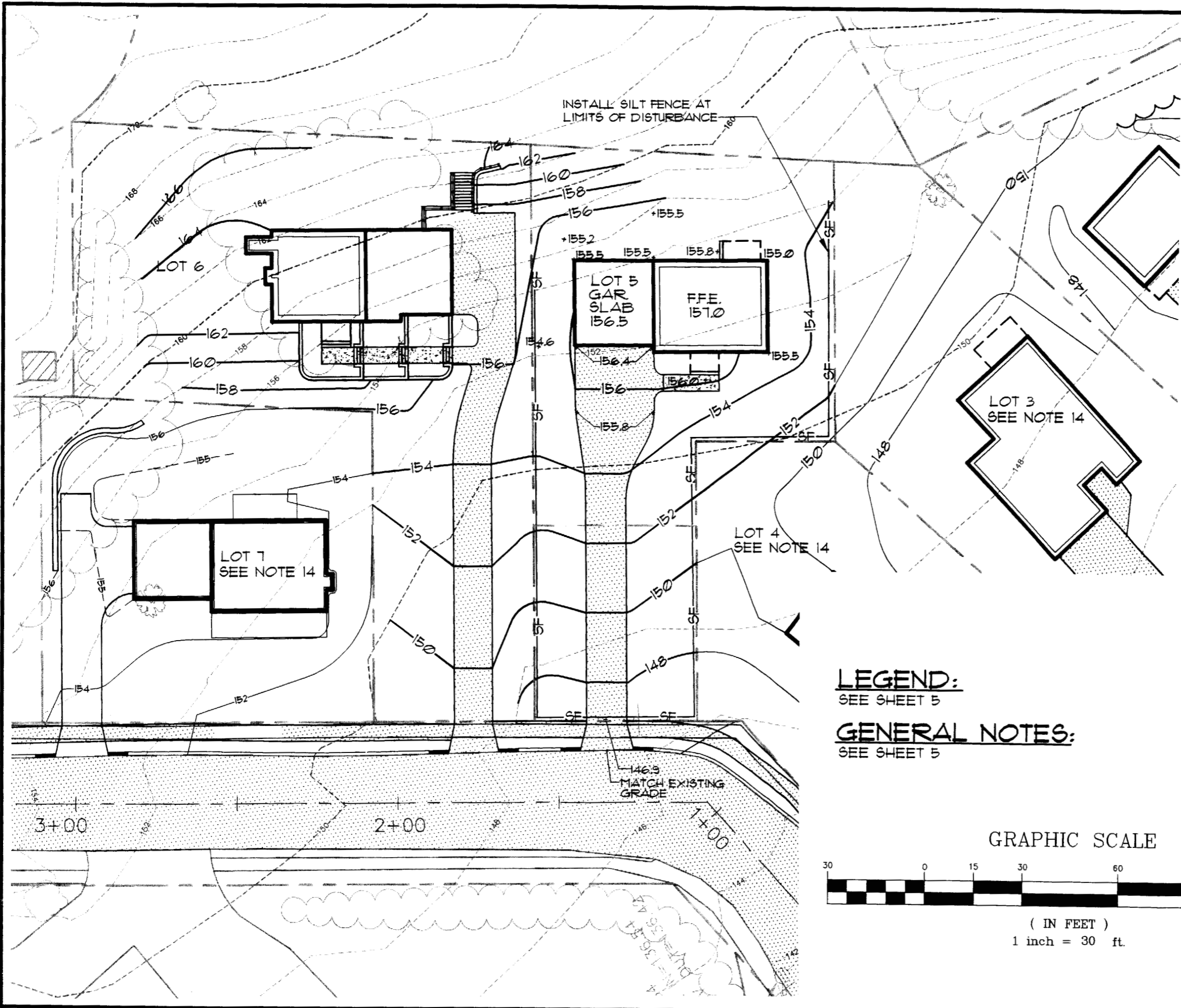
GENERAL NOTES:
SEE SHEET 5

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SITE PLAN
OF **LOT 5 AUBURN ESTATES**
PORTLAND, MAINE
FOR: **LARRY STURDIVANT**
191 STATE ROAD, SUITE 2
KITTEERY, MAINE 03904

