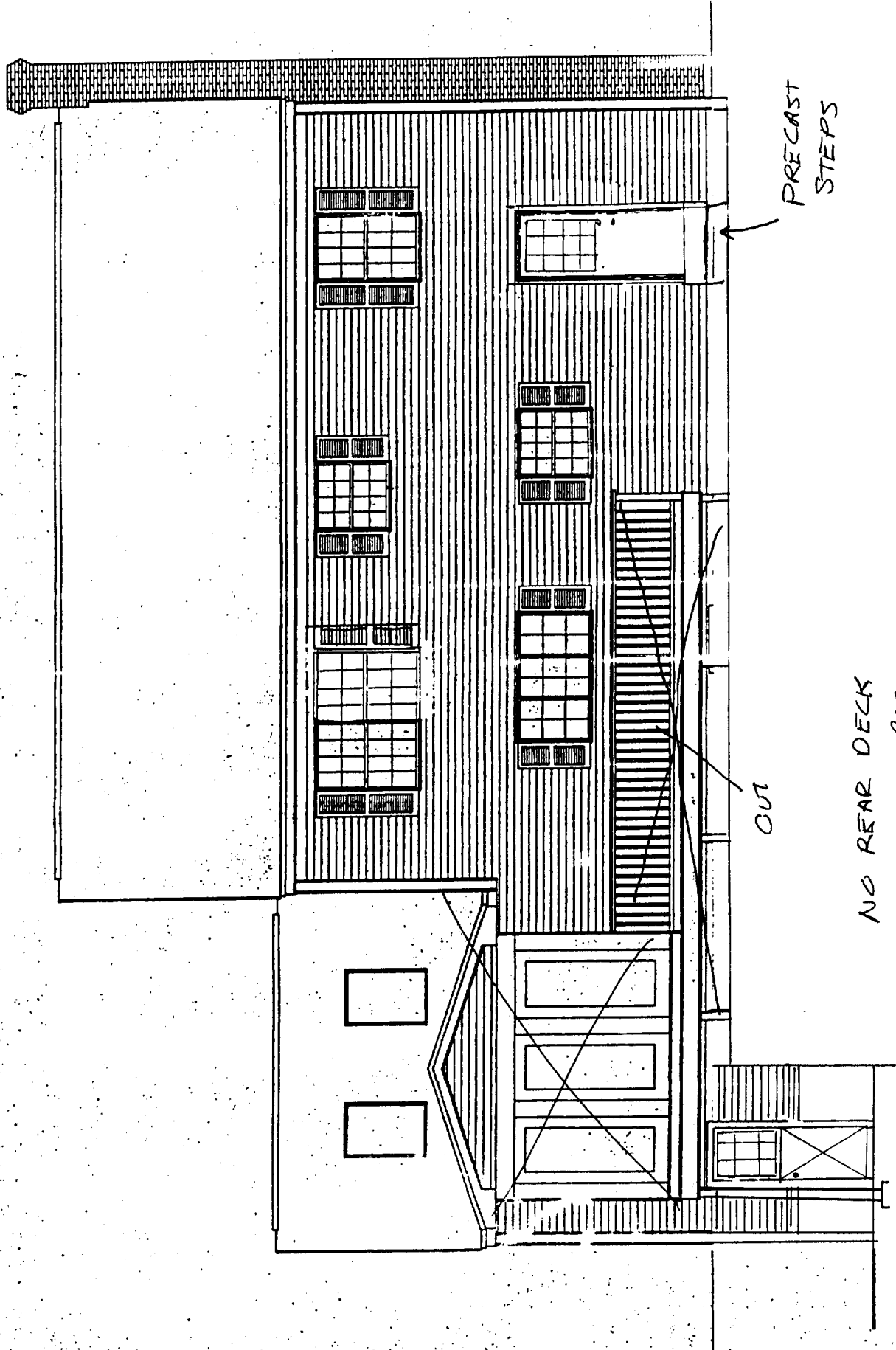


FRONT ELEVATION

Precast  
CONCRETE  
STEPS

STURDIVANT

SCALE: 1/4" = 1'-0"



