

other soil 4/15

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

DRC Copy  
Jay Reynolds

Rec'd  
4/15/05

2005-0062

Application I. D. Number

3/28/2005

Application Date

Auburn Estates #6

Project Name/Description

Nial Construction Inc

Applicant

191 State Rd # 2, Kittery, ME 03904

Applicant's Mailing Address

Larry Sturdivant

Consultant/Agent

Agent Ph: (207)752-0091 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

17 - 17 Longview Dr, Portland, Maine

Address of Proposed Site

382A D026001

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  Other (specify) \_\_\_\_\_

24046 sq ft 16682

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots \_\_\_\_\_
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other \_\_\_\_\_

Fees Paid: Site Pla \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 3/28/2005

DRC Approval Status:

Reviewer \_\_\_\_\_

- 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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	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	



# PORTLAND MAINE

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Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

Mr. Lawrence Sturdivant  
Nial Construction, Inc.  
191 State Rd., #2  
Kittery, ME 03904

April 15, 2005

Dear Larry:

RE: Application for Single Family Residences, Auburn Estates lots #6 and 9

Upon review of the site plans, the City's Planning Division has the following comments:

Lot # 6:

1. Please remove proposed grading/contours out of the tree-save area.
2. The daylight feature on the rear building elevation does not match your site plan.
3. Add a cleanout to the sewer lead (80' intervals from sewer main).
4. Move street tree so that it is not over the proposed utilities (right side of driveway is better). Also, add a 2<sup>nd</sup> street tree to this lot, perhaps along the right side of the driveway is a possible location.
5. Although the proposed grading is consistent with the approved subdivision, it would be better to direct drainage away from the building on lot 7. Please address.
6. Please add or note that any new retaining walls with 4' or greater of vertical drop requires some method of fencing/railing, per code.

Lot # 9:

1. Add the sidewalk easement to this site plan.
2. Please add or note that any new retaining walls with 4' or greater of vertical drop requires some method of fencing/railing, per code.
3. Shade the area where erosion control mesh is required (sheet 6 of subdivision plans).

Please resubmit 4 copies of each site plan to my attention.

Sincerely,

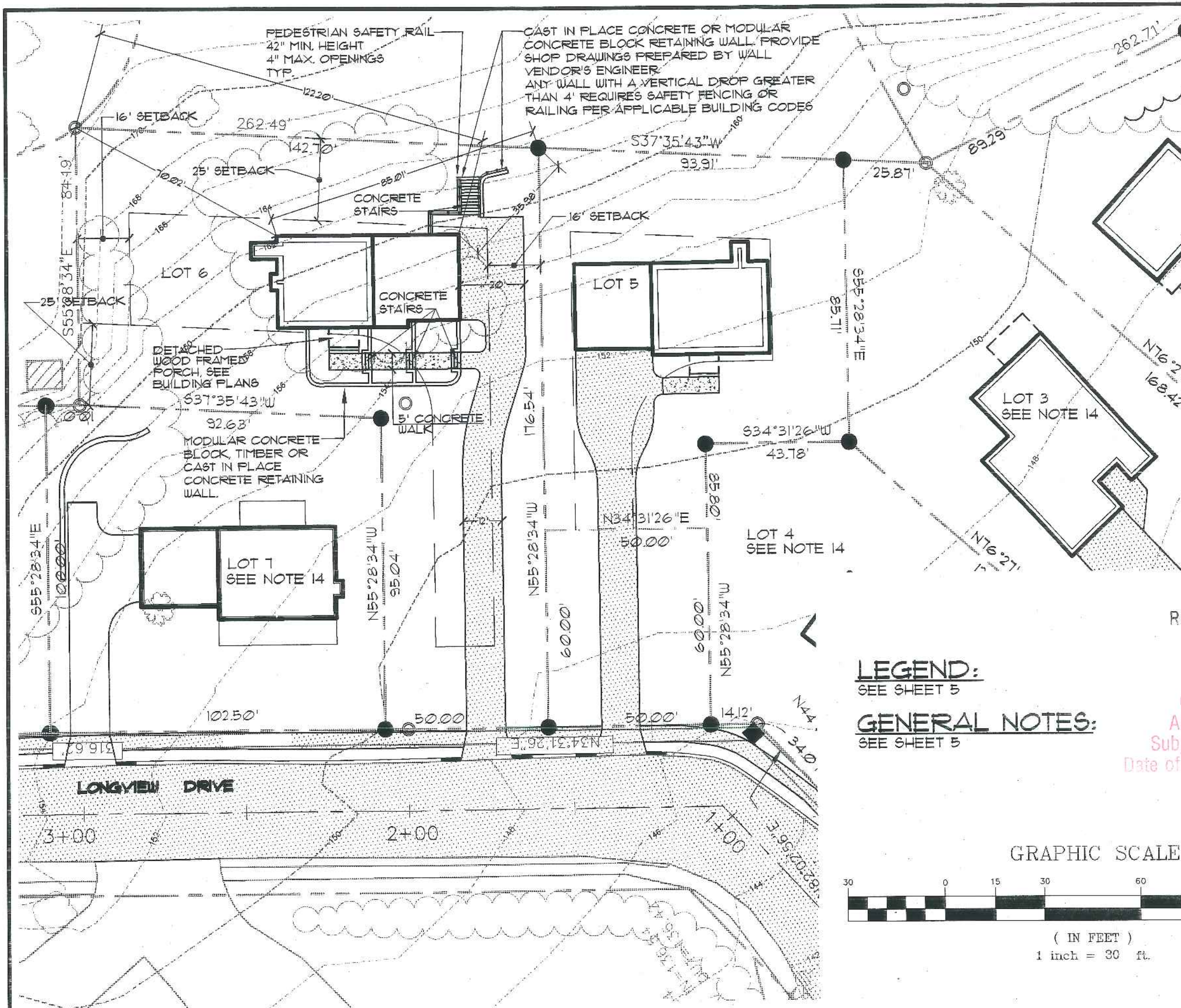
Jay Reynolds

Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

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

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DETACHED  
WOOD FRAMED  
PORCH. SEE  
BUILDING PLANS

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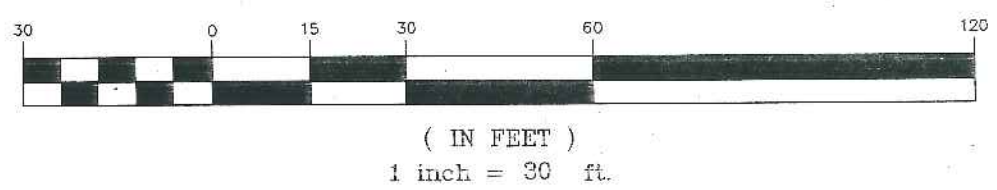
**LEGEND:**  
SEE SHEET 5

**GENERAL NOTES:**  
SEE SHEET 5

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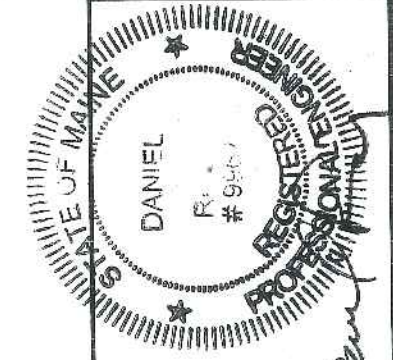
CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 5-3-05

GRAPHIC SCALE



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



**SITE PLAN**

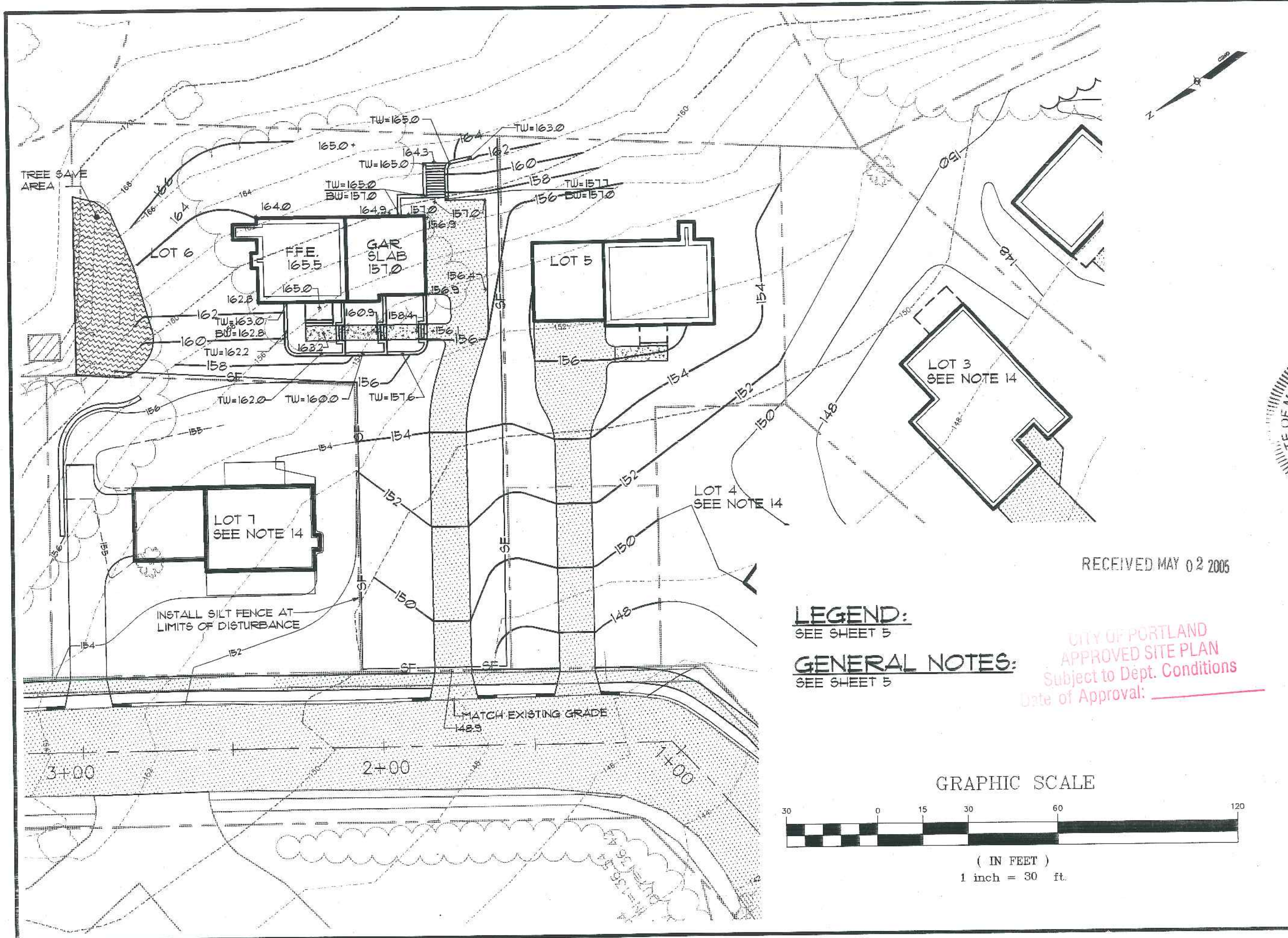
OF: **LOT 6 AUBURN ESTATES**  
LONGVIEW DRIVE  
PORTLAND, MAINE

FOR: **LARRY STURDIVANT**  
191 STATE ROAD, SUITE 2  
KITTERY, MAINE 03904

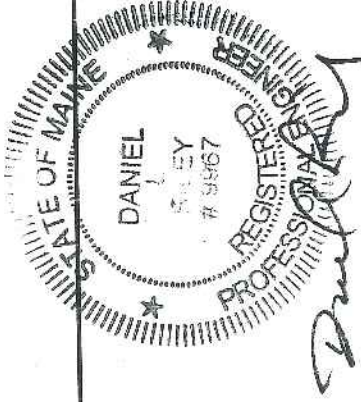
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FIELD BK:	778
PROJ. NO:	03453
DRAWING:	03453G_LOTS

**SHEET 1 OF 5**





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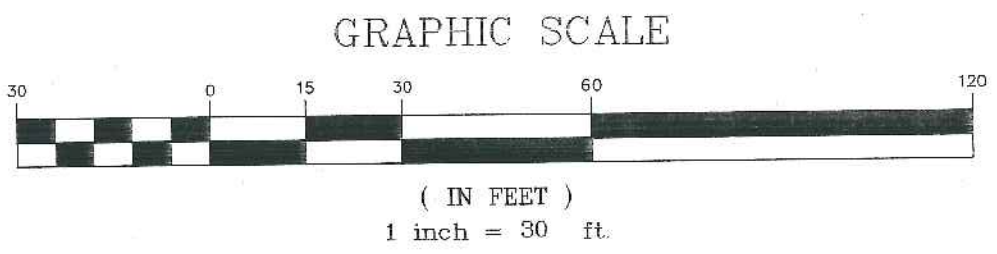


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**GRADING PLAN**  
 OF: **LOT 6 AUBURN ESTATES**  
 LONGVIEW DRIVE  
 PORTLAND, MAINE  
 FOR: **LARRY STURDIVANT**  
 191 STATE ROAD, SUITE 2  
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**SHEET 2 OF 5**



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KITTERY, ME 03904
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MIN. FRONT YARD SETBACK	25 FT.
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1½ STORY	12 FT.
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MIN. LOT WIDTH	80 FT.
MAX. BLDG. HEIGHT (PRINCIPAL)	35 FT.
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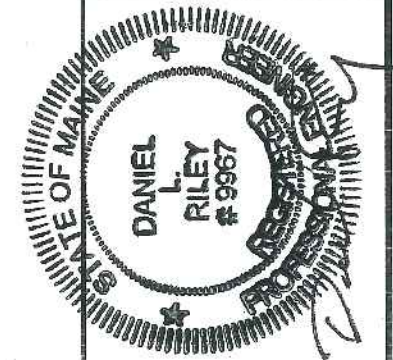
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## LEGEND

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---
---	UNDERDRAIN	---
---	UNDERGROUND ELEC. & TEL.	---UGE & T---
⊠	GATE VALVE	
○	LIGHT POLE	
⊕	HYDRANT	
⊙	MANHOLE	
⊙	SPOT GRADE	× 30.20
○	DECIDUOUS TREE	
⊙	CONIFEROUS TREE	
---	ZONE LINE	