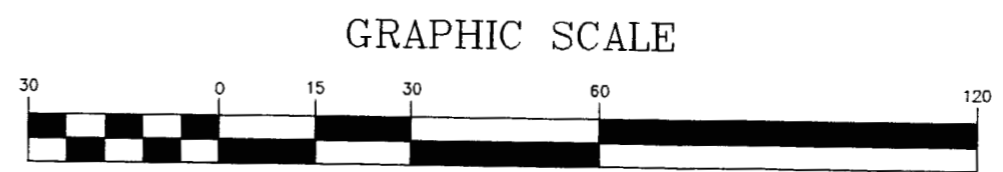
DESIGN BY	MTW
DRAWN BY	MTW
CHECKED	DLR
DATE	3-9-05
SCALE	1" = 30'
FIELD BK	7788
PROJ. NO	034553
DRAWING	45610 TS

SHEET 5



LEGEND:
SEE SHEET 5

GENERAL NOTES:
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GRAPHIC SCALE

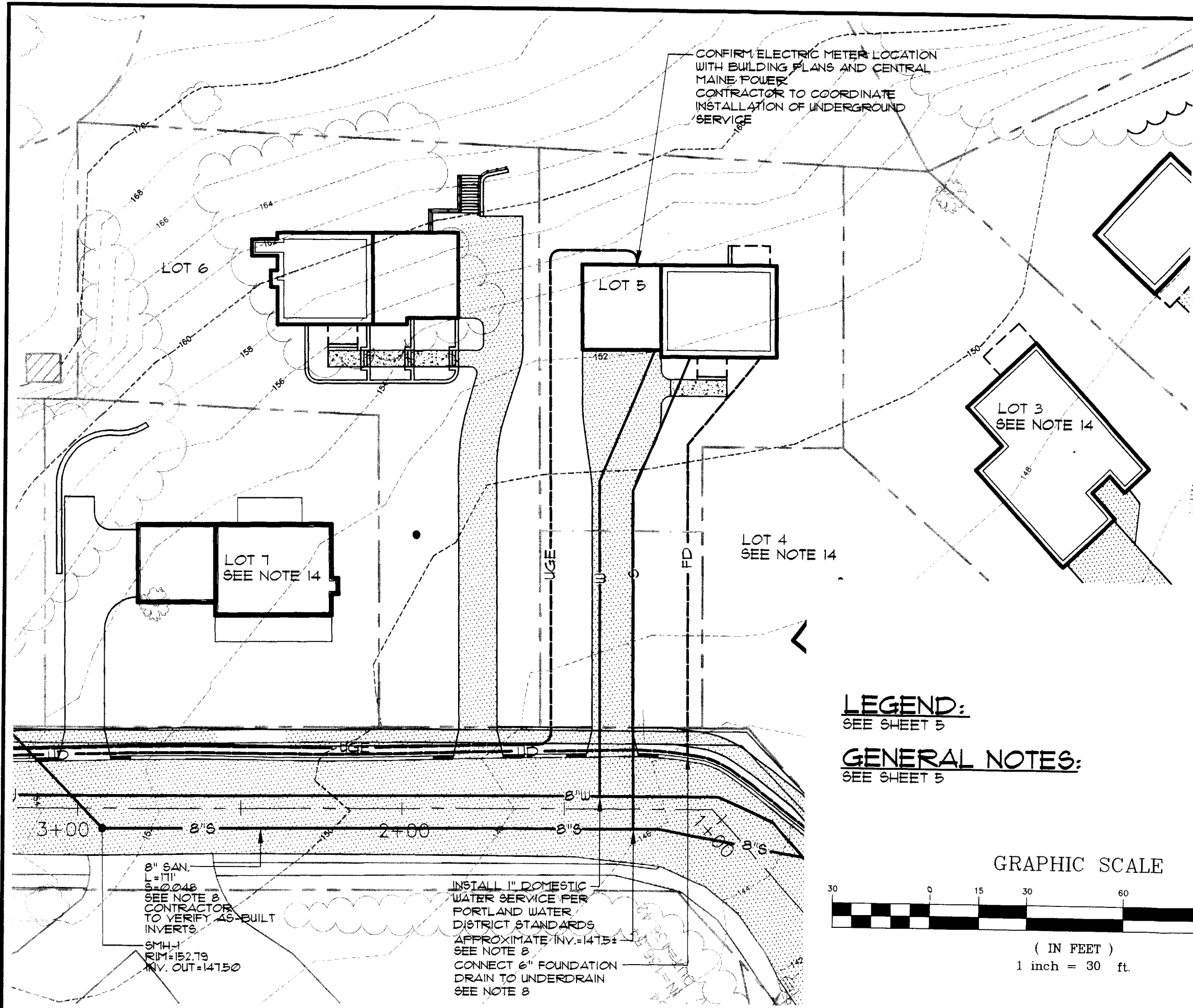
(IN FEET)
1 inch = 30 ft.