PRECAST STEPS

OUT

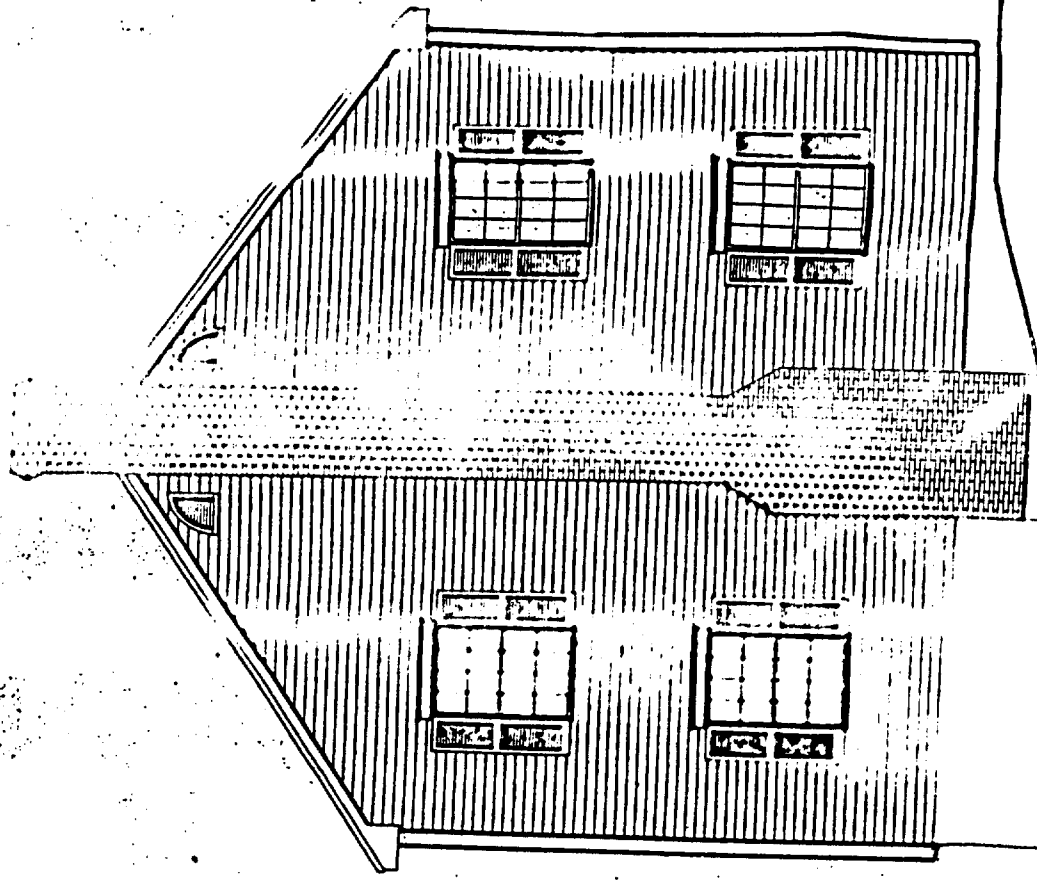
NO REAR DECK  
CONCRETE PATIO

6/6 10/10  
WELDED  
WIRE MESH

SR CONCRETE  
12" CONCRETE

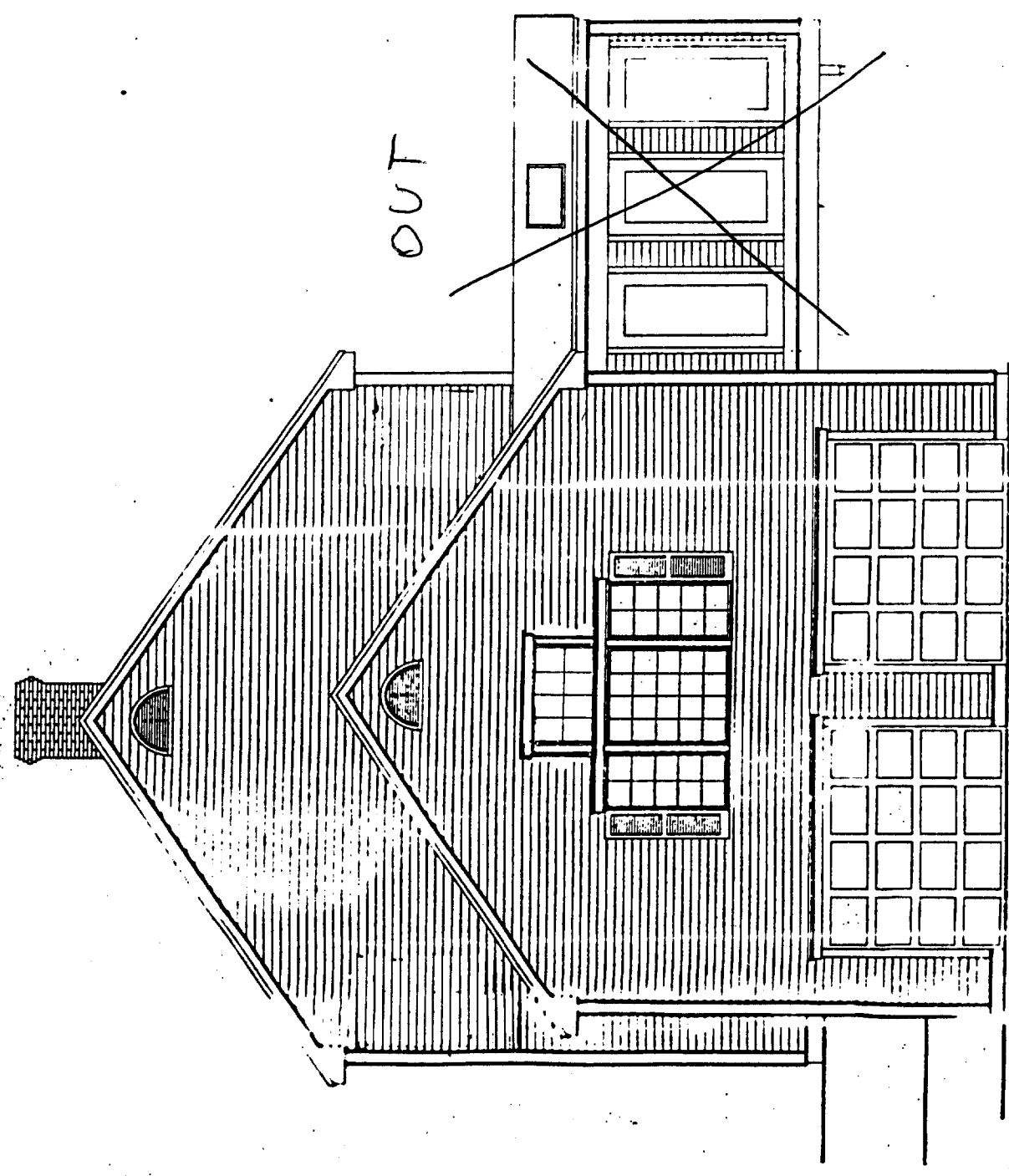
STURDIVANT RESIDENCE

DATE	SCALE: 1/4" = 1'-0"
	SHEET: 8 of 8

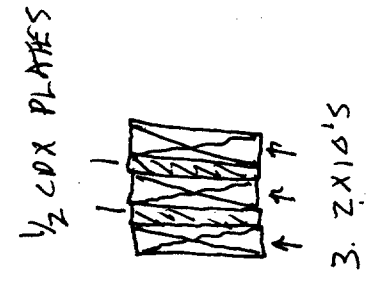


LEFT ELEVATION

- TYPICAL WINDOW HEADER
- (3) 2X10'S w/(2) 1/2 COX PLYWOOD PLATES
- TYPICAL DOOR HEADER
- (3) 2X10'S w/(2) 1/2 COX PLYWOOD PLATES