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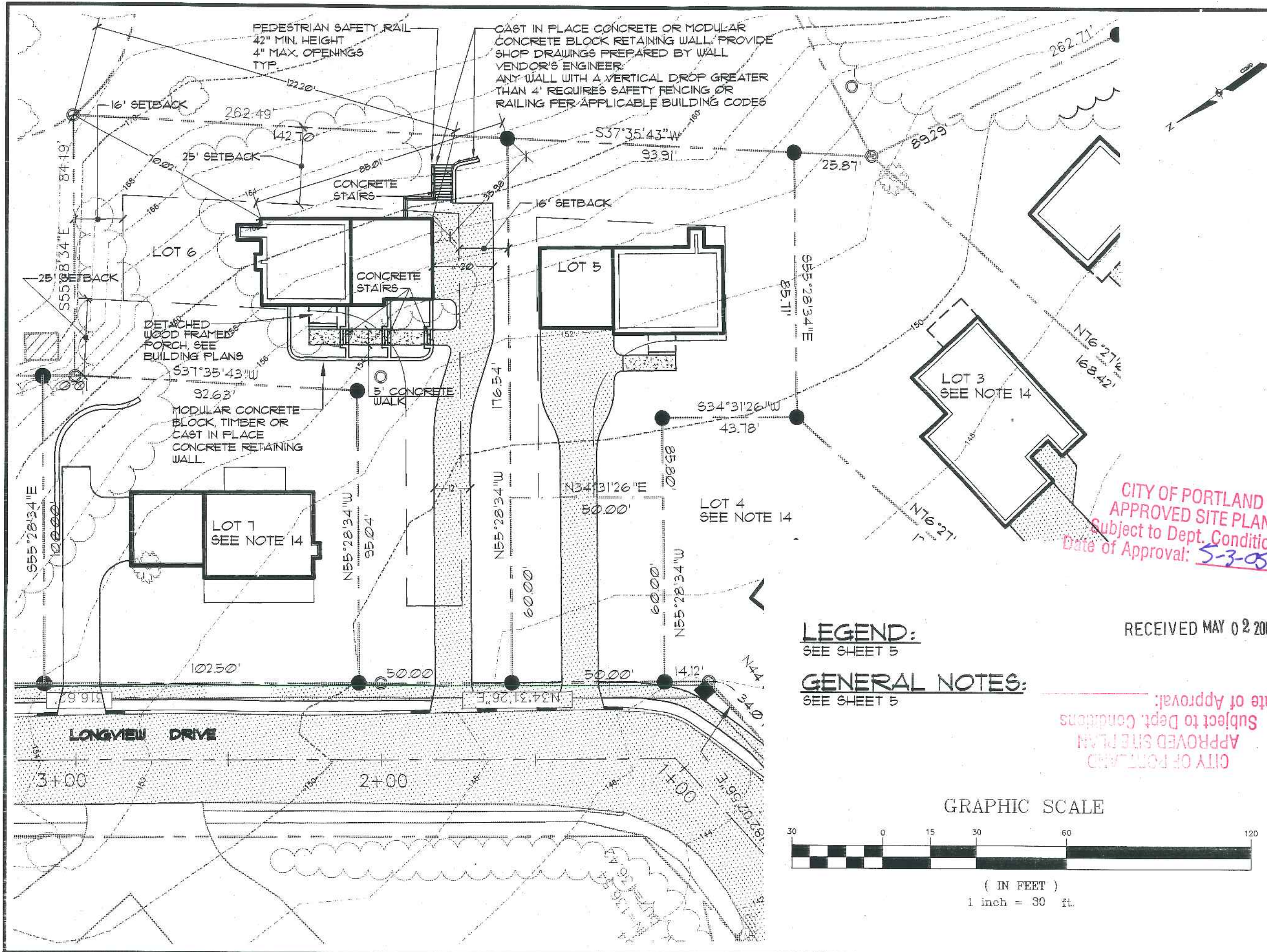
### NOTES

OF: **LOT 6 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:	1"=30'
FIELD BK:	778
PROJ. NO:	03453
DRAWING:	03453G_LOTS
<b>SHEET 5 OF 5</b>	





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

DETACHED WOOD FRAMED PORCH. SEE BUILDING PLANS

MODULAR CONCRETE BLOCK, TIMBER OR CAST IN PLACE CONCRETE RETAINING WALL.

**LEGEND:**  
SEE SHEET 5

**GENERAL NOTES:**  
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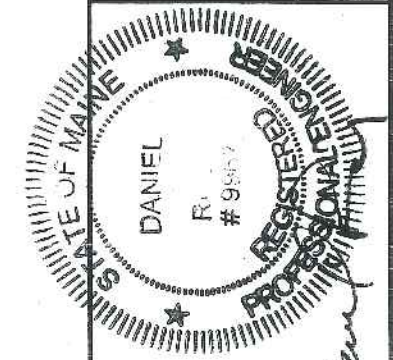
GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



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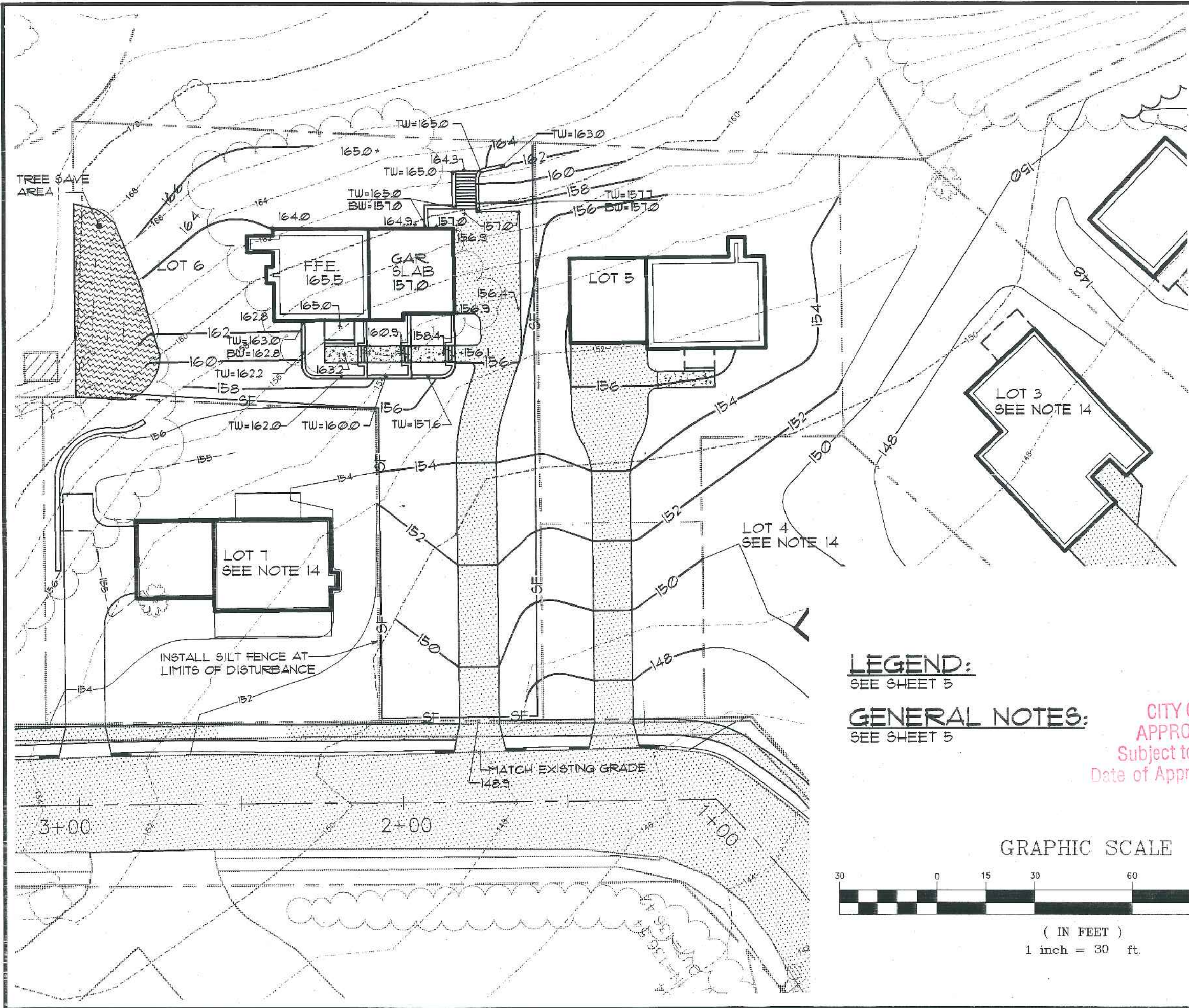
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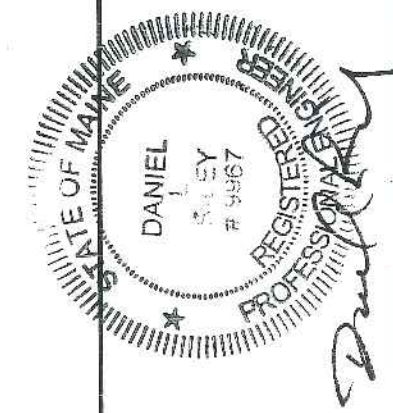
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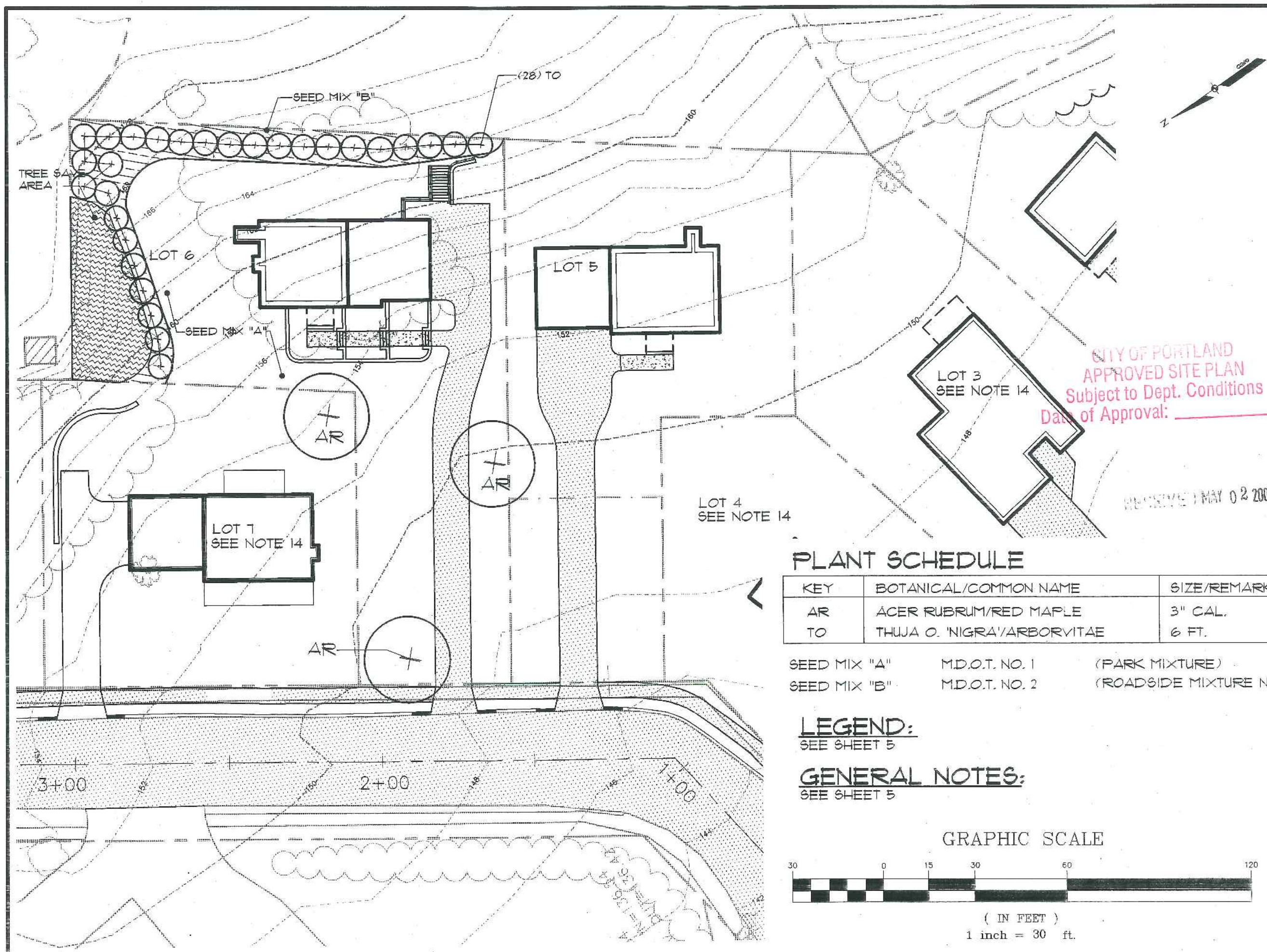


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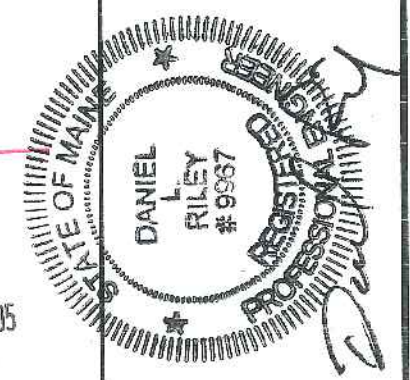
**SHEET 2 OF 5**





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

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**GENERAL NOTES:**  
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**GRAPHIC SCALE**



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**LANDSCAPE PLAN**  
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 LONGVIEW DRIVE  
 PORTLAND, MAINE  
 FOR: **LARRY STURDIVANT**  
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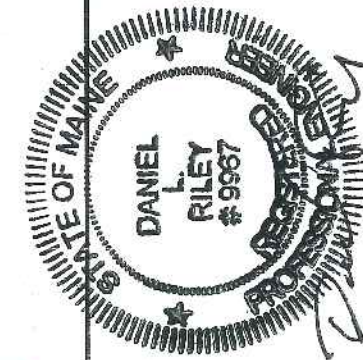
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## LEGEND

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-----
-----UGE-----	UNDERGROUND ELEC. & TEL.	-----UGE#T-----
⊗	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 SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: \_\_\_\_\_



NOTES OF:  
**LOT 6 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:	1"=30'
FIELD Bk:	778
PROJ. NO:	03453
DRAWING:	03453G_LOTS
<b>SHEET 5 OF 5</b>	



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





FRONT ELEVATION

STURDIVANT

BY:

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

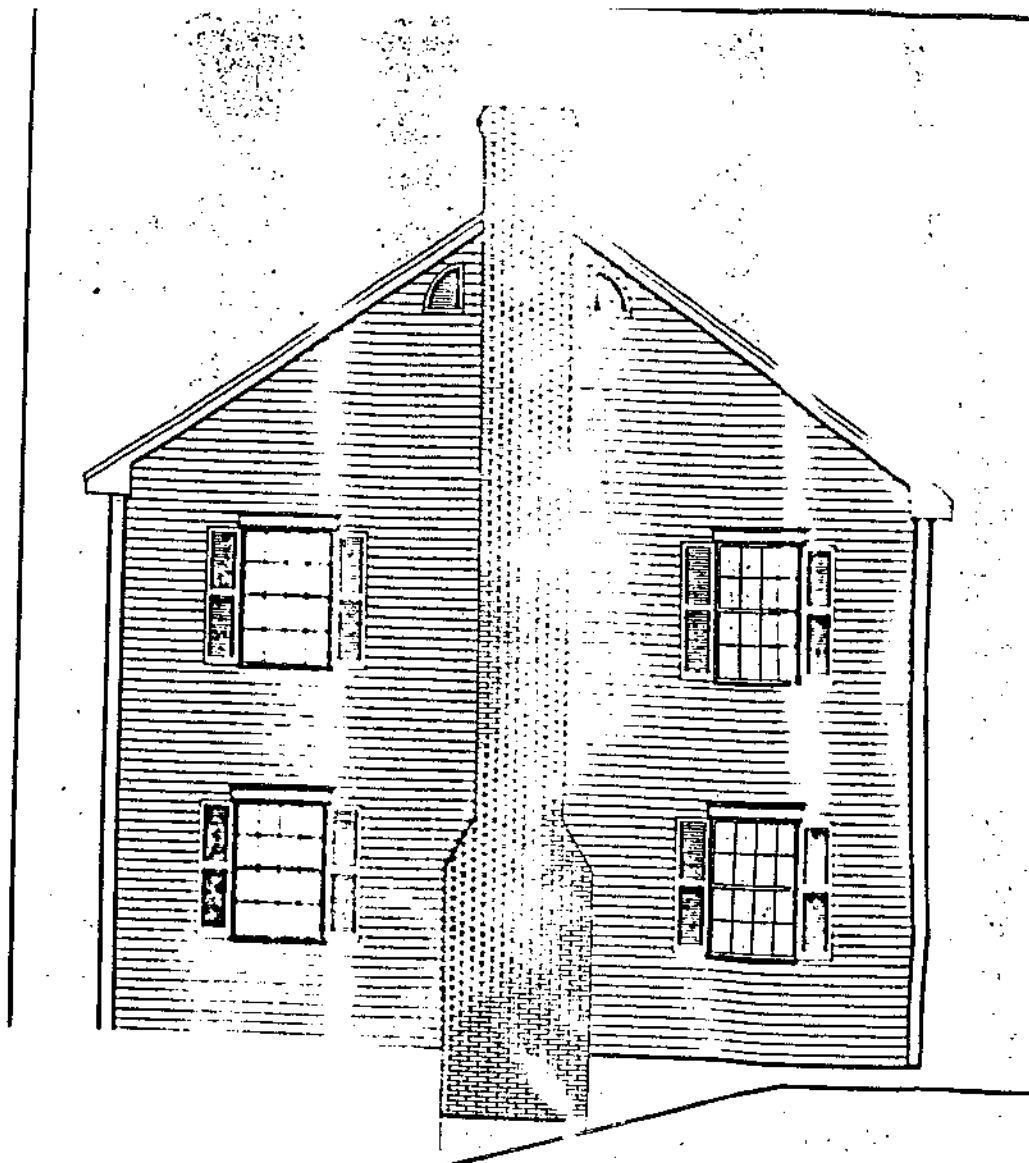




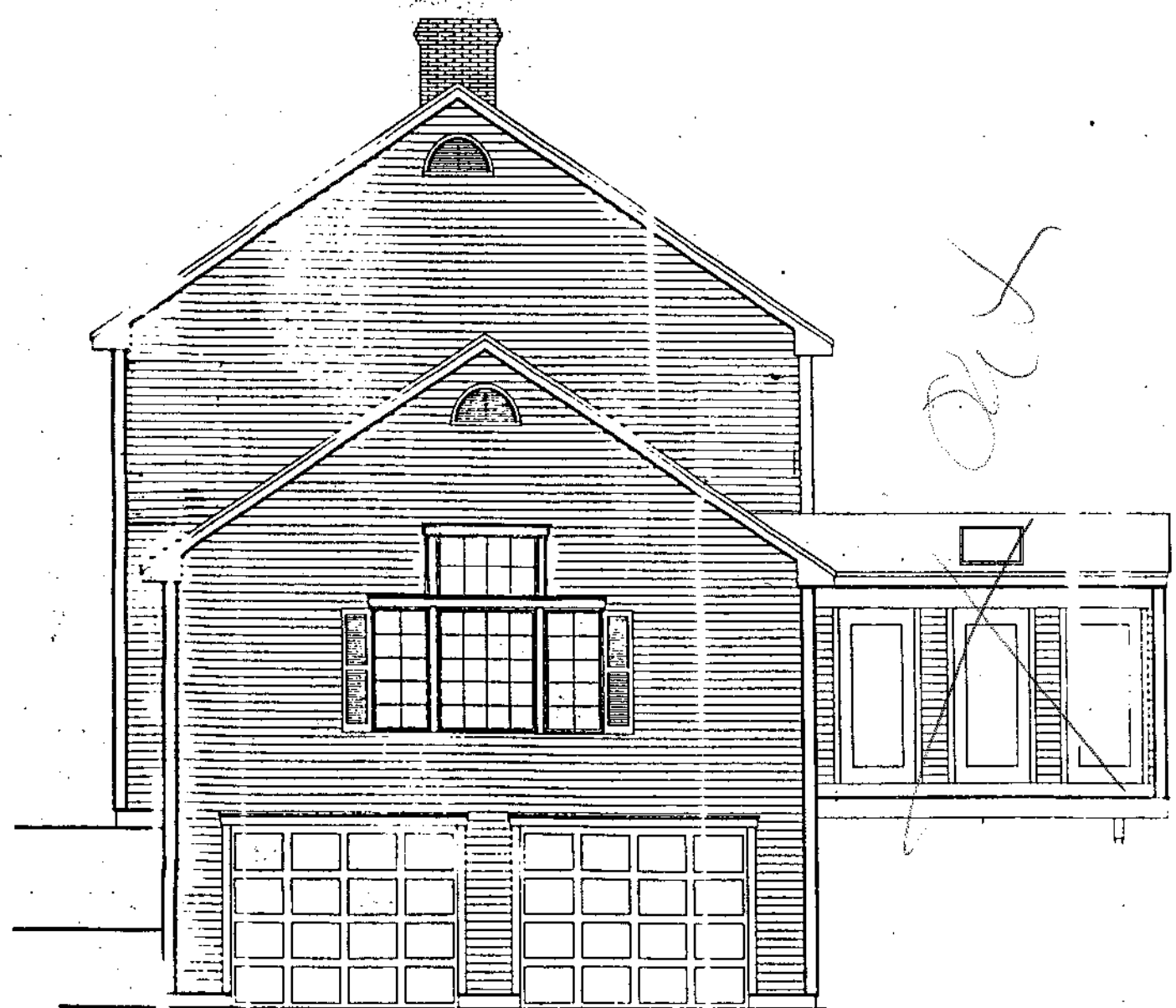
STURDIVANT RESIDENCE

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





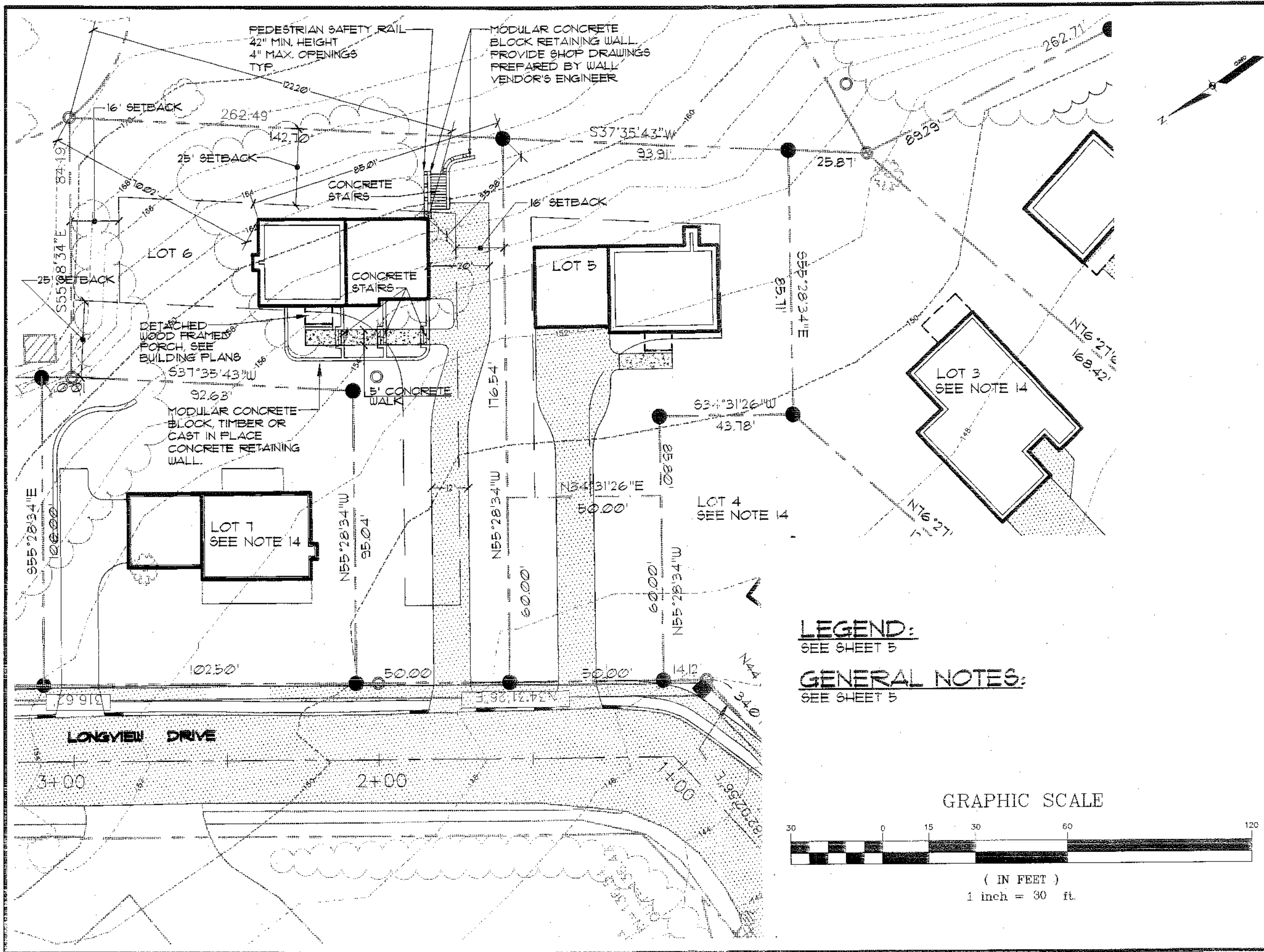
LEFT ELEVATION



RIGHT ELEVATION

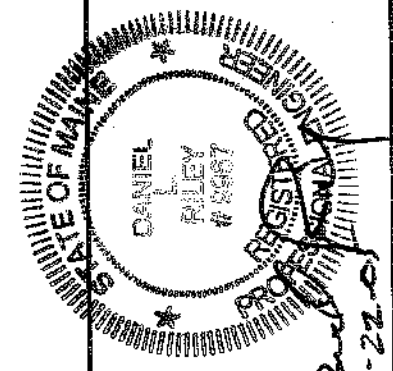
STURDIVANT RESIDENCE	
DATE:	SCALE: noted
	SHEET: 7 of 8





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

**LEGEND:**  
 SEE SHEET 5

**GENERAL NOTES:**  
 SEE SHEET 5

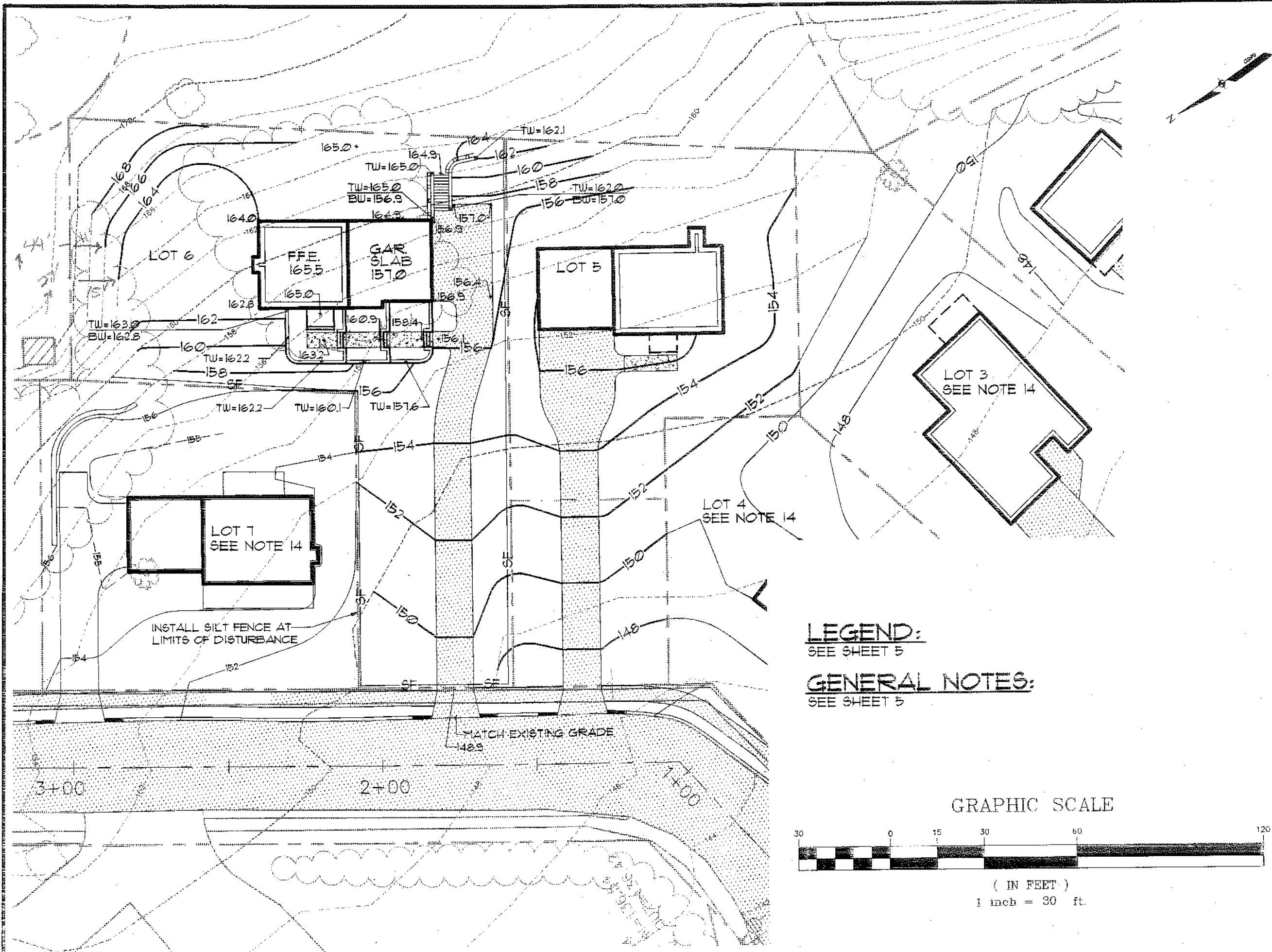
GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