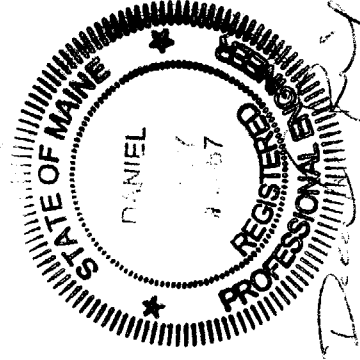
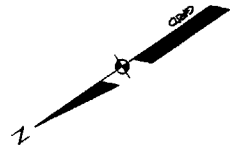
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OF
LOT 5 AUBURN ESTATES
LONGVIEW DRIVE
PORTLAND, MAINE
FOR
LARRY STURDIVANT
191 STATE ROAD, SUITE 2
KITTELY, MAINE 03904

DESIGN BY	MTW
DRAWN BY	MTW
RECEIVED BY	DLR
DATE:	3-9-05
SCALE:	1" = 30'
ELD. NO.	778
PROJ. NO.	03453
DRAWING:	03453G LOTS

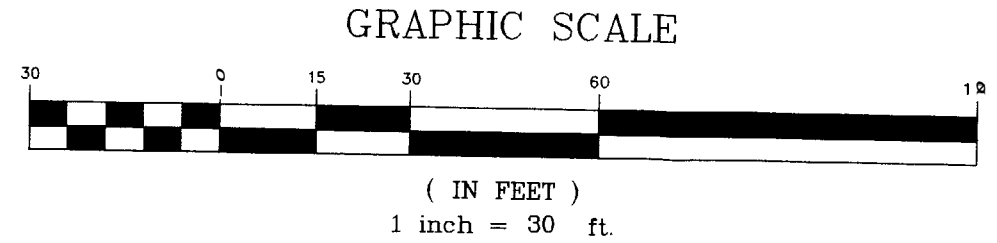


CONFIRM ELECTRIC METER LOCATION WITH BUILDING PLANS AND CENTRAL MAINE POWER CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND SERVICE



LEGEND:
SEE SHEET 5

GENERAL NOTES:
SEE SHEET 5



8" SAN.
L=111'
S=0.048
SEE NOTE 8
CONTRACTOR TO VERIFY AS-BUILT INVERTS
SMH-1
RIM=152.79
INV. OUT=141.50

INSTALL 1" DOMESTIC WATER SERVICE PER PORTLAND WATER DISTRICT STANDARDS
APPROXIMATE INV.=141.5±
SEE NOTE 8
CONNECT 6" FOUNDATION DRAIN TO UNDERDRAIN
SEE NOTE 8