RIGHT ELEVATION

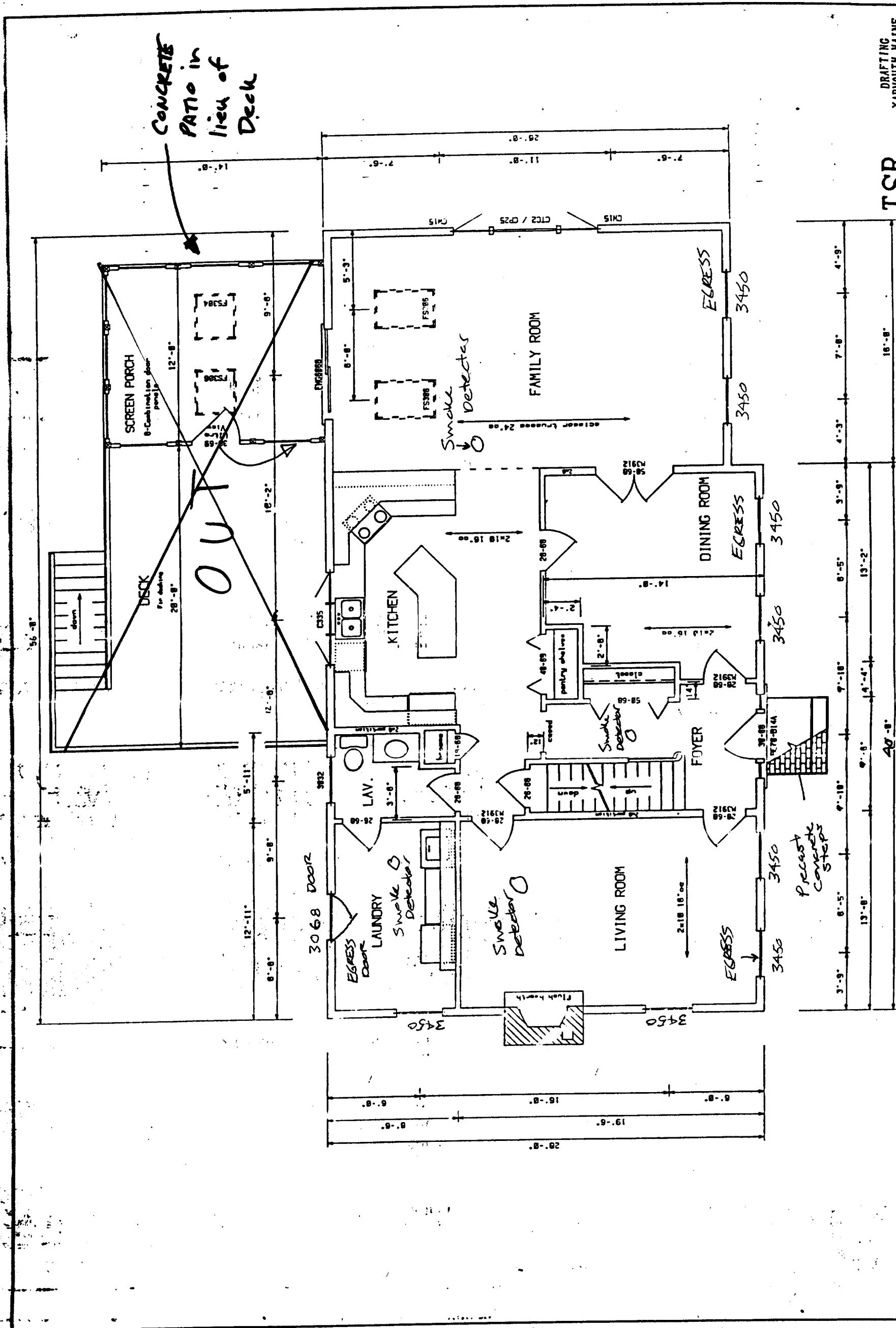


STURDIVANT RESIDENCE

DATE:	SCALE:	noted
SHEET:		7 of 8







CONCRETE PATIO in lieu of Deck

OUT

Smoke Detectors

Smoke Detector

Precast Concrete Steps

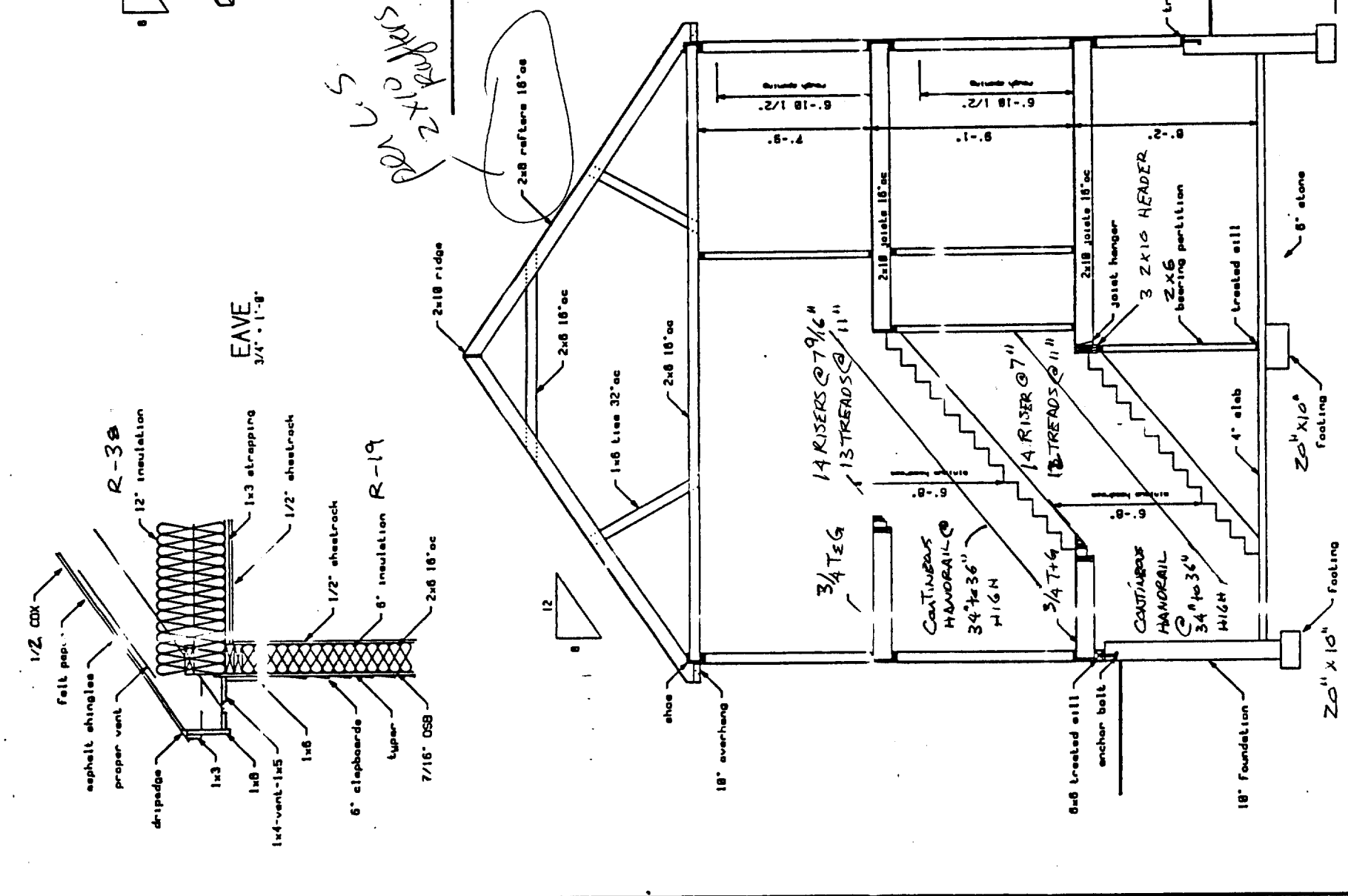
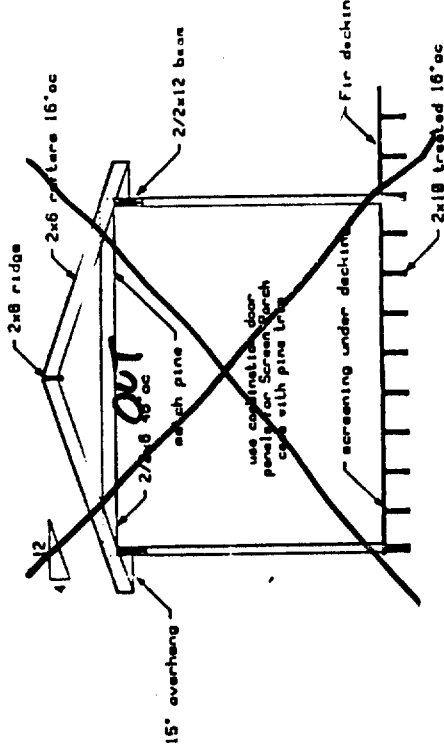
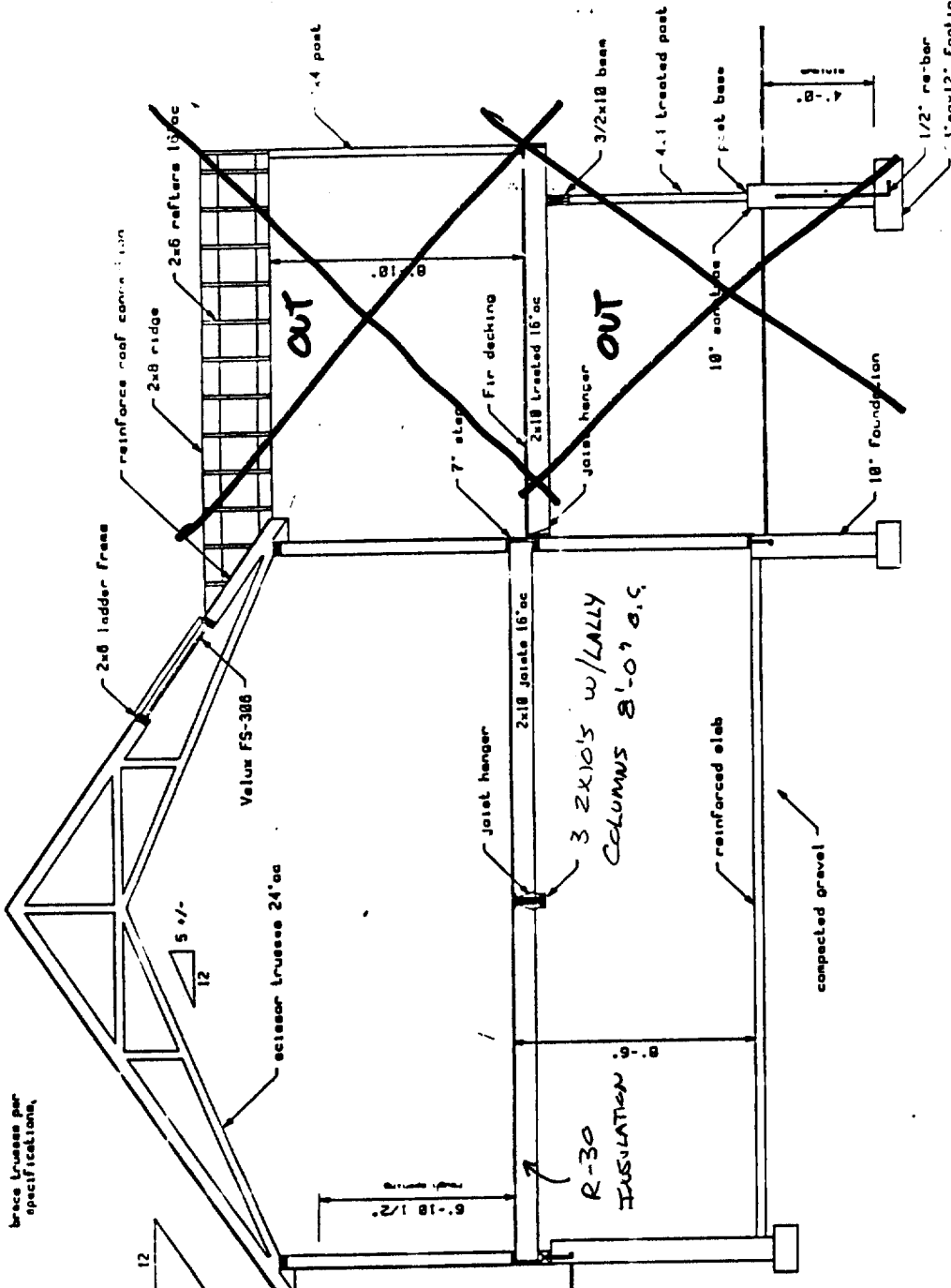
TSR

DRAFTING  
YARMOUTH, MAINE  
846-4491

STURDIVANT RESIDENCE	
SCALE: 1/4" = 1'-0"	SHEET: 4 of 8
DATE	

FIRST FLOOR PLAN





**TSR**  
DRAFTING  
YAR MOUTH, MAINE  
(46-449)

STUDENT RESIDENCE

SCALE: noted  
DATE: noted  
SHEET: 5 of 8

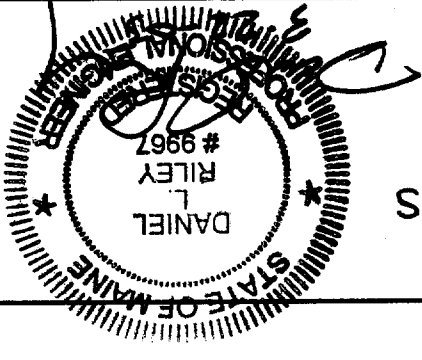






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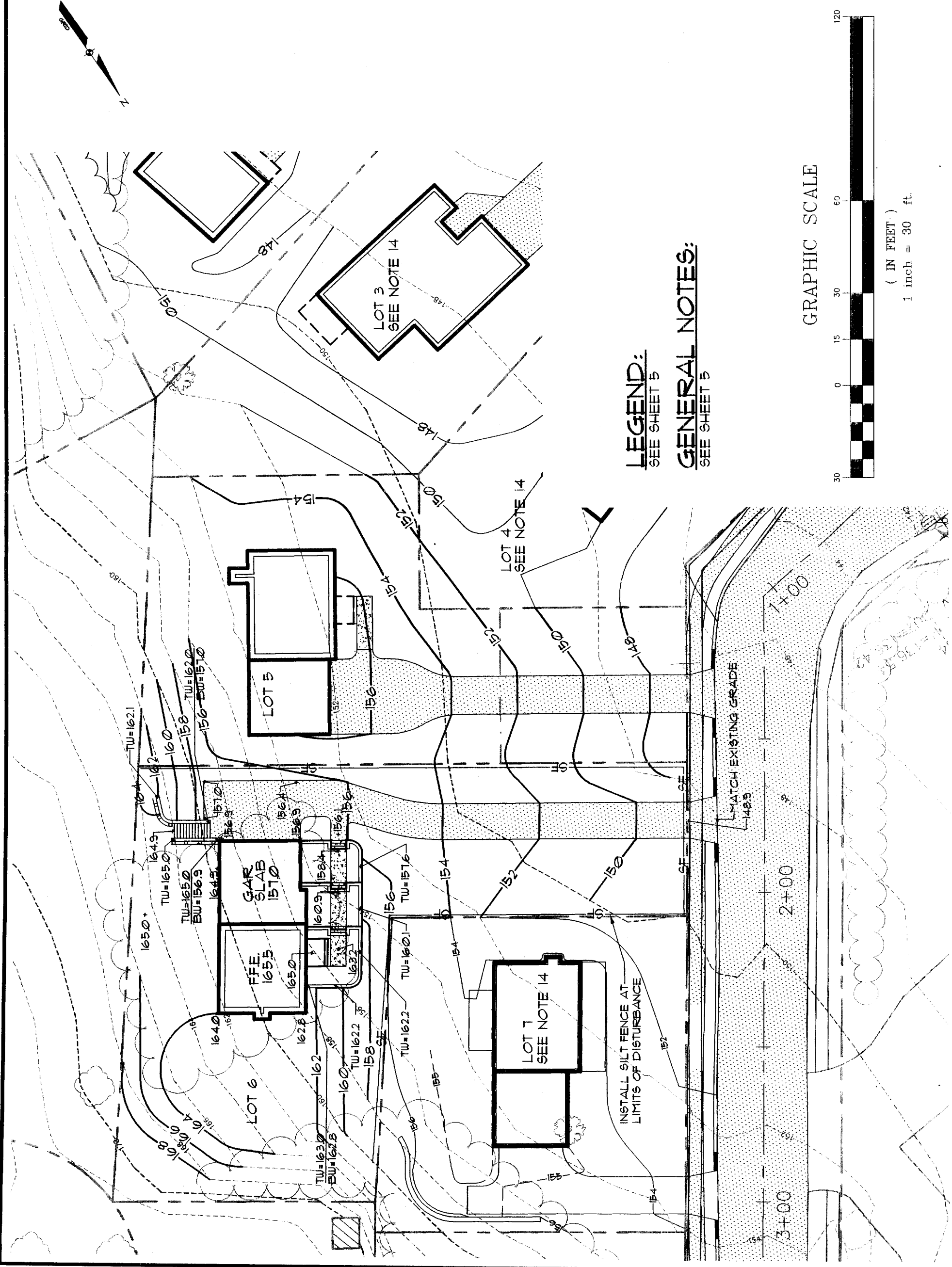
One Chabot Street  
 Westbrook, Me 04098-1339  
 Tel (207) 856-0277



**GRADING PLAN**  
 OF  
**LOT 6 AUBURN ESTATES**  
 FOR:  
 LONGVIEW DRIVE  
 PORTLAND, MAINE  
**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: 03453G\_LOTS

**SHEET 2 OF 5**



**LEGEND:**  
 SEE SHEET 5

**GENERAL NOTES:**  
 SEE SHEET 5

GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

# GENERAL NOTES

1. APPLICANT: LARRY STURDIVANT  
191 STATE ROAD, SUITE 2  
KITTERY, ME 03904
2. THE PROPERTY IS SHOWN AS LOT 6 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: ..... 16,682 SQUARE FEET (0.38 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	25 FT.
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 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 ARBORETCULTURAL 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 TECHNIQS, 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 TECHNIQS, INC. DATED SEPTEMBER 15, 2004.