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
<b>SHEET 1 OF 5</b>	





**LEGEND:**  
SEE SHEET 5

**GENERAL NOTES:**  
SEE SHEET 5

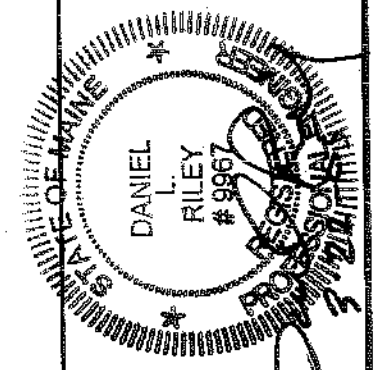
GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



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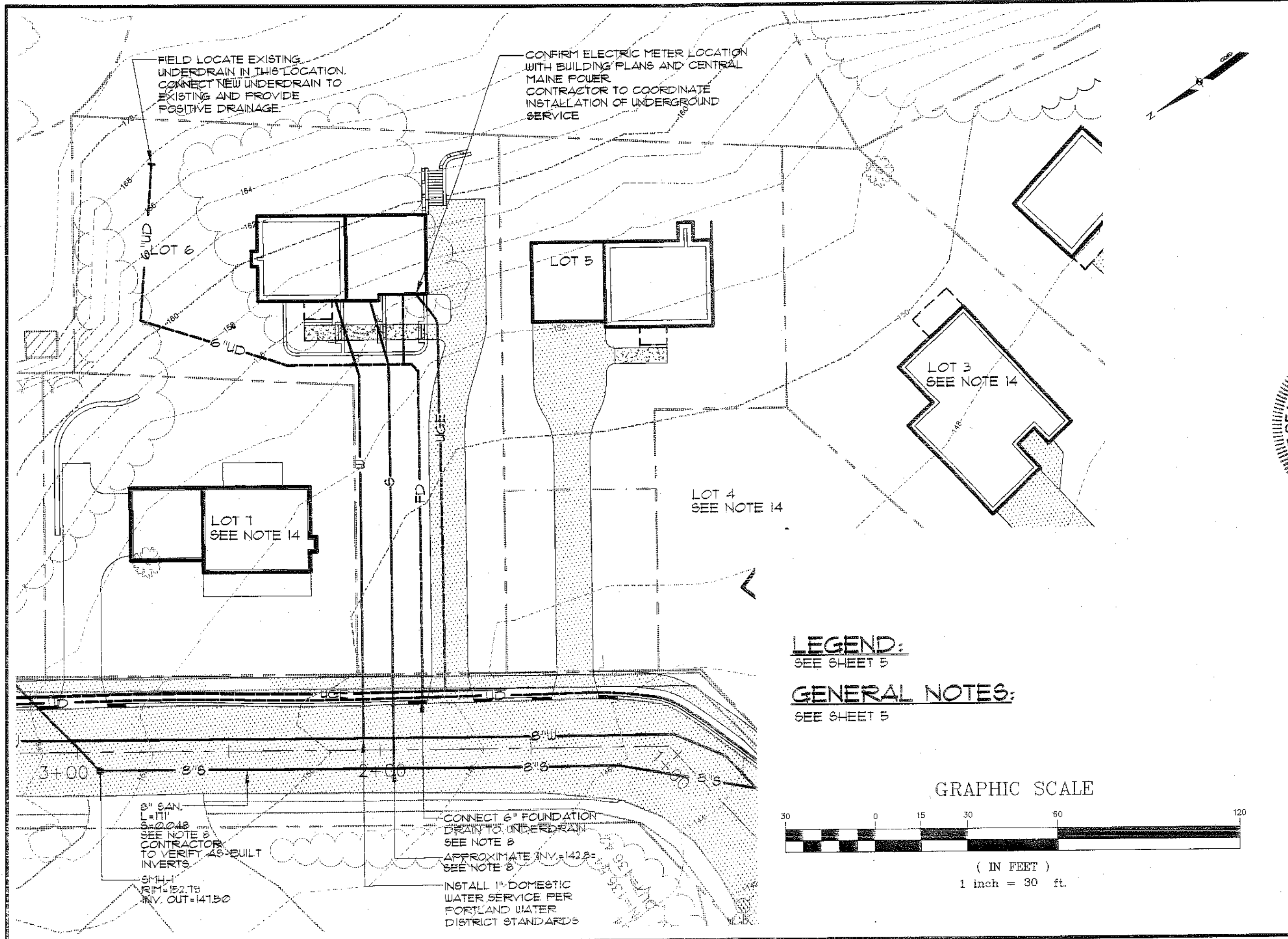


**GRADING PLAN**  
OF:  
**LOT 6 AUBURN ESTATES**  
LONGVIEW DRIVE  
PORTLAND, MAINE  
FOR:  
**LARRY STURDIVANT**  
191 STATE ROAD, SUITE 2  
KITTEERY, MAINE 03904

DESIGN BY:	MTW
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SCALE:	1" = 30'
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PROJ. NO:	03453
DRAWING:	03453G_LOTS

**SHEET 2 OF 5**





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

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

8" SAN.  
L=111'  
S=0.048  
SEE NOTE 8  
CONTRACTOR TO VERIFY AS-BUILT INVERTS  
SMI  
RIM=152.78  
INV. OUT=141.50

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

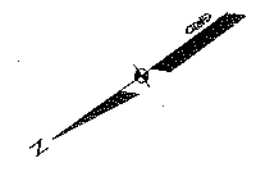
**LEGEND:**  
SEE SHEET 5

**GENERAL NOTES:**  
SEE SHEET 5

GRAPHIC SCALE

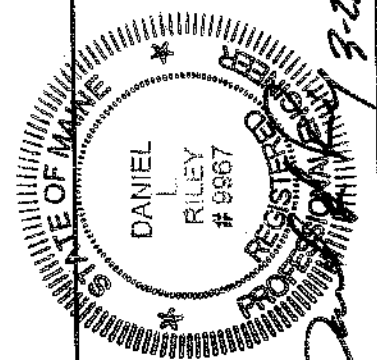


( IN FEET )  
1 inch = 30 ft.



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UTILITY PLAN  
OF:

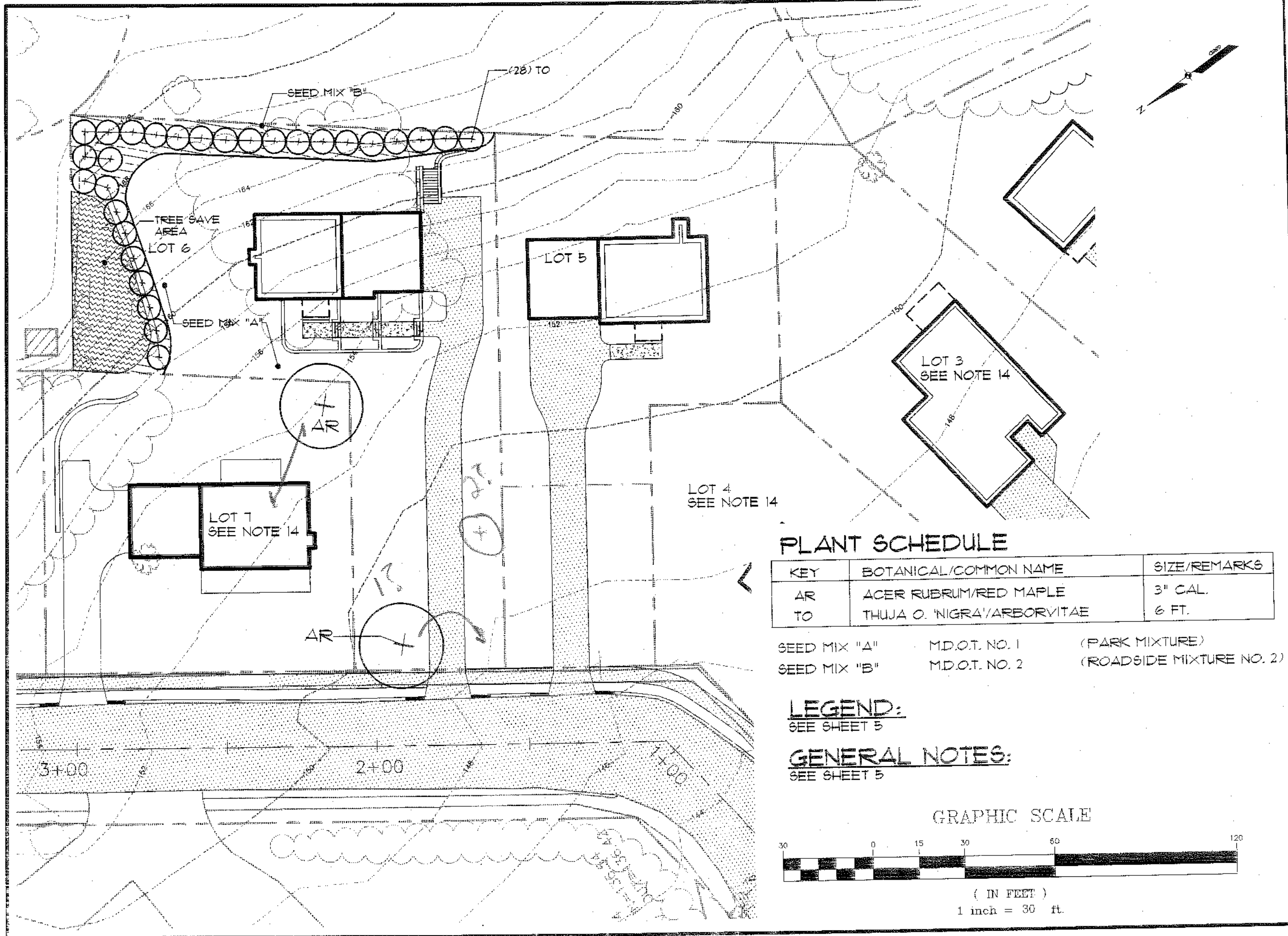
**LOT 6 AUBURN ESTATES**  
LONGVIEW DRIVE  
PORTLAND, MAINE

FOR:  
**LARRY STURDIVANT**  
191 STATE ROAD, SUITE 2  
KITTEBY, MAINE 03904

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**SHEET 3 OF 5**





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

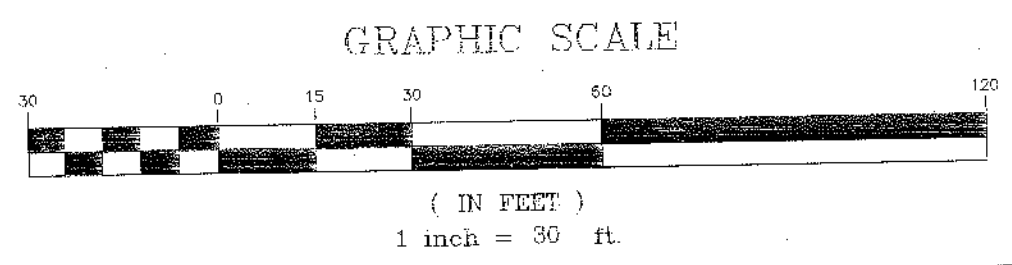
**PLANT SCHEDULE**

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



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
<b>SHEET 4 OF 5</b>	



# 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 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 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:

	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.

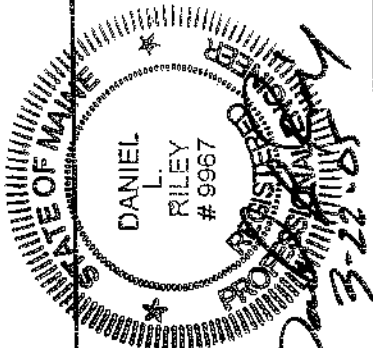
NOTE: THE WIDTH OF (1) SIDE YARD MAY BE REDUCED BY ONE FOOT FOR EVERY ONE FOOT THAT OTHER SIDE SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET.

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 7 TAKEN FROM "SINGLE FAMILY RESIDENTIAL LOT PLAN OF LOT 7 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	
	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	



NOTES OF:  
**LOT 6 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
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DATE:	3-9-05
SCALE:	1" = 30'
FIELD BK:	778
PROJ. NO:	03453
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Other Sat 4/15

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

2005-0062

Application I. D. Number

DRC Copy

Jay Reynolds

3/28/2005

Application Date

Auburn Estates #6

Project Name/Description

Nial Construction Inc

Applicant

191 State Rd # 2, Kittery , ME 03904

Applicant's Mailing Address

Larry Sturdivant

Consultant/Agent

Agent Ph: (207)752-0091

Agent Fax:

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

24046 sq ft

Proposed Building square Feet or # of Units

16682

Acreage of Site

Zoning

17-17 Longview Dr, Portland, Maine

Address of Proposed Site

382A D026001

Assessor's Reference: Chart-Block-Lot

Check Review Required:

Site Plan  
(major/minor)

Subdivision  
# of lots \_\_\_\_\_

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional  
Use (ZBA/PB)

Zoning Variance

Other \_\_\_\_\_

Fees Paid: Site Pla \$50.00 Subdivision \_\_\_\_\_

Engineer Review \$250.00

Date 3/28/2005

Reviewer \_\_\_\_\_

DRC 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

Performance Guarantee Accepted

date \_\_\_\_\_

amount \_\_\_\_\_

expiration date \_\_\_\_\_

Inspection Fee Paid

date \_\_\_\_\_

amount \_\_\_\_\_

Building Permit Issue

date \_\_\_\_\_

Performance Guarantee Reduced

date \_\_\_\_\_

remaining balance \_\_\_\_\_

signature \_\_\_\_\_

Temporary Certificate of Occupancy

date \_\_\_\_\_

Conditions (See Attached)

expiration date \_\_\_\_\_

Final Inspection

date \_\_\_\_\_

signature \_\_\_\_\_

Certificate Of Occupancy

date \_\_\_\_\_

signature \_\_\_\_\_

Performance Guarantee Released

date \_\_\_\_\_

amount \_\_\_\_\_

expiration date \_\_\_\_\_

Defect Guarantee Submitted

submitted date \_\_\_\_\_

signature \_\_\_\_\_

Defect Guarantee Released

date \_\_\_\_\_





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

April 15, 2005

Mr. Lawrence Sturdivant  
Nial Construction, Inc.  
191 State Rd., #2  
Kittery, ME 03904

Dear Larry:

RE: Application for Single Family Residences, Auburn Estates lots #6 and 9

Upon review of the site plans, the City's Planning Division has the following comments:

Lot # 6:

1. Please remove proposed grading/contours out of the tree-save area.
2. The daylight feature on the rear building elevation does not match your site plan.
3. Add a cleanout to the sewer lead (80' intervals from sewer main).
4. Move street tree so that it is not over the proposed utilities (right side of driveway is better). Also, add a 2<sup>nd</sup> street tree to this lot, perhaps along the right side of the driveway is a possible location.
5. Although the proposed grading is consistent with the approved subdivision, it would be better to direct drainage away from the building on lot 7. Please address.
6. Please add or note that any new retaining walls with 4' or greater of vertical drop requires some method of fencing/railing, per code.