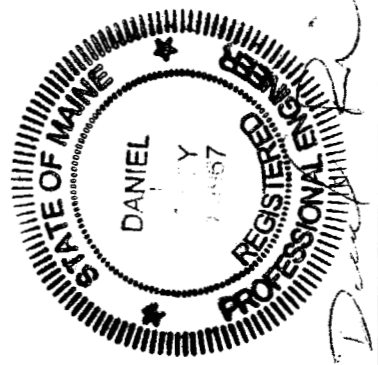
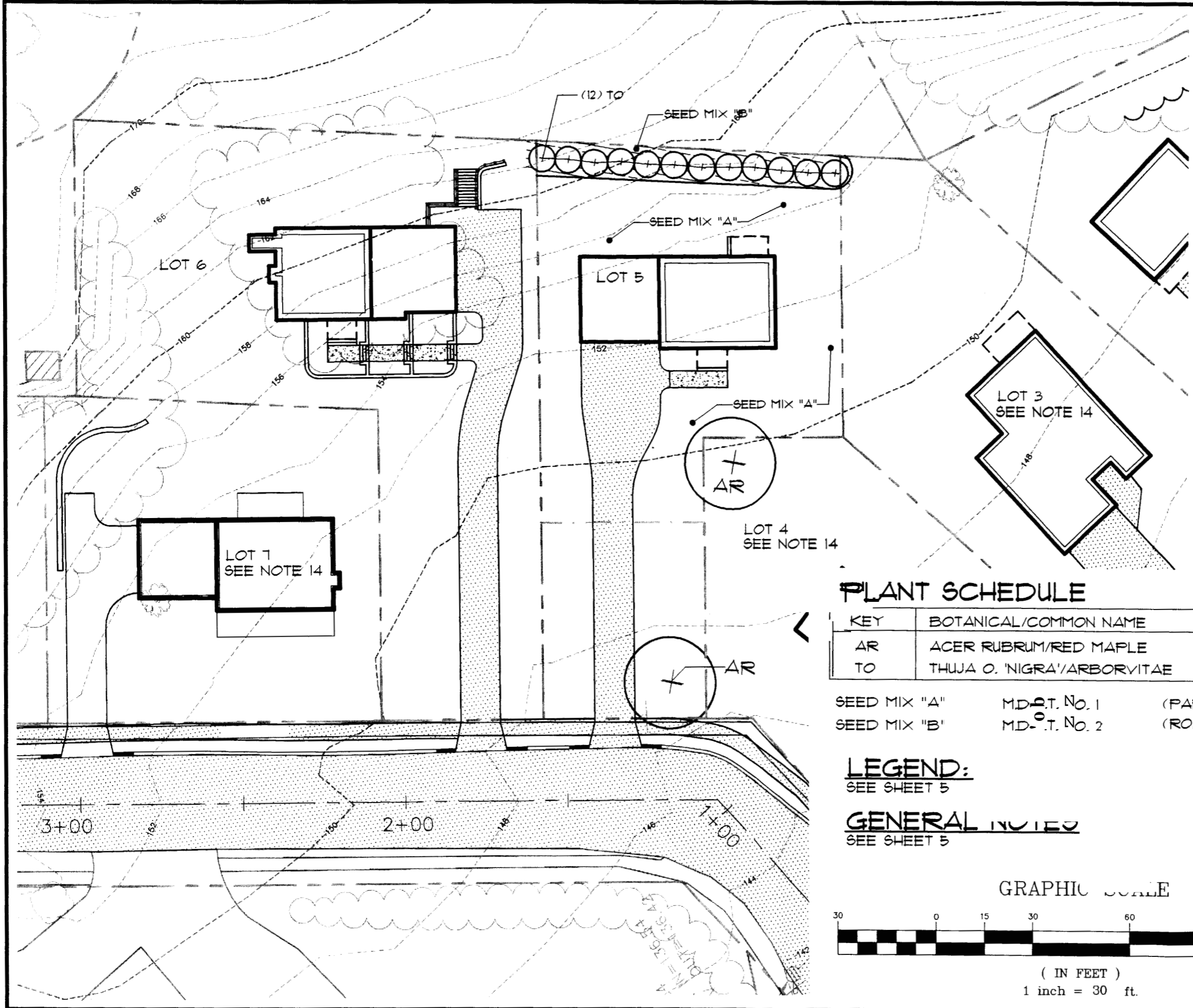


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UTILITY PLAN
OF: **LOT 5 AUBURN ESTATES**
FOR: **LARRY STURDIVANT**
BORGLAND, DRUMBIE
191 STATE ROAD, SUITE 2
KITTEBY, MAINE 03904

DESIGN BY:	ATW
DRAWN BY:	ATW
CHECKED BY:	DLR
DATE:	3-9-05
SCALE:	1"=30'
FIELD BK:	778
PROJ. NO:	03453
DRAWING:	03453G_LOTS