## LEGEND

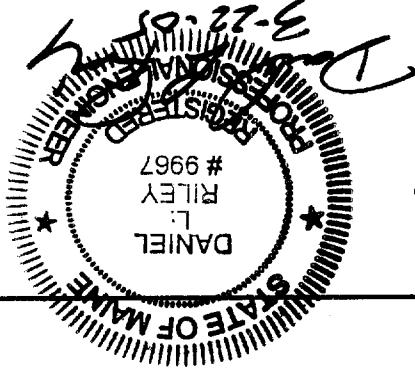
EXISTING	DESCRIPTION	PROPOSED
	PROPERTY ROW	
	SETBACK	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
	TREELINE	
	CONTOURS	
	WATER	
	SEWER	
	STORM DRAIN	
	FOOTING DRAIN	
	UNDERDRAIN	
	UNDERGROUND ELEC. & TEL.	
	GATE VALVE	
	LIGHT POLE	
	HYDRANT	
	MANHOLE	
	SPOT GRADE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	ZONE LINE	

x 30.20



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**NOTES**  
OF  
LOT 6 AUBURN ESTATES  
FOR:  
PORTLAND, MAINE  
AUBURN STREET/LONGVIEW DRIVE  
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: 03453G\_LOTS

**SHEET 5 OF 5**

ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN ACCORDANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.

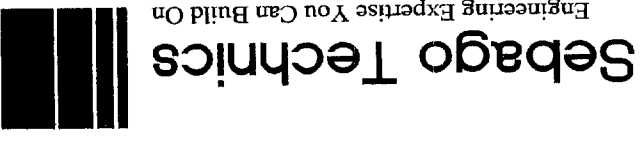
THIS PLAN IS NOT A BOUNDARY SURVEY. THE BOUNDARIES SHOWN HEREON ARE BASED SOLELY ON A SURVEY REFERENCED IN NOTE 6.

THE LANDSCAPING INDICATED ON THIS PLAN REPRESENTS THE MINIMUM REQUIREMENTS AND IS NOT A GUARANTEE. THE LANDSCAPE PLAN APPROVED AS PART OF THE AUBURN ESTATES SUBDIVISION. THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR LANDSCAPING, BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS, SUCH FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS, SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.

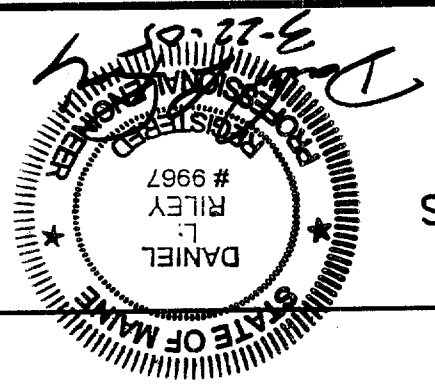
PROPOSED SITE AND GRADING INFORMATION SHOWN ON LOT 1 TAKEN FROM "SINGLE FAMILY RESIDENTIAL LOT PLAN OF LOT 1 AUBURN ESTATES" FOR DANA CUNNINGHAM BY SEBAGO TECHNICS, INC. DATED SEPTEMBER 15, 2004. PROPOSED SITE AND GRADING INFORMATION SHOWN ON LOTS 3 AND 4 TAKEN FROM GRADING PLAN FOR AUBURN ESTATES SUBDIVISION 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	-----UD-----
-----UG&T-----	UNDERGROUND ELEC. & TEL.	-----UG&T-----
IXI	GATE VALVE	
+	LIGHT POLE	
+	HYDRANT	
+	MANHOLE	
○	SPOT GRADE	○ x 30.20
○	DECIDUOUS TREE	
○	CONIFEROUS TREE	
---	ZONE LINE	



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



**NOTES**  
**LOT 6 AUBURN ESTATES**  
 AUBURN STREET/LONGVIEW DRIVE  
 PORTLAND, MAINE  
**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: 03453G\_LOTS



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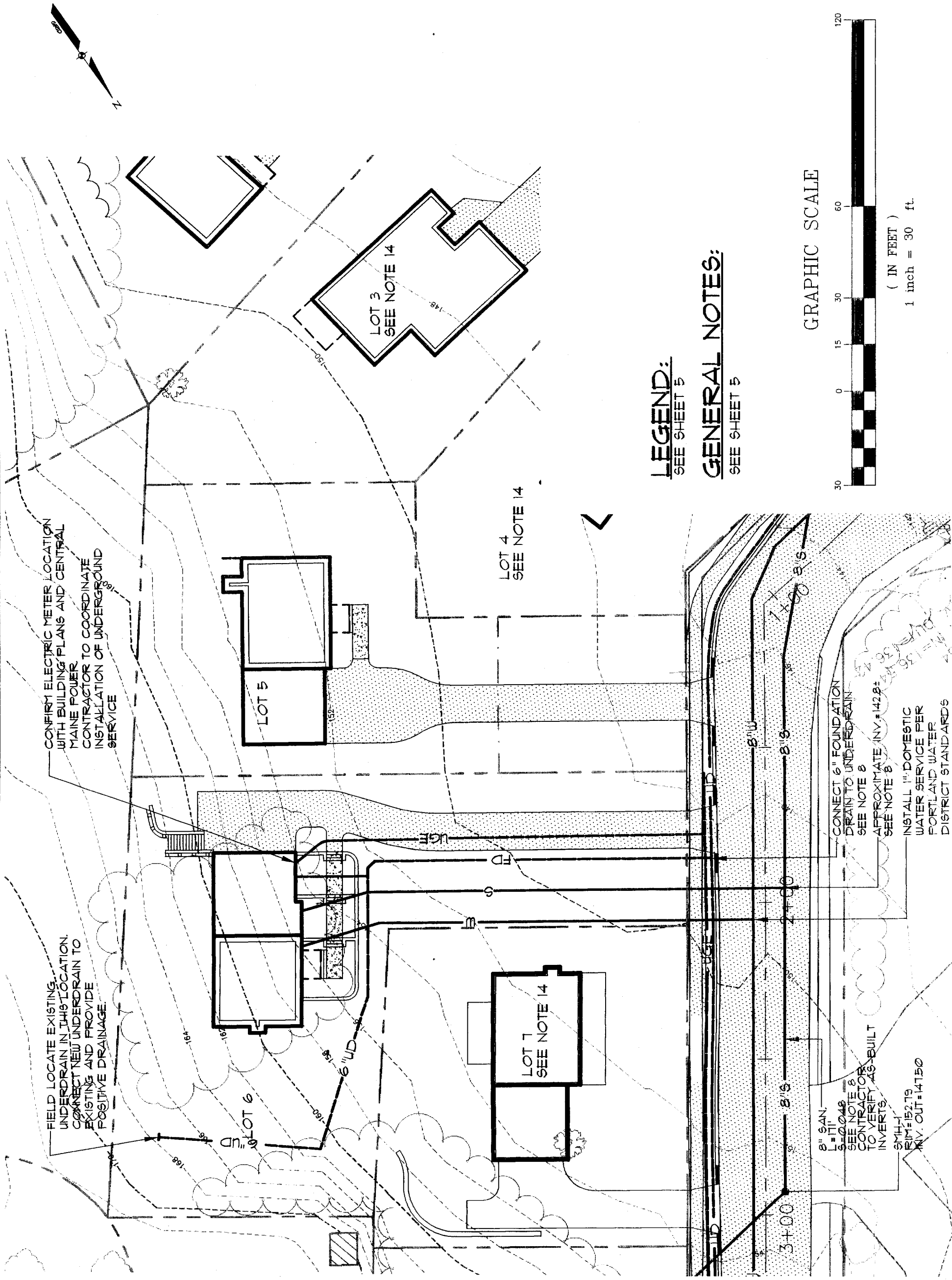
One Chobot Street  
Westbrook, Me 04098-1339  
Tel (207) 856-0277



**UTILITY PLAN**  
LOT 6 AUBURN ESTATES  
FOR:  
LONGVIEW DRIVE  
PORTLAND, MAINE  
**LARRY STURDIVANT**  
191 STATE ROAD, SUITE 2  
KITTEERY, 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: 03453G.LOTS