Lot # 9:

1. Add the sidewalk easement to this site plan.
2. Please add or note that any new retaining walls with 4' or greater of vertical drop requires some method of fencing/railing, per code.
3. Shade the area where erosion control mesh is required (sheet 6 of subdivision plans).

Please resubmit 4 copies of each site plan to my attention.

Sincerely,

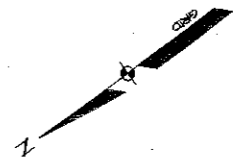
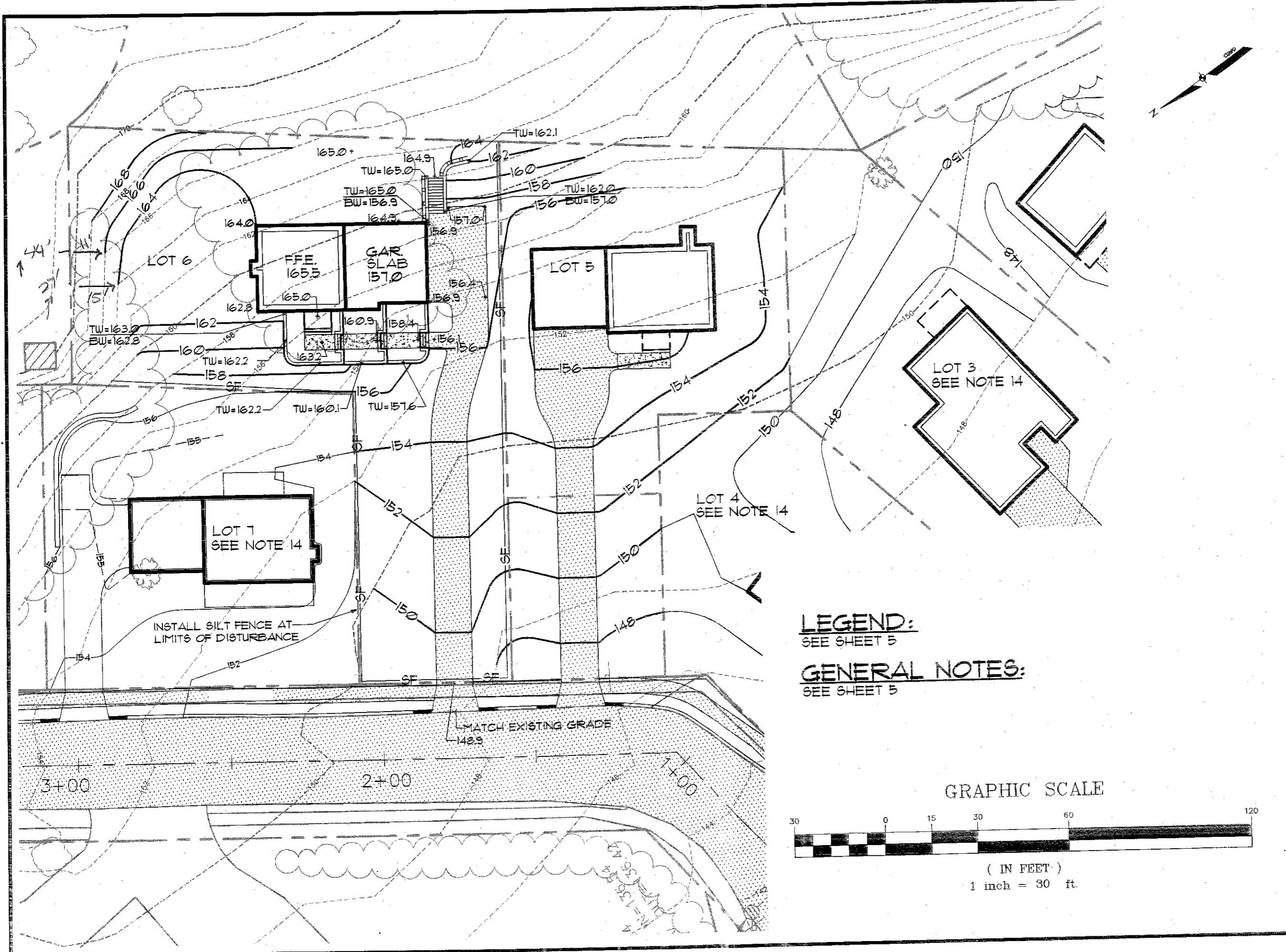
Jay Reynolds  
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

O:\PLAN\DRC\auburnestatesreview1.doc - 1 -

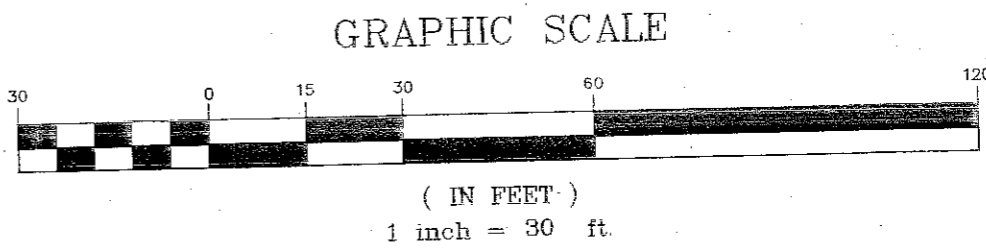
389 Congress Street • Portland, Maine 04101 • Ph (207) 874-8721 or 874-8719 • Fx 756-8258 • TTY 874-8936



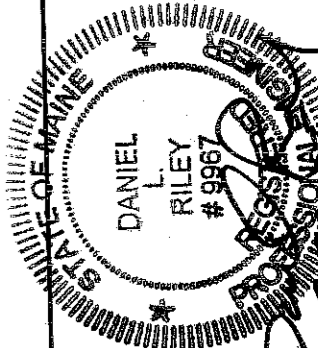


**LEGEND:**  
SEE SHEET 5

**GENERAL NOTES:**  
SEE SHEET 5



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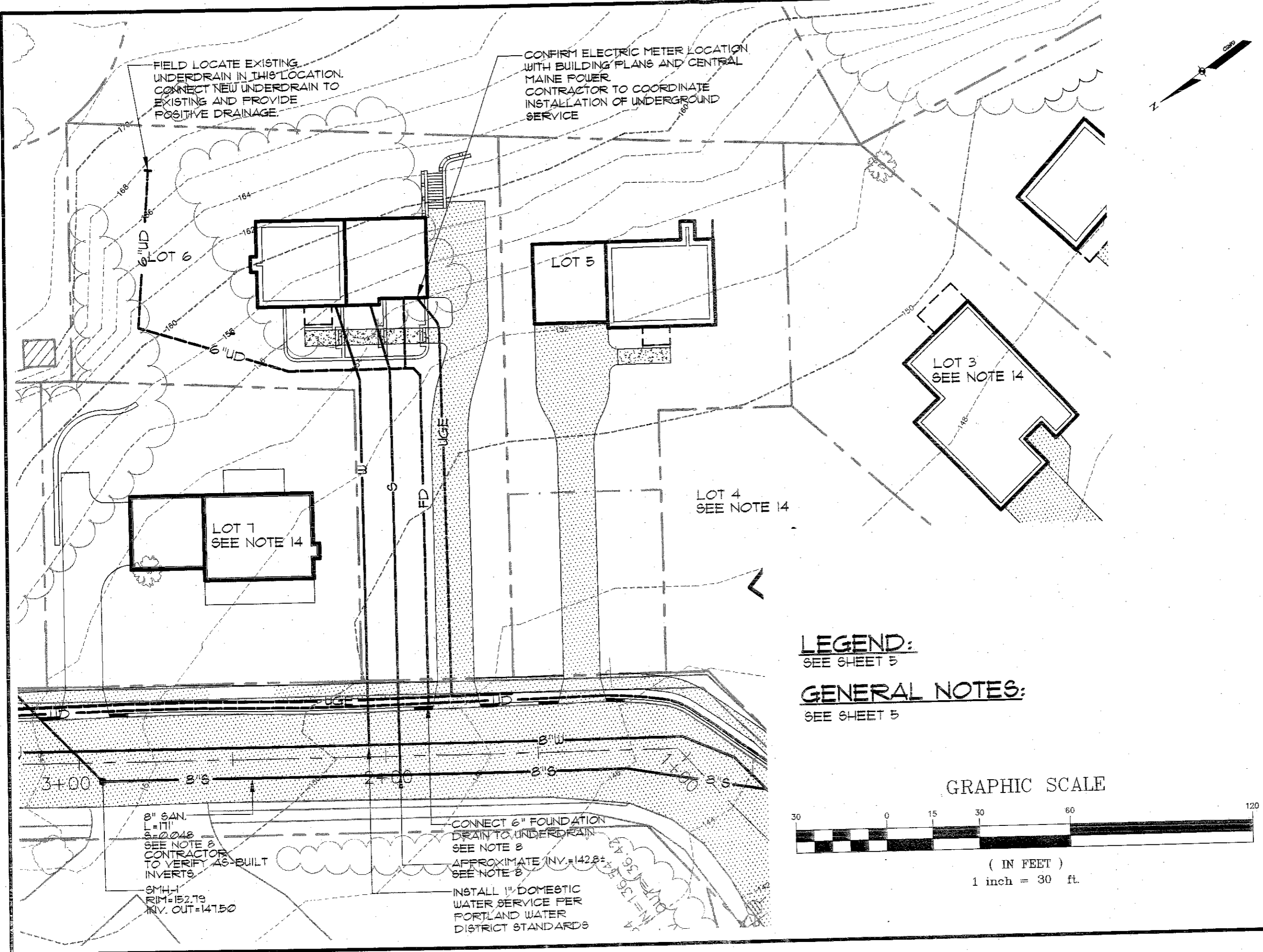


**GRADING PLAN**  
OF:  
**LOT 6 AUBURN ESTATES**  
LONGVIEW DRIVE  
PORTLAND, MAINE  
FOR:  
**LARRY STURDIVANT**  
191 STATE ROAD, SUITE 2

DESIGN BY:	M
DRAWN BY:	M
CHECKED BY:	D
DATE:	3-9-
SCALE:	1" =
FIELD BK:	7
PROJ. NO:	034
DRAWING:	03453G.LC

**SHEET 2 OF**





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

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

6"UD

6"UD

LOT 7  
SEE NOTE 14

LOT 5

LOT 3  
SEE NOTE 14

LOT 4  
SEE NOTE 14

**LEGEND:**  
SEE SHEET 5

**GENERAL NOTES:**  
SEE SHEET 5

GRAPHIC SCALE

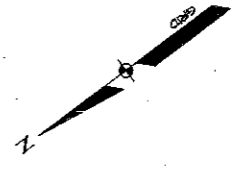


( IN FEET )  
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8" SAN.  
L=17'  
S=0.048  
SEE NOTE 8  
CONTRACTOR  
TO VERIFY AS-BUILT  
INVERTS  
SMH-1  
RIM=152.79  
INV. OUT=147.50

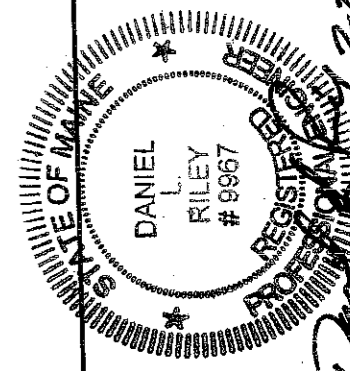
CONNECT 6" FOUNDATION  
DRAIN TO UNDERDRAIN  
SEE NOTE 8  
APPROXIMATE INV.=142.8'  
SEE NOTE 8

INSTALL 1" DOMESTIC  
WATER SERVICE PER  
PORTLAND WATER  
DISTRICT STANDARDS



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UTILITY PLAN  
OF:

**LOT 6 AUBURN ESTATES**

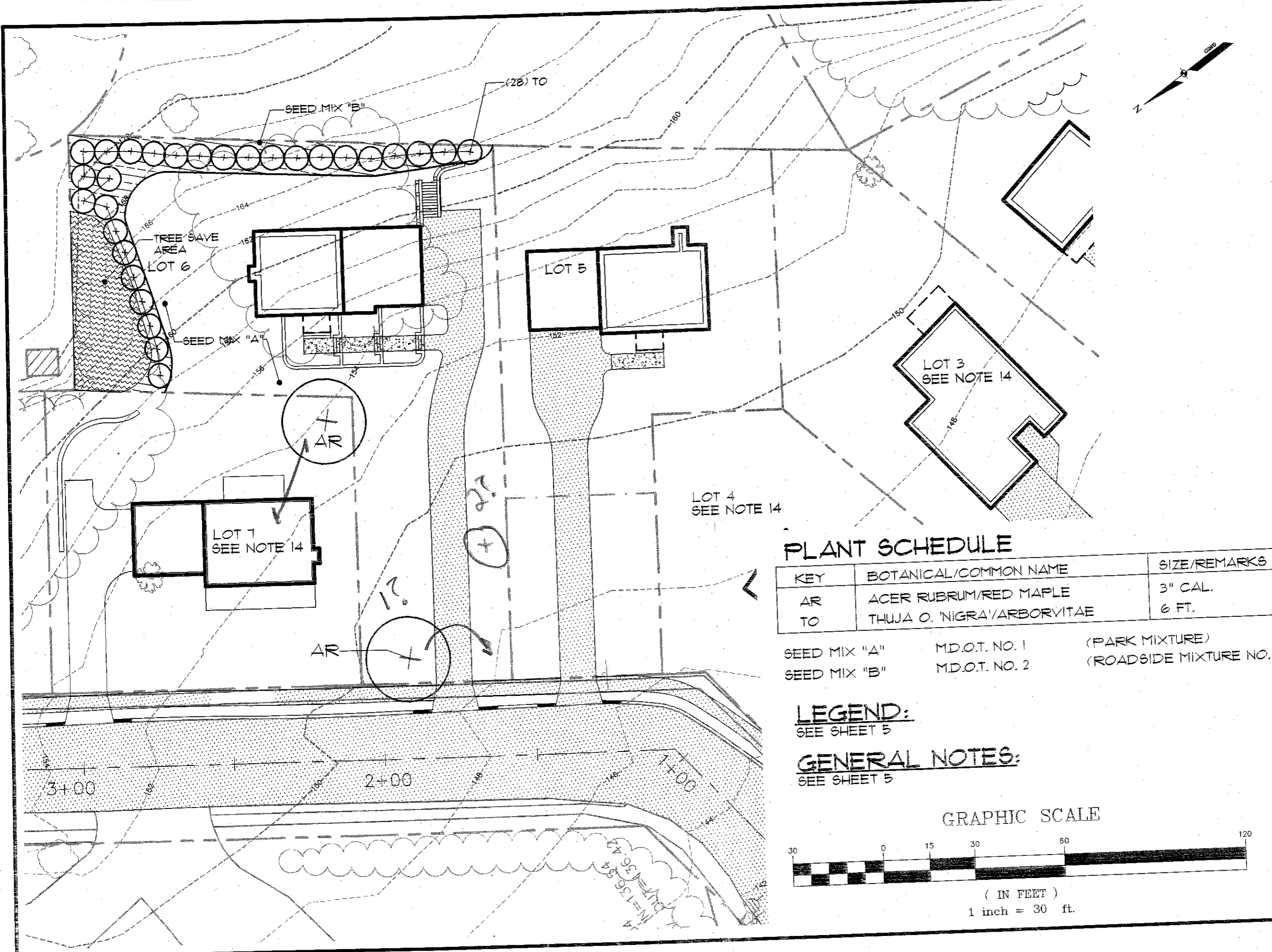
LONGVIEW DRIVE  
PORTLAND, MAINE

FOR: **LARRY STURDIVANT**  
191 STATE ROAD, SUITE 2

DESIGN BY:	M
DRAWN BY:	M
CHECKED BY:	D
DATE:	3-9-
SCALE:	1" =
FIELD BK:	7
PROJ. NO:	034
DRAWING:	03453G.L

**SHEET 3 OF**





**PLANT SCHEDULE**

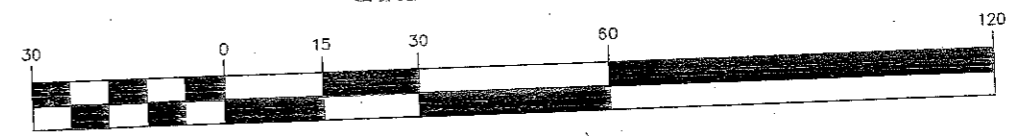
KEY	BOTANICAL/COMMON NAME	SIZE/REMARKS
AR	ACER RUBRUM/RED MAPLE	3" CAL. 6 FT.
TO	THUJA O. 'NIGRA'/ARBORVITAE	