SHEET 3 OF 5



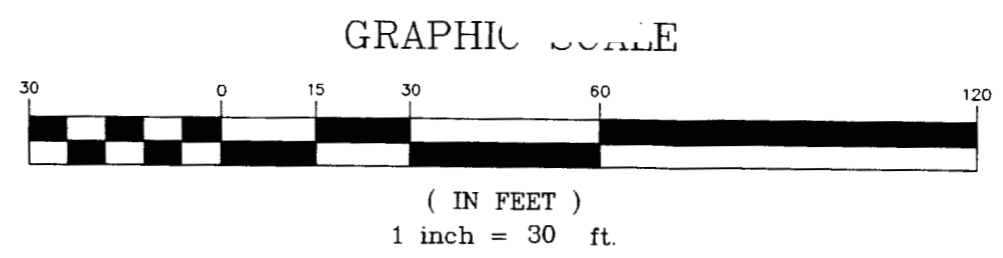
PLANT SCHEDULE

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.P.T. No. 1 (PARK MIXTURE)
 SEED MIX "B" M.D.P.T. No. 2 (ROADSIDE MIXTURE NO. 2)

LEGEND:
 SEE SHEET 5

GENERAL NOTES
 SEE SHEET 5



LANDSCAPE PLAN
 OF **LOT 5 AUBURN ESTATES**
 LONGVIEW DRIVE
 PORTLAND, MAINE
 FOR **LARRY STURDIVANT**
 191 STATE ROAD, SUITE 2
 KITTERY, MAINE 03904

DESIGN BY: MTW
 DRAWN BY: MTW
 CHECKED BY: DLR
 DATE: 3-9-05
 SCALE: 1" = 30'
 FIELD BK: 778
 PROJ. NO: 03453
 DRAWING: 03 36_LOTS
SHEET # 21

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GENERAL NOTES

1. APPLICANT: LARRY STURDIVANT
191 STATE ROAD, SUITE 2
KITTERY, ME 03904
2. THE PROPERTY IS SHOWN AS LOT 5 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: 12,564 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.

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:

	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 TWELVE (12) FEET.

8. THE UTILITY LOCATIONS SHOWN IN 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.

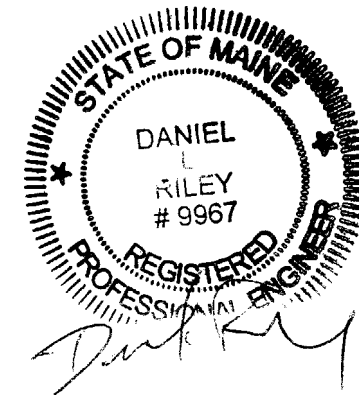
12. THIS PLAN IS NOT A BOUNDARY SURVEY. THE BOUNDARIES SHOWN HEREON ARE BASED SOLELY ON THE PLAN REFERENCED IN NOTE 6.

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. PROPOSED SITE AND GRADING INFORMATION SHOWN ON LOT 1 TAKEN FROM "SINGLE FAMILY RESIDENTIAL LOT PLAN OF LOT 1 AUBURN ESTATES" FOR DANA CUNNINGHAM BY SEBAGO TECHNICS, INC. DATED SEPTEMBER 15, 2004. PROPOSED SITE AND GRADING INFORMATION SHOWN ON LOTS 3 AND 4 TAKEN FROM GRADING PLAN FOR AUBURN ESTATES SUBDIVISION BY SEBAGO TECHNICS, INC., DATED SEPTEMBER 15, 2004.

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---
---FD---	FOOTING DRAIN	---FD---
---UD---	UNDERDRAIN	
---UGE---	UNDERGROUND ELEC. & TEL.	---UGE #T---
⊗	GATE VALVE	
⊙	LIGHT POLE	
⊕	HYDRANT	
⊙	MANHOLE	
⊙	SPOT GRADE	× 30.20
○	DECIDUOUS TREE	
⊙	CONIFEROUS TREE	
---	ZONE LINE	



## NOTES

OF: **LOT 5 AUBURN ESTATES**  
AUBURN STREET/LONGVIEW DRIVE  
PORTLAND, MAINE  
FOR: **LARRY STURDIVANT**  
191 STATE ROAD, SUITE 2  
KITTERY, MAINE 03904

DESIGN BY:	MTW
DRAWN BY:	MTW
CHECKED BY:	DLR
DATE:	3-9-05
SCALE:	
FIELD BK:	778
PROJ. NO:	03453
DRAWING:	03453G_LOTS

**SHEET 5 OF 5**



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