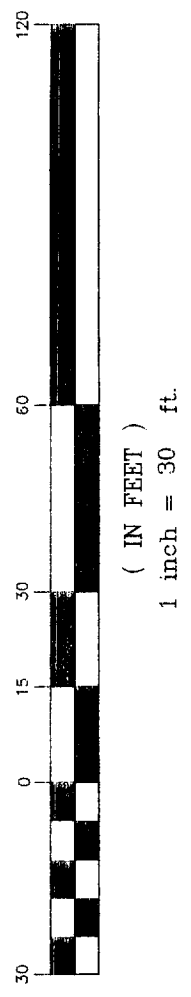
**SHEET 3 OF 5**



**LEGEND:**  
SEE SHEET 5

**GENERAL NOTES:**  
SEE SHEET 5

**GRAPHIC SCALE**

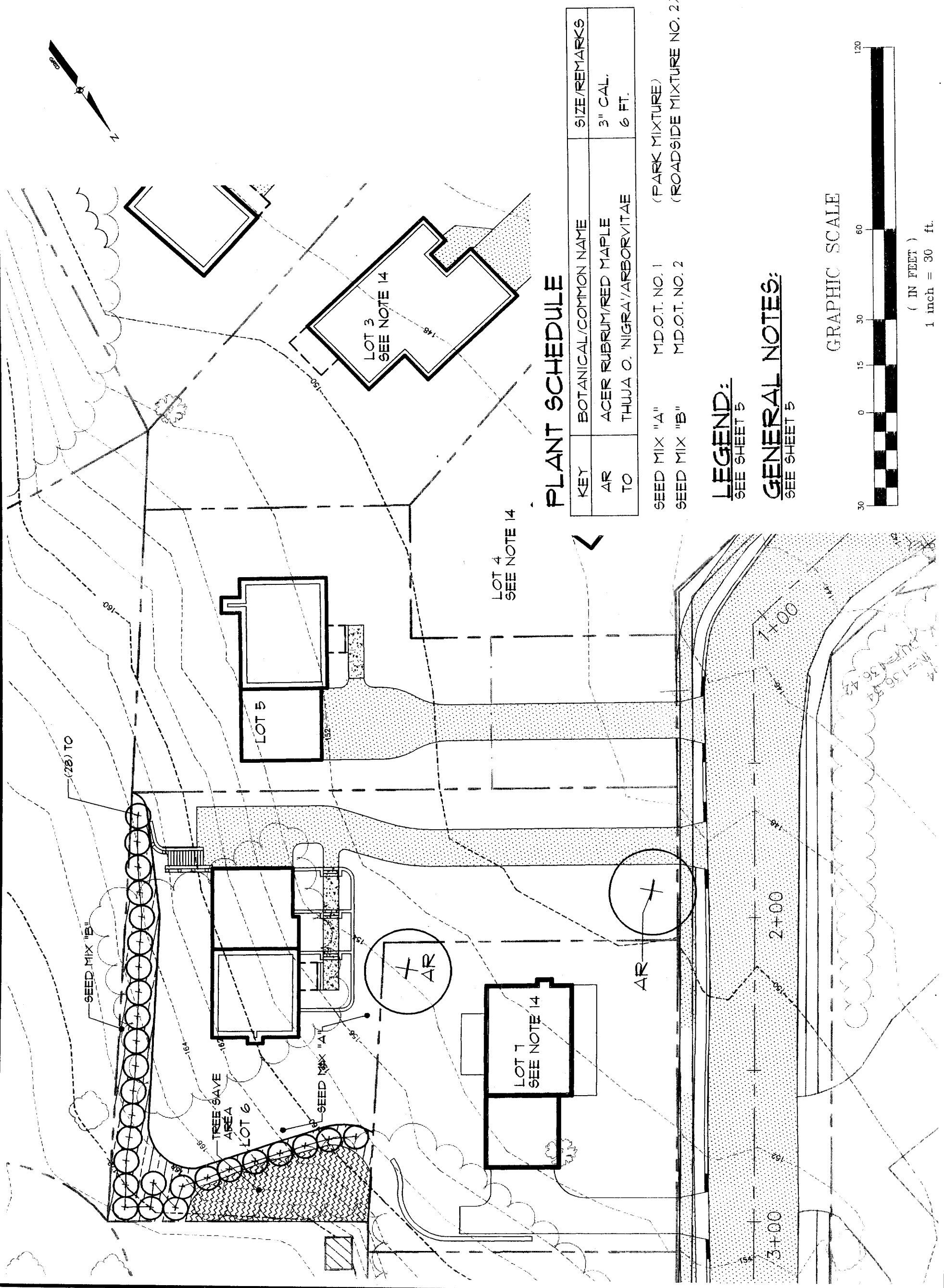


CONFIRM ELECTRIC METER LOCATION WITH BUILDING PLANS AND CENTRAL MAINE POWER CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND SERVICE

FIELD LOCATE EXISTING UNDERDRAIN IN THIS LOCATION. CONNECT NEW UNDERDRAIN TO EXISTING AND PROVIDE POSITIVE DRAINAGE

CONNECT 6" FOUNDATION DRAIN TO UNDERDRAIN SEE NOTE 8  
APPROXIMATE INV. = 142.8' SEE NOTE 8  
INSTALL 1" DOMESTIC WATER SERVICE PER PORTLAND WATER DISTRICT STANDARDS

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



**PLANT SCHEDULE**

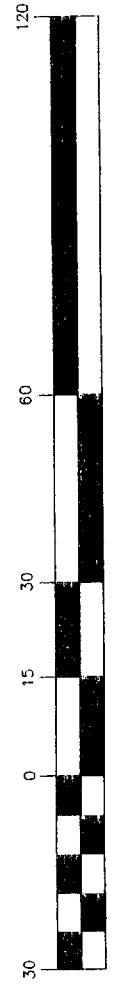
KEY	BOTANICAL/Common NAME	SIZE/REMARKS
AR	ACER RUBRUM/RED MAPLE	3" CAL.
TO	THUJA O. NIGRA/ARBORVITAE	6 FT.

SEED MIX "A" MD.O.T. NO. 1 (PARK MIXTURE)  
 SEED MIX "B" MD.O.T. NO. 2 (ROADSIDE MIXTURE NO. 2)

**LEGEND:**  
 SEE SHEET 5

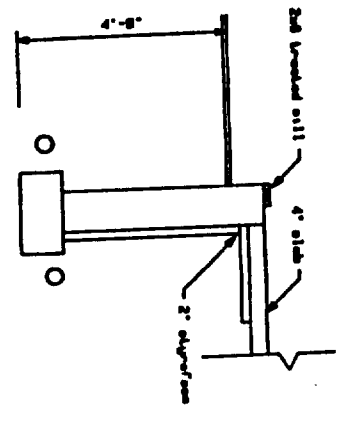
**GENERAL NOTES:**  
 SEE SHEET 5

GRAPHIC SCALE

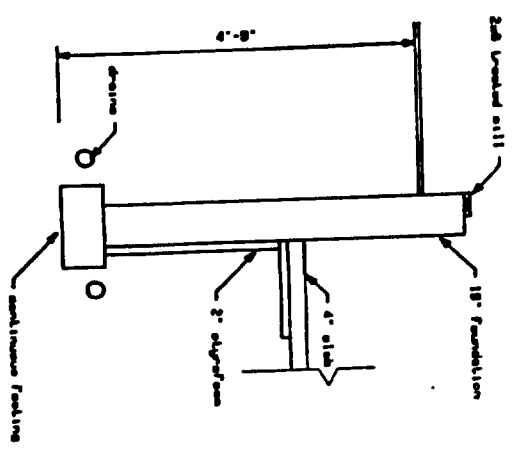


( IN FEET )  
 1 inch = 30 ft.

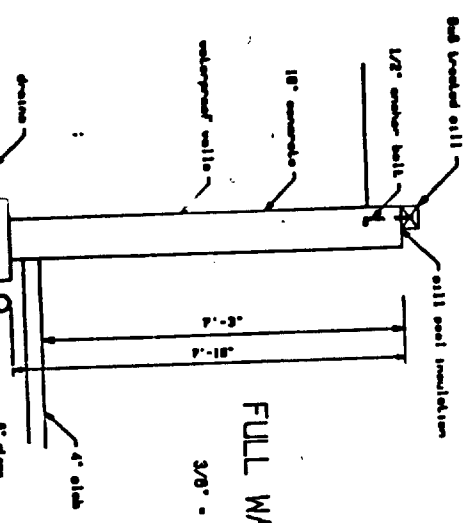




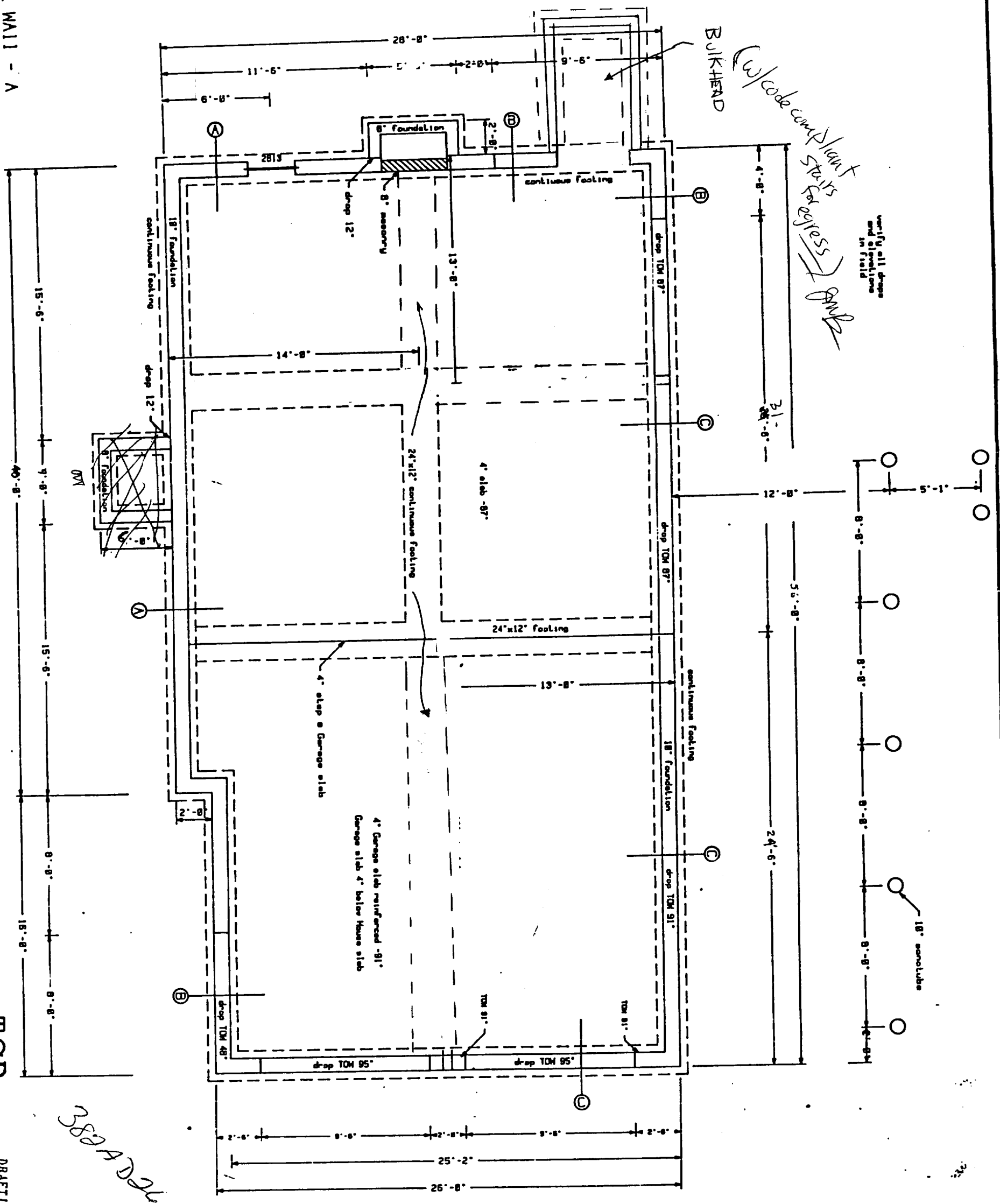
FULL DROP WALL - C  
3/8" - 1'-8"