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**



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

**LANDSCAPE PLAN**  
 OF  
**LOT 6 AUBURN ESTATES**  
 LONGVIEW DRIVE  
 PORTLAND, MAINE

FOR:  
**LARRY STURDIVANT**  
 191 STATE ROAD, SUITE 2

DESIGN BY:	M
DRAWN BY:	M
CHECKED BY:	D
DATE:	3-9-
SCALE:	1" =
FIELD BK:	7
PROJ. NO:	034
DRAWING:	03453G_LC

**SHEET 4 OF**



# 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 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 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 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.

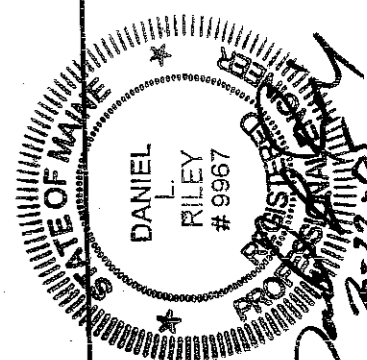
NOTE: THE WIDTH OF (1) SIDE YARD MAY BE REDUCED BY ONE FOOT FOR EVERY ONE FOOT THAT OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET.

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



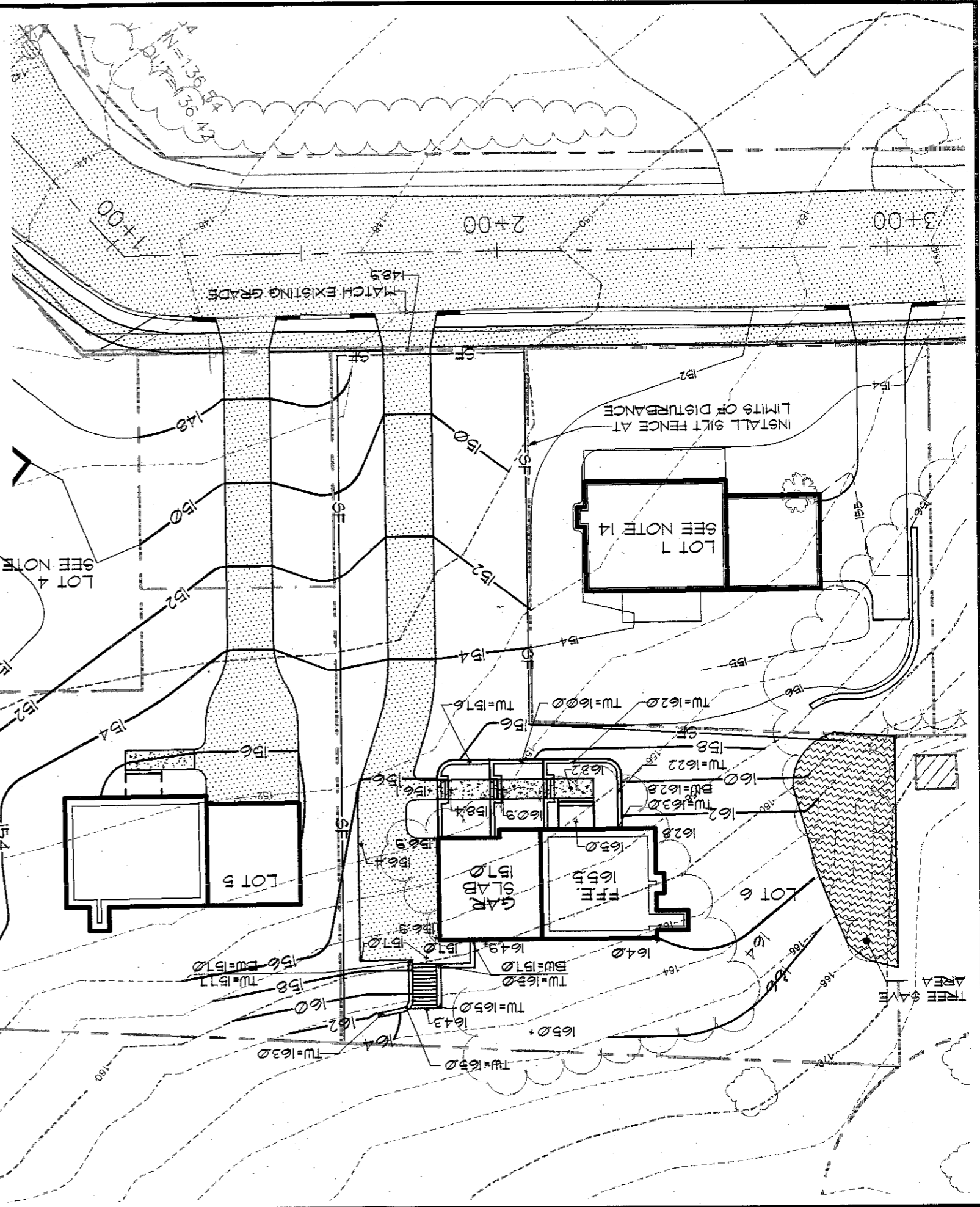
**NOTES**  
 OF: **LOT 6 AUBURN ESTATES**  
 AUBURN STREET/LONGVIEW DRIVE  
 PORTLAND, MAINE  
 FOR: **LARRY STURDIVANT**  
 191 STATE ROAD, SUITE 2  
 KITTERY, MAINE 03904

DESIGN BY:	MTV
DRAWN BY:	MTV
CHECKED BY:	DL
DATE:	3-9-04
SCALE:	1"=30'
FIELD BK:	77
PROJ. NO:	0345
DRAWING:	03453G_LOT

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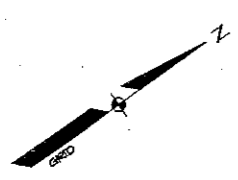
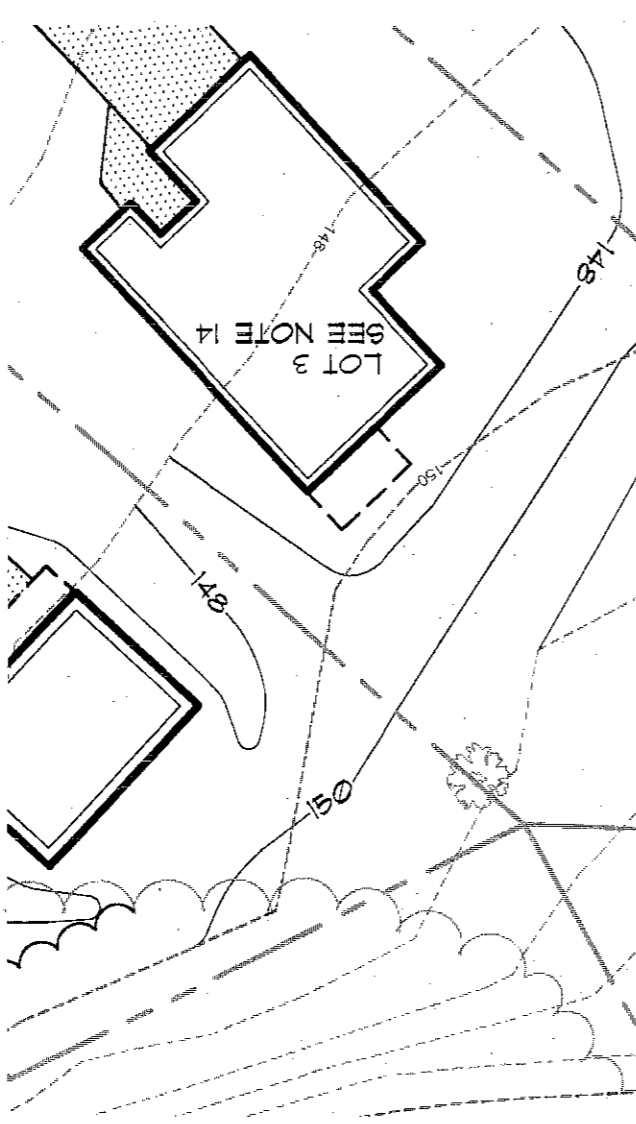




**LEGEND:**  
 SEE SHEET 5  
**GENERAL NOTES:**  
 SEE SHEET 5

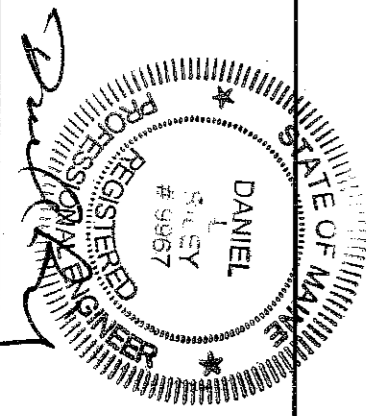
CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval:

RECEIVED MAY 02 2005

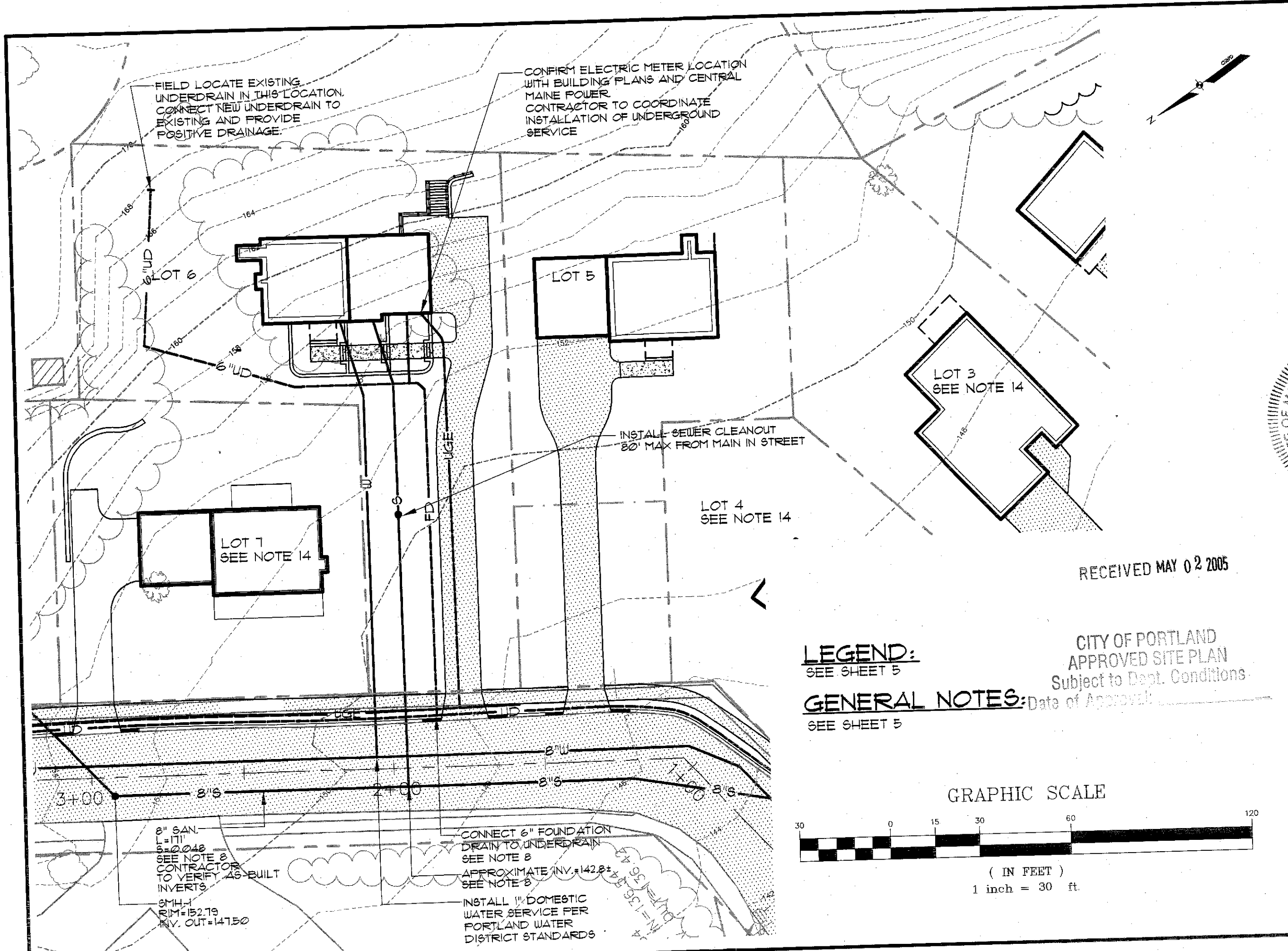


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 DRAWN BY: MTW  
 CHECKED BY: DLR  
 DATE: 3-9-05  
 SCALE: 1"=30'  
 FIELD BK: 778  
 PROJ. NO: 03453  
 DRAWING: 03453G.LOTS  
**SHEET 2 OF 5**