DROP WALL - B  
3/8" - 1'-8"



FULL WALL - A  
3/8" - 1'-8"

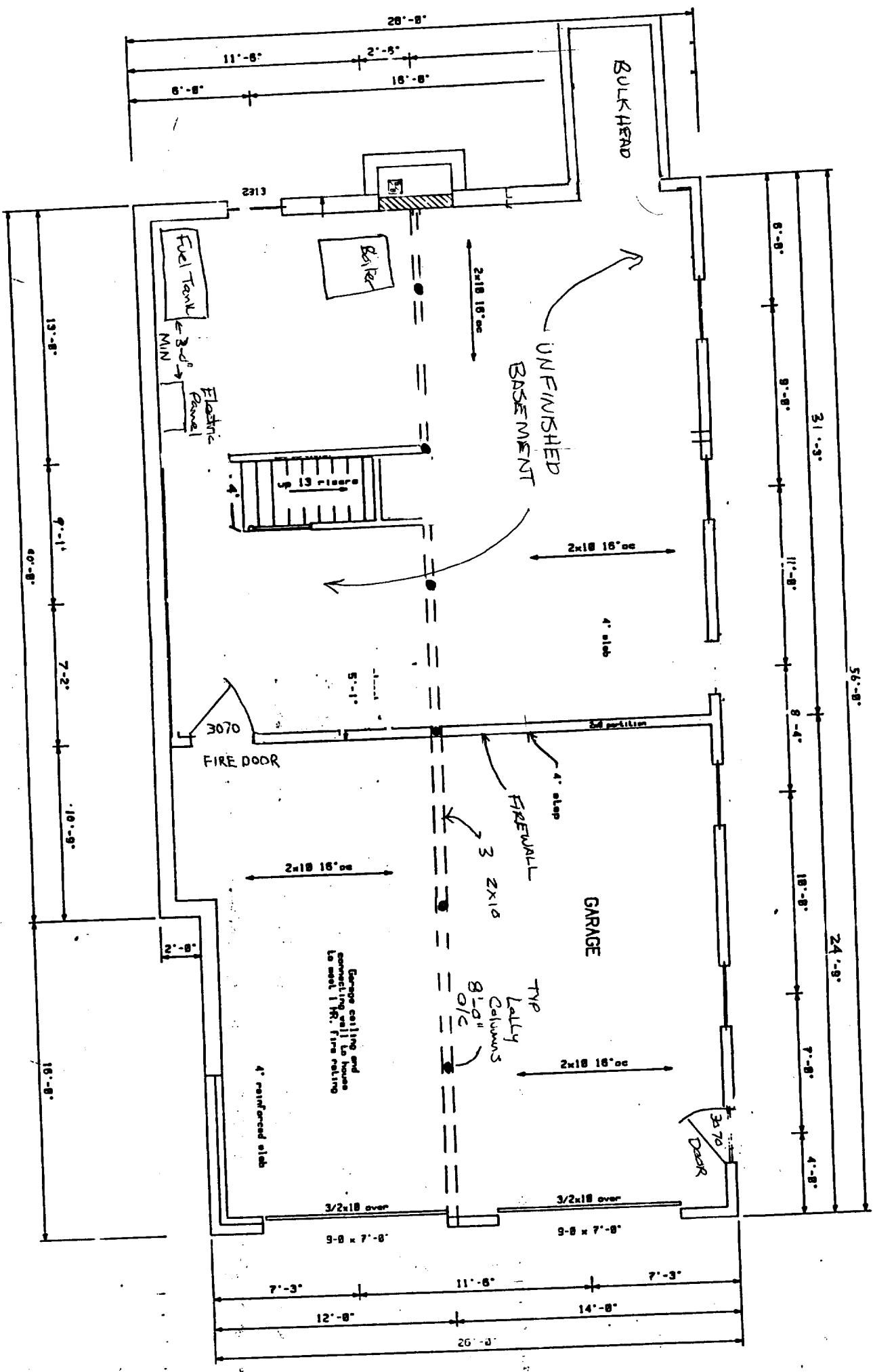


*(w/ code compliant stairs for egress)*  
Verify all drops and foundations in field

*2582AD24*

FOUNDATION PLAN

STURDIVANT RESIDENCE  
**TSR**  
DRAFTING  
YARBOUTH, MAINE  
848-4491



LOWER LEVEL FLOOR PLAN

382A D26

**TSR**  
 DRAFTING  
 YARROUTH, MAINE  
 848-4491

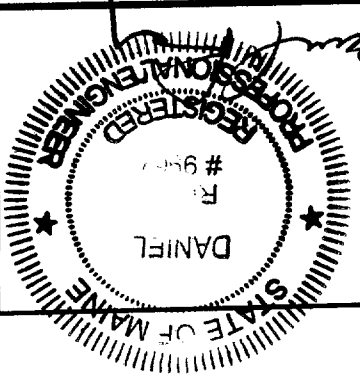
STUDENT RESIDENCE

BY:	SCALE:	SHEET:
DATE:	1/4" = 1'-0"	3 of 8



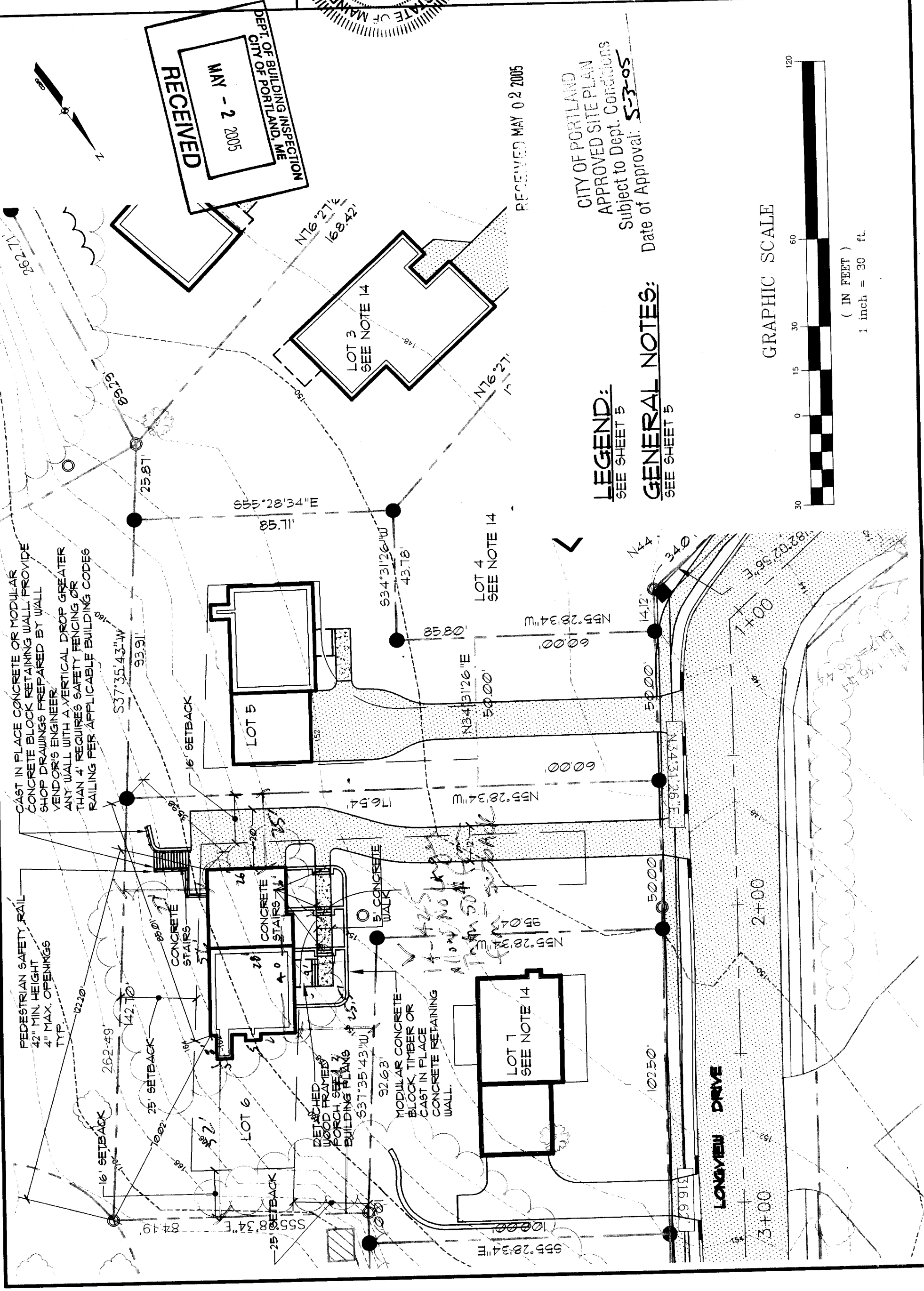


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**SITE PLAN**  
 OF  
**LOT 6 AUBURN ESTATES**  
 FOR:  
 LONGVIEW DRIVE  
 PORTLAND, MAINE  
**LARRY STURDIVANT**  
 191 STATE ROAD, SUITE 2  
 KITTERY, MAINE 03904

DESIGN BY: MTW  
 DRAWN BY: MTW  
 CHECKED BY: DLR  
 DATE: 3-9-05  
 SCALE: 1"=30'  
 FIELD BK: 778  
 PROJ. NO: 03453  
 DRAWING: 03453G\_LOTS  
**SHEET 1 OF 5**



**RECEIVED**  
 MAY - 2 2005  
 DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

RECEIVED MAY 02 2005

CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 5-3-05

**LEGEND:**  
 SEE SHEET 5  
**GENERAL NOTES:**  
 SEE SHEET 5

GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

CAST IN PLACE CONCRETE OR MODULAR CONCRETE BLOCK RETAINING WALL PROVIDE SHOP DRAWINGS PREPARED BY WALL VENDOR'S ENGINEER. ANY WALL WITH A VERTICAL DROP GREATER THAN 4' REQUIRES SAFETY FENCING OR RAILING PER APPLICABLE BUILDING CODES

PEDESTRIAN SAFETY RAIL  
 42" MIN. HEIGHT  
 4" MAX. OPENINGS  
 TYP.

CONCRETE STAIRS

CONCRETE STAIRS

DETACHED WOOD FRAMED PORCH, SEE 2 BUILDING PLANS  
 5" CONCRETE WALK  
 MODULAR CONCRETE BLOCK, TIMBER OR CAST IN PLACE CONCRETE RETAINING WALL.

LOT 1  
 SEE NOTE 14

LOT 7  
 SEE NOTE 14

LOT 9  
 SEE NOTE 14

LOT 14  
 SEE NOTE 14

LOT 15  
 SEE NOTE 14

LOT 16  
 SEE NOTE 14

LOT 26  
 SEE NOTE 14

LOT 28  
 SEE NOTE 14

LOT 30  
 SEE NOTE 14

LONGVIEW DRIVE

2+00

3+00

1+00

0+00

1+00

0+00

2+00

1+00

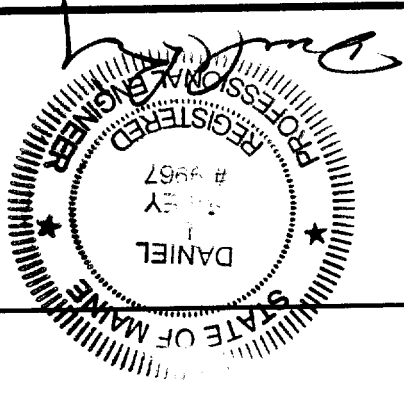
3+00

2+00

4+00

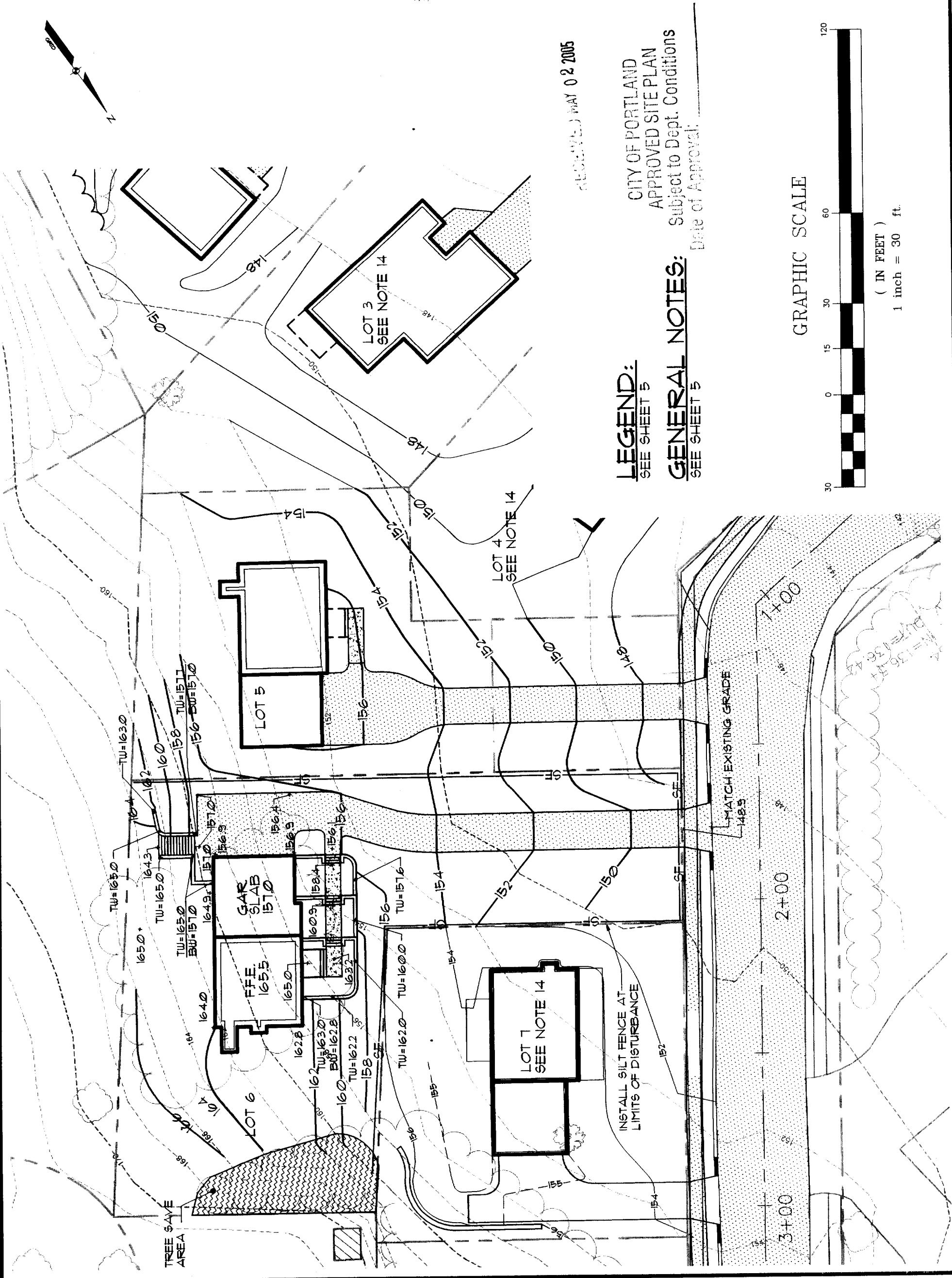
3+00

ALLOW NO LOT 14 FROM 50' SETBACK FROM 50' SETBACK



**GRADING PLAN**  
OF  
**LOT 6 AUBURN ESTATES**  
FOR:  
LARRY STURDIVANT  
191 STATE ROAD, SUITE 2  
KITTEERY, 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: 03453G-LOTS

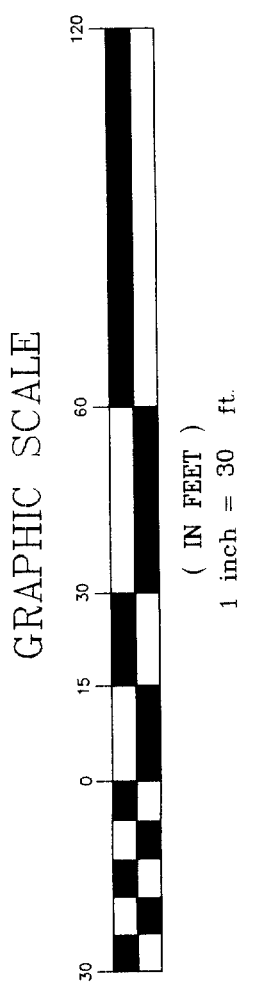


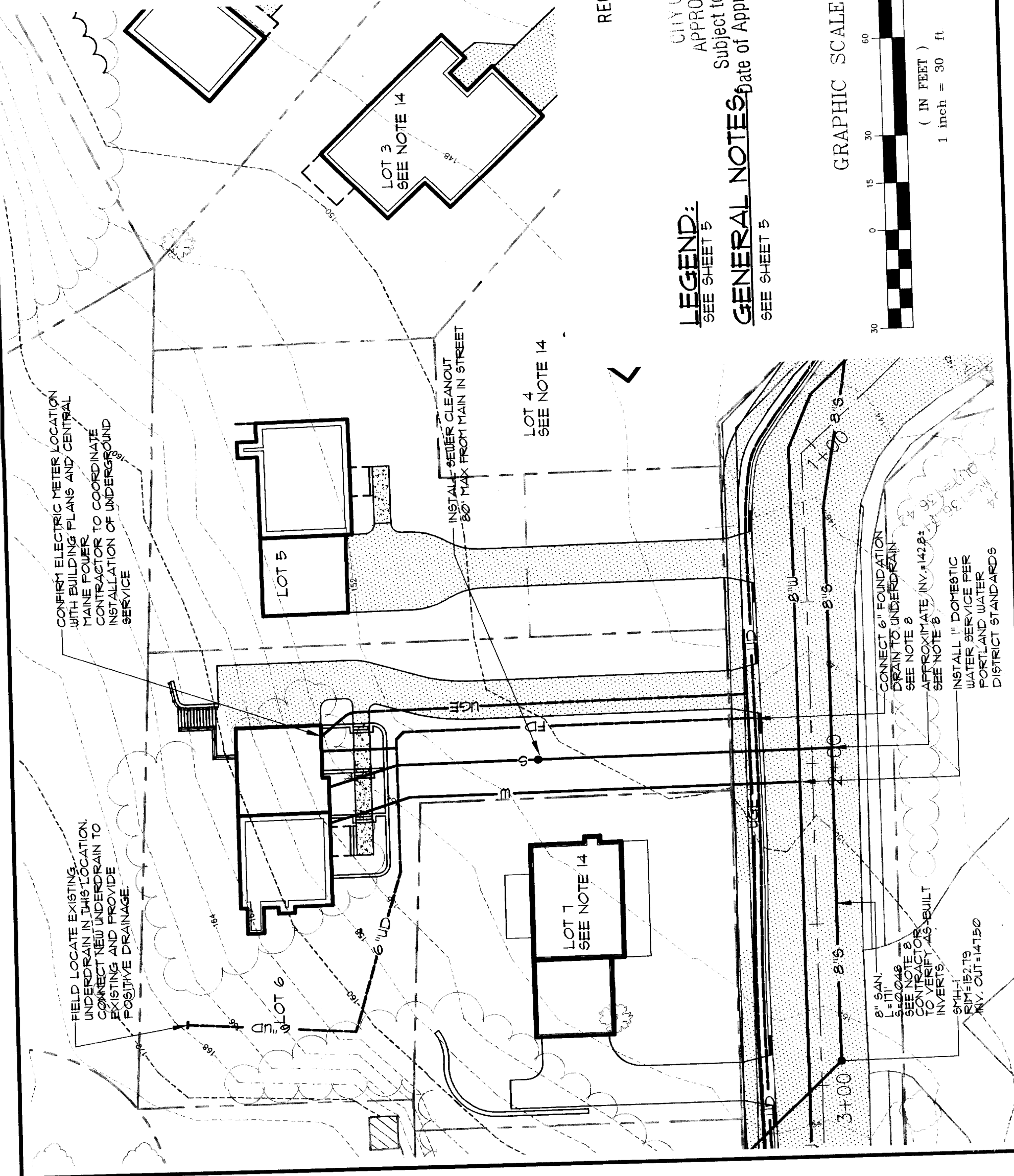
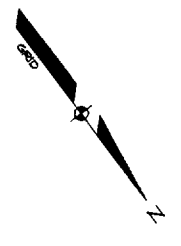
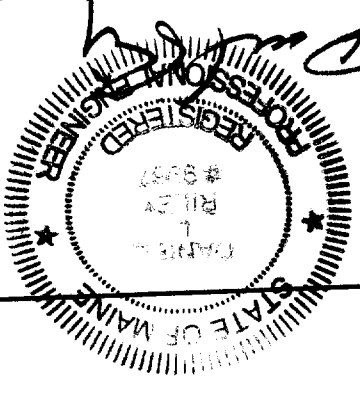
RECEIVED MAY 02 2005