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



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

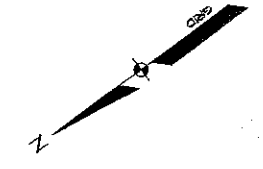
CONFIRM ELECTRIC METER LOCATION WITH BUILDING PLANS AND CENTRAL MAINE POWER. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND SERVICE

INSTALL SEWER CLEANOUT 30' MAX FROM MAIN IN STREET

8" SAN  
L=111'  
S=0.048  
SEE NOTE 8  
CONTRACTOR TO VERIFY AS-BUILT INVERTS  
SMH-1  
RIM=152.79  
INV. OUT=147.50

CONNECT 6" FOUNDATION DRAIN TO UNDERDRAIN  
SEE NOTE 8  
APPROXIMATE INV.=142.8±  
SEE NOTE 8

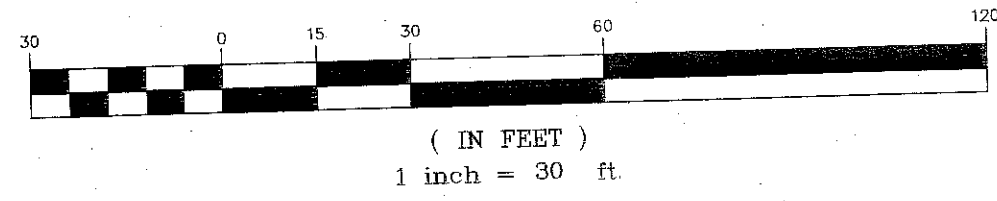
INSTALL 1" DOMESTIC WATER SERVICE PER PORTLAND WATER DISTRICT STANDARDS



**LEGEND:**  
SEE SHEET 5

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

GRAPHIC SCALE

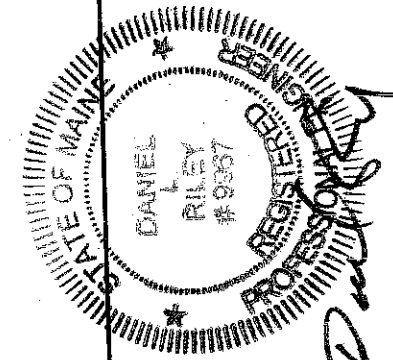


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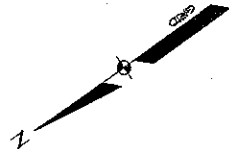
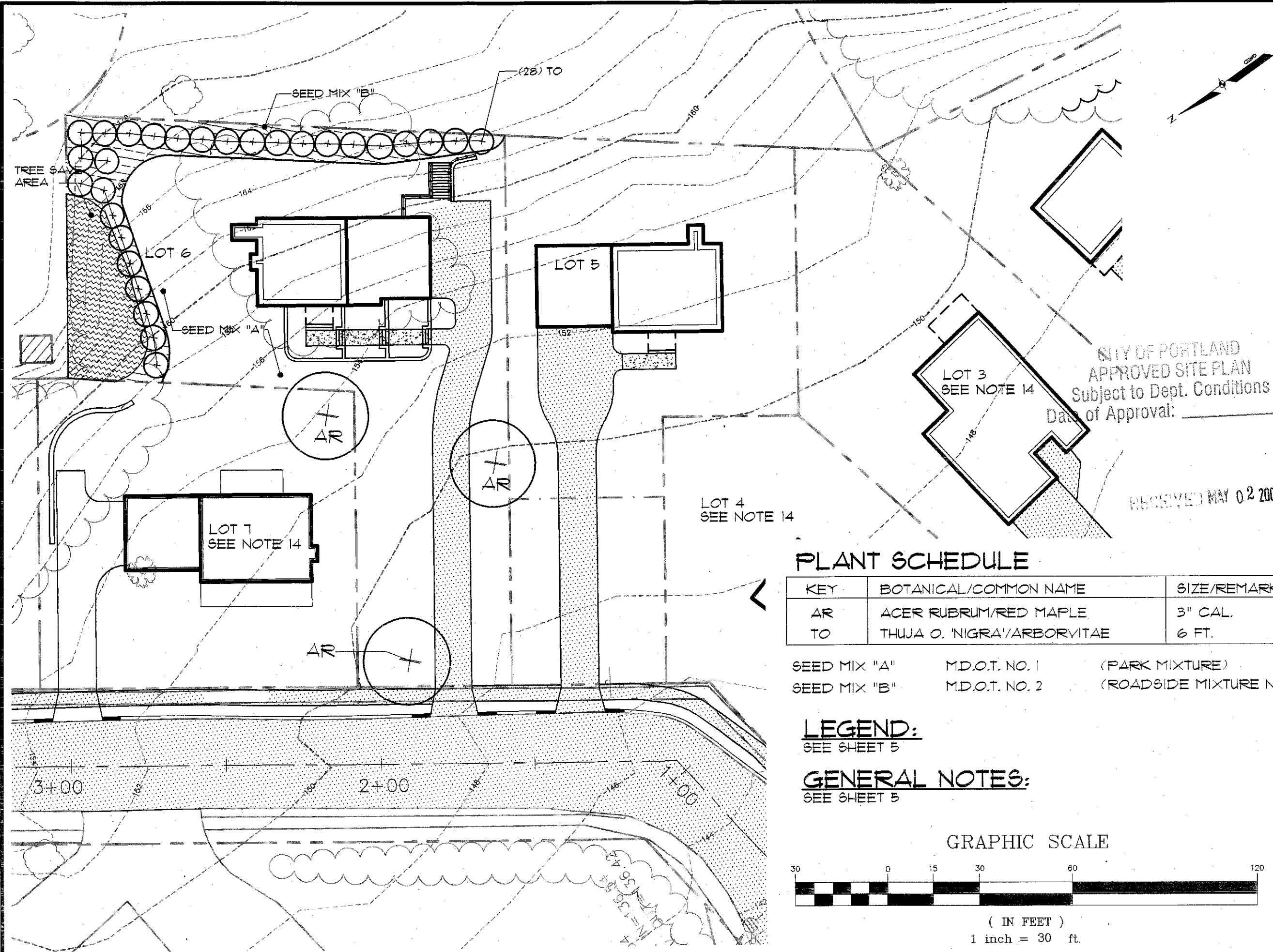
UTILITY PLAN  
OF

**LOT 6 AUBURN ESTATES**  
LONGVIEW DRIVE  
PORTLAND, MAINE

FOR:  
**LARRY STURDIVANT**  
191 STATE ROAD, SUITE 2  
KITTEERY, MAINE 03904

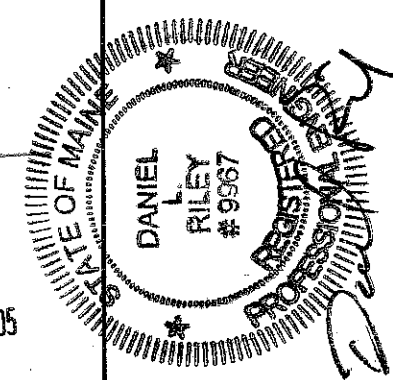
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DRAWN BY:	MTW
CHECKED BY:	DLR
DATE:	3-9-05
SCALE:	1"=30'
FIELD BK:	778
PROJ. NO:	03453
DRAWING:	03453G_LOTS
<b>SHEET 3 OF 5</b>	





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

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" 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**



( IN FEET )  
 1 inch = 30 ft.

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

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DRAWN BY:	MTW
CHECKED BY:	DLR
DATE:	3-9-05
SCALE:	1" = 30'
FIELD BK:	778
PROJ. NO:	03453
DRAWING:	03453G_LOTS
<b>SHEET 4 OF 5</b>	

# GENERAL NOTES

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191 STATE ROAD, SUITE 2  
KITTERY, ME 03904
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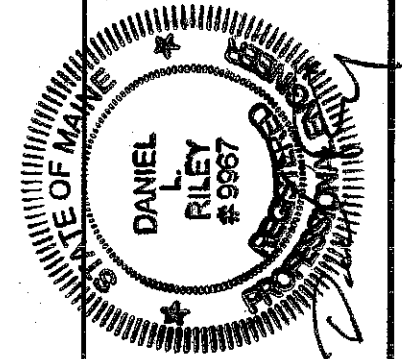
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## LEGEND

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	
30.20	SPOT GRADE	× 30.20
○	DECIDUOUS TREE	
⊗	CONIFEROUS TREE	
====	ZONE LINE	

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



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### NOTES

OF:  
**LOT 6 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:	1"=30'
FIELD BK:	778
PROJ. NO:	03453
DRAWING:	03453G_LOTS

**SHEET 5 OF 5**





FRONT ELEVATION

STURDIVANT

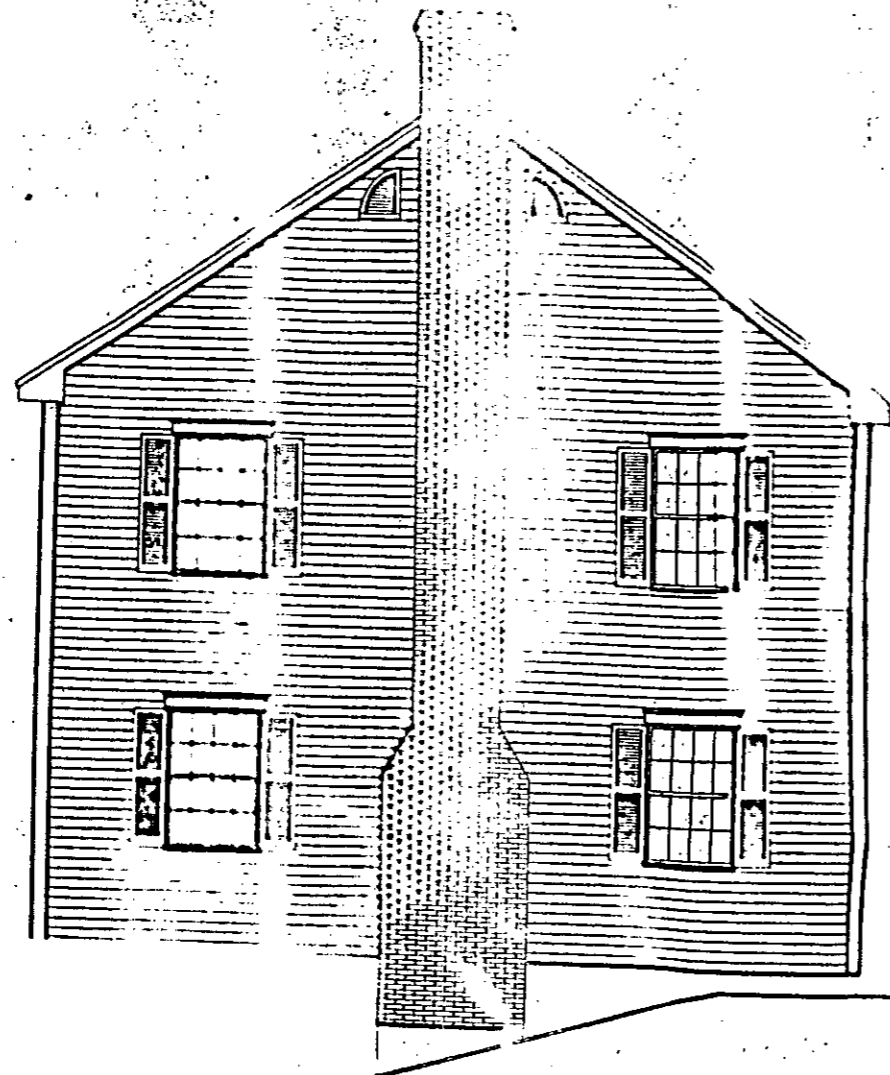
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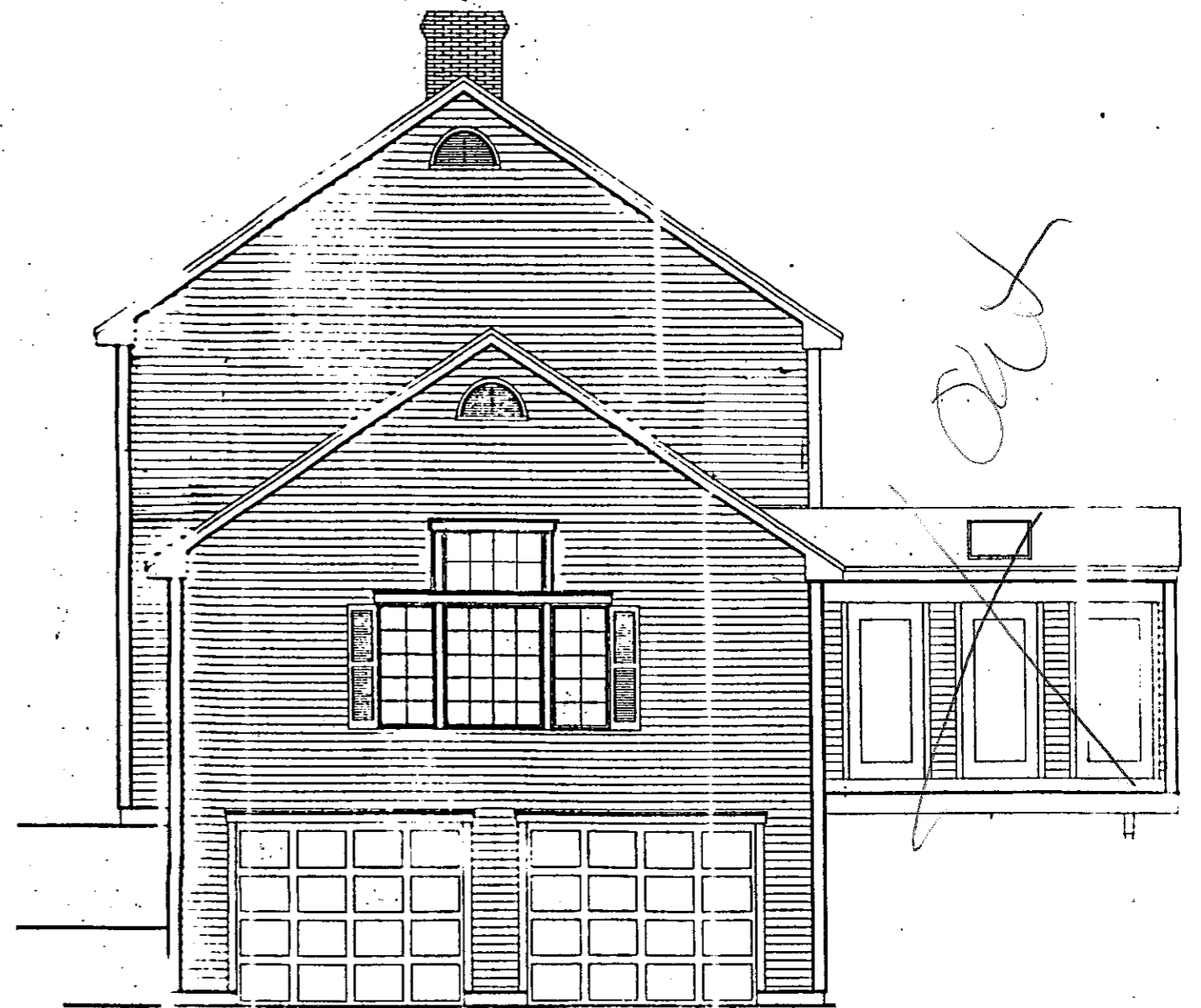