**LEGEND:**  
SEE SHEET 5

**GENERAL NOTES:**  
SEE SHEET 5

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval:



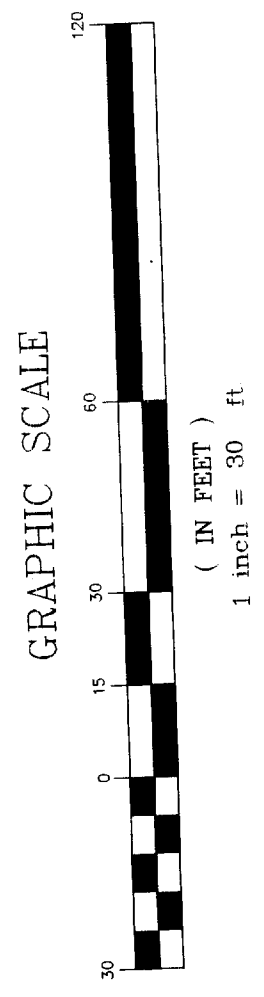


RECEIVED MAY 02 2005

**LEGEND:**  
 SEE SHEET 5

**GENERAL NOTES:** Date of Approval: \_\_\_\_\_  
 SEE SHEET 5

CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions





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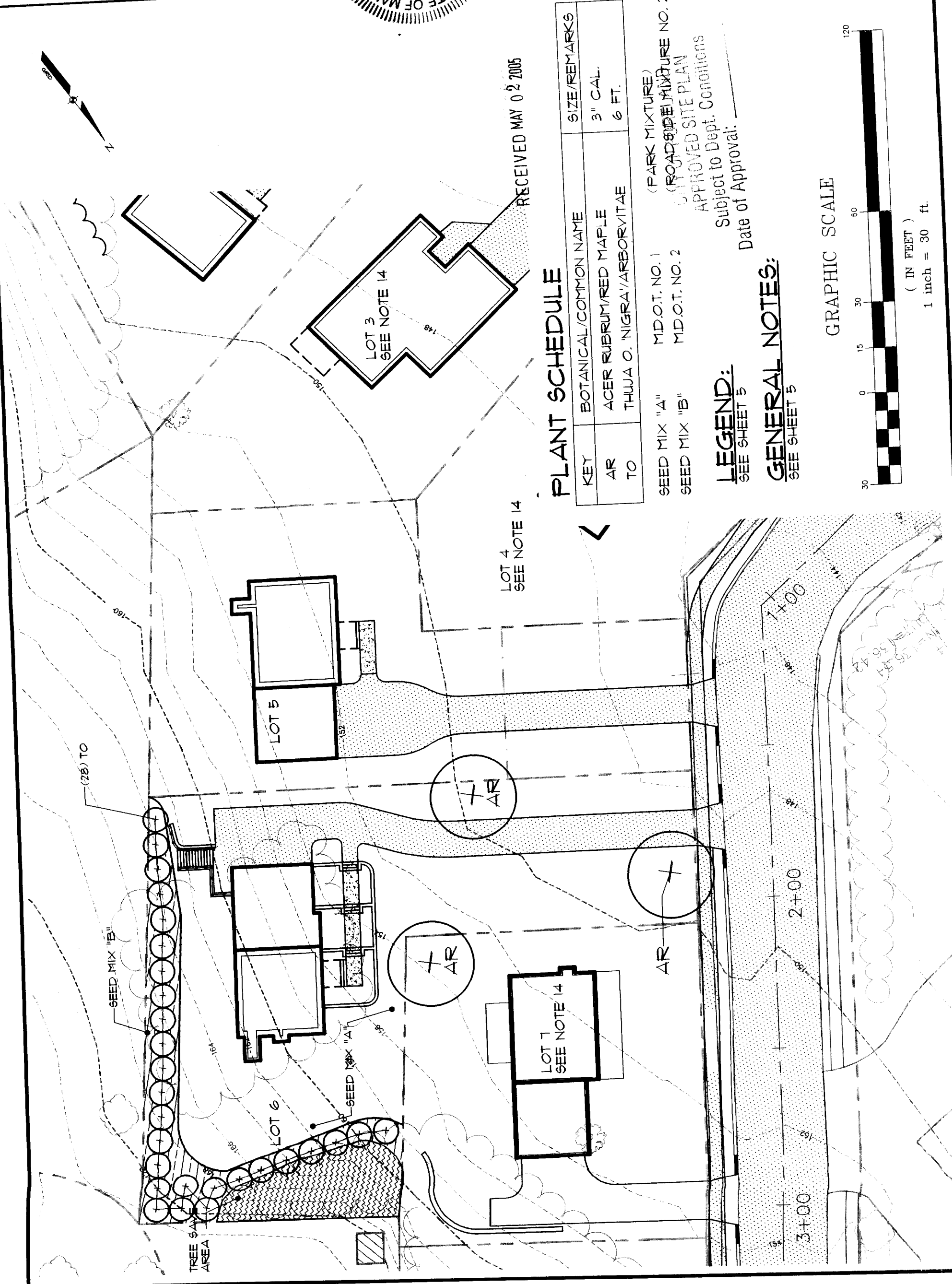
**LANDSCAPE PLAN**  
**LOT 6 AUBURN ESTATES**  
 OF:  
**LARRY STURDIVANT**  
 191 STATE ROAD, SUITE 2  
 KITTERY, MAINE 03904

FOR:  
 PORTLAND, MAINE  
 LONGVIEW DRIVE

DESIGN BY: MTW  
 DRAWN BY: MTW  
 CHECKED BY: DLR  
 DATE: 3-9-05

SCALE: 1"=30'  
 FIELD BK: 778  
 PROJ. NO: 03453  
 DRAWING: 03453G\_LOTS

**SHEET 4 OF 5**



RECEIVED MAY 02 2005

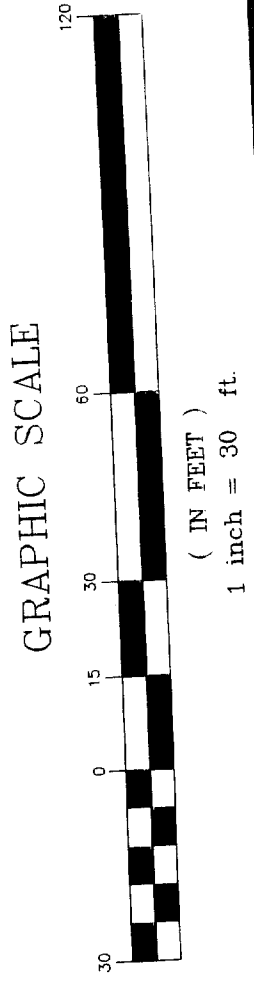
**PLANT SCHEDULE**

KEY	BOTANICAL/COMMON NAME	SIZE/REMARKS
AR	ACER RUBRUM/RED MAPLE	3" CAL.
TO	THUJA O. NIGRA/ARBORVITAE	6 FT.

SEED MIX "A" MD.O.T. NO. 1 (PARK MIXTURE)  
 SEED MIX "B" MD.O.T. NO. 2 (ROADSIDE MIXTURE NO. 2)  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: \_\_\_\_\_

**LEGEND:**  
 SEE SHEET 5

**GENERAL NOTES:**  
 SEE SHEET 5



# GENERAL NOTES

1. APPLICANT: LARRY STURDIVANT  
191 STATE ROAD, SUITE 2  
KITTERY, ME 03904
2. THE PROPERTY IS SHOWN AS LOT 6 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: ..... 16,682 SQUARE FEET (0.38 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 PAVEMENT 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:

<b>R-2 ZONE</b>	
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 EIGHT (8) 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 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. 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 TECHNIQS, 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 TECHNIQS, INC., DATED SEPTEMBER 15, 2004.

## LEGEND

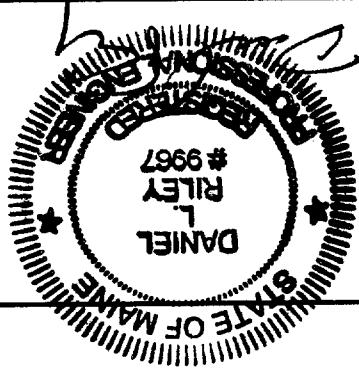
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
	BUILDING	
—	SIGN	—
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
~~~~~	TREELINE	~~~~~
~~~~~ 124	CONTOURS	~~~~~ 124
— W	WATER	— W
— S	SEWER	— S
— SD	STORM DRAIN	— SD
— FD	FOOTING DRAIN	— FD
— UD	UNDERDRAIN	— UD
— UGL	UNDERGROUND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

RECEIVED MAY 02 2005

CITY OF PORTLAND  
APPROVED SUBJECT TO  
Subject to Final Approval  
Date of Approval

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

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



**NOTES**  
OF  
**LOT 6 AUBURN ESTATES**  
AUBURN STREET/LONGVIEW DRIVE  
PORTLAND, MAINE  
FOR:  
**LARRY STURDIVANT**  
191 STATE ROAD, SUITE 2  
KITTERY, MAINE 03904

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