STURDIVANT RESIDENCE	
BY:	SCALE: 1/4" = 1'-0"
DATE:	SHEET: 8 of 8



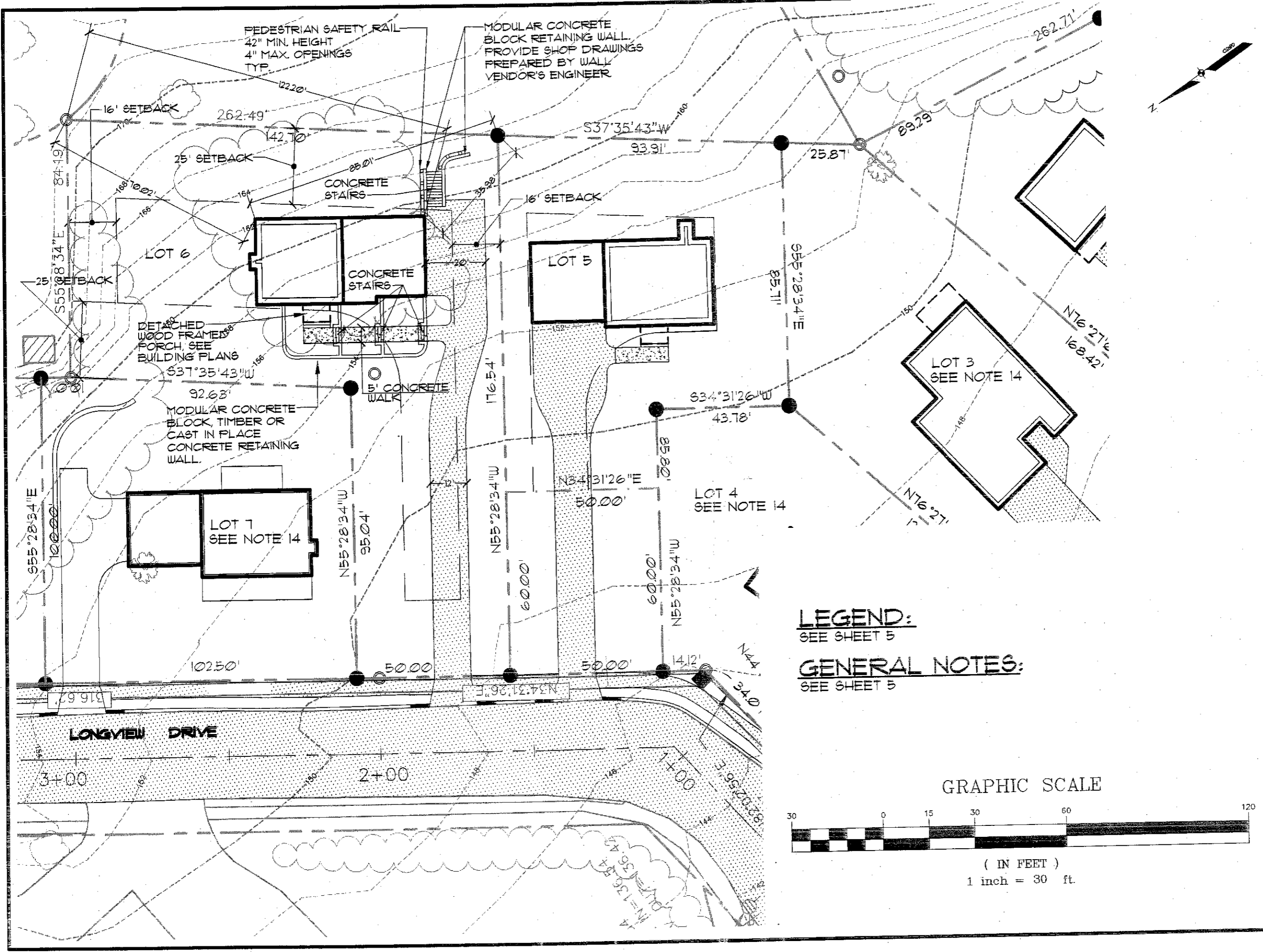


LEFT ELEVATION



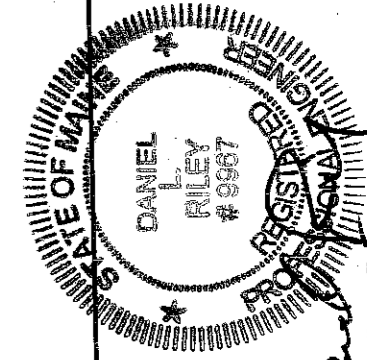
RIGHT ELEVATION

STURDIVANT RESIDENCE	
BY:	SCALE: noted
DATE:	SHEET: 7 of 8



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Tel (207) 856-0277



**SITE PLAN**

OF: **LOT 6 AUBURN ESTATES**

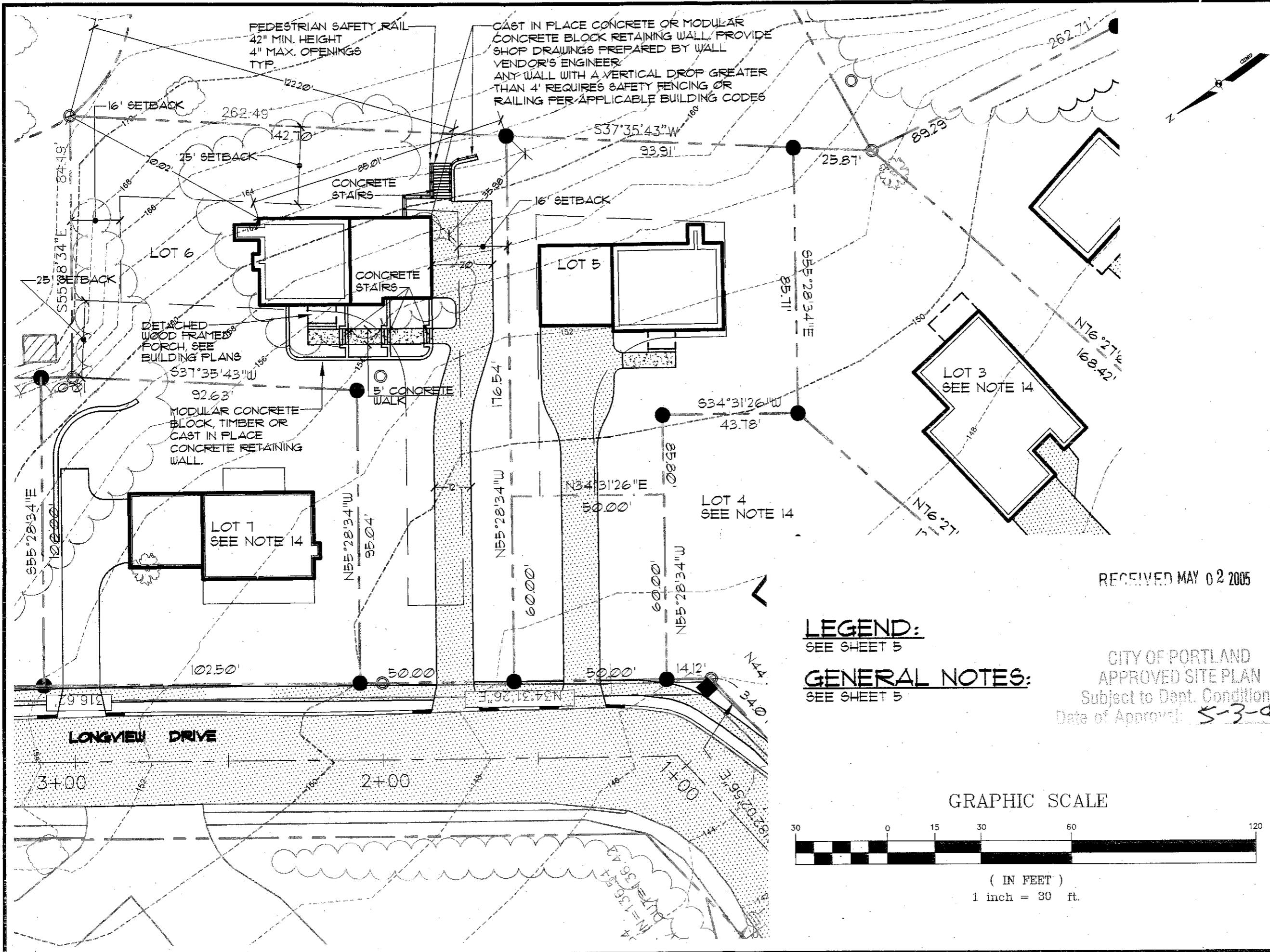
LONGVIEW DRIVE  
PORTLAND, MAINE

FOR: **LARRY STURDIVANT**  
191 STATE ROAD, SUITE 2

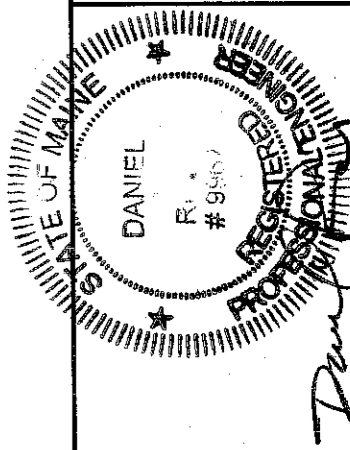
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CHECKED BY:	DI
DATE:	3-9-10
SCALE:	1" = 30'
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PROJ. NO:	034
DRAWING:	034536_LO

**SHEET 1 OF 5**





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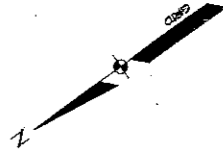
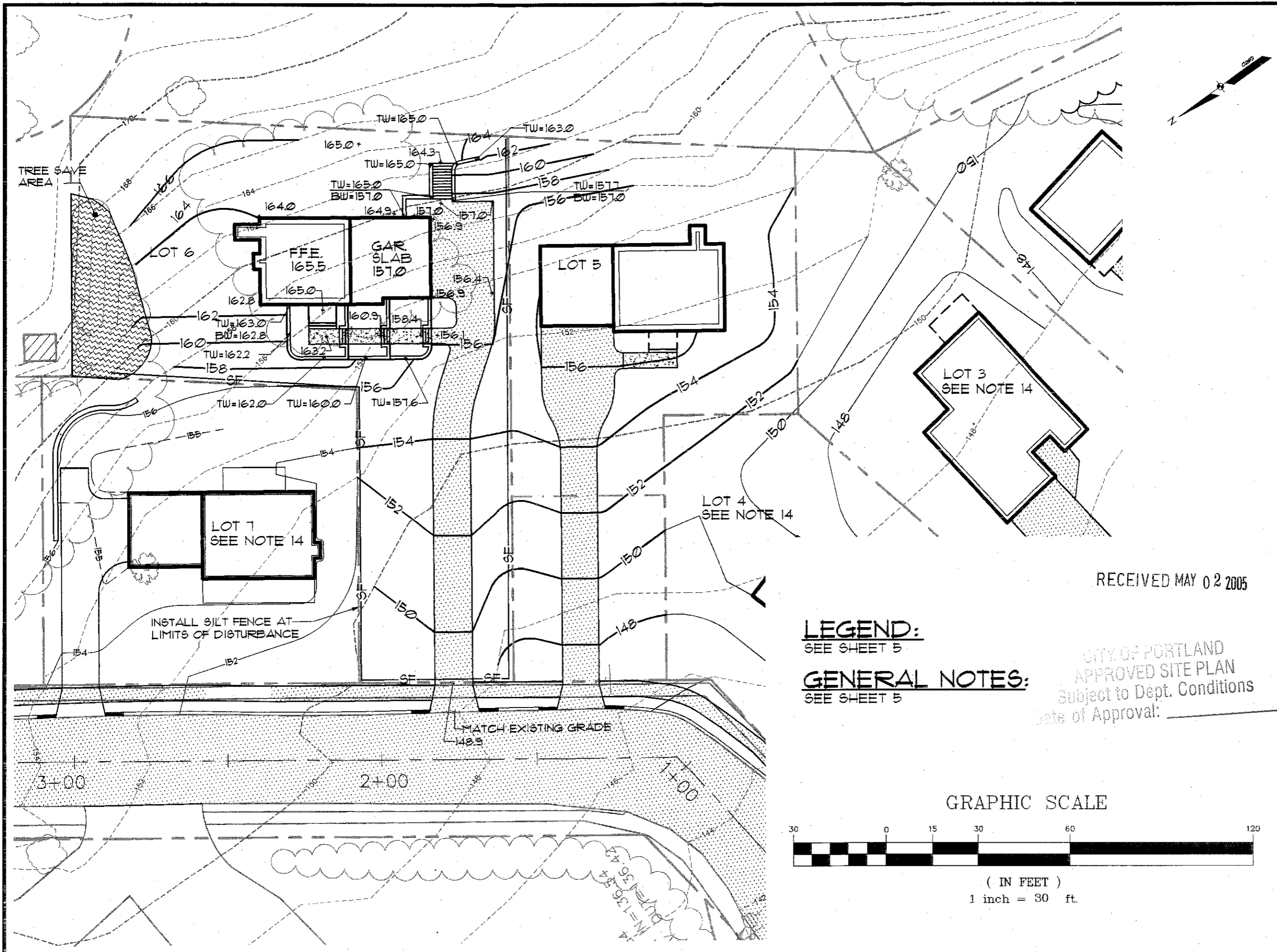
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**LEGEND:**  
SEE SHEET 5

**GENERAL NOTES:**  
SEE SHEET 5

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

<b>SITE PLAN</b>	
OF:	<b>LOT 6 AUBURN ESTATES</b>
FOR:	LARRY STURDIVANT
DESIGN BY:	MTV
DRAWN BY:	MTV
CHECKED BY:	DLF
DATE:	3-9-05
SCALE:	1"=30'
FIELD BK:	77
PROJ. NO:	03453
DRAWING:	03453G LOT 6
<b>SHEET 1 OF 5</b>	



**LEGEND:**  
SEE SHEET 5

**GENERAL NOTES:**  
SEE SHEET 5

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

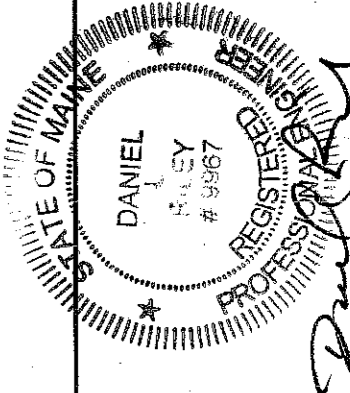
GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



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Tel (207) 856-0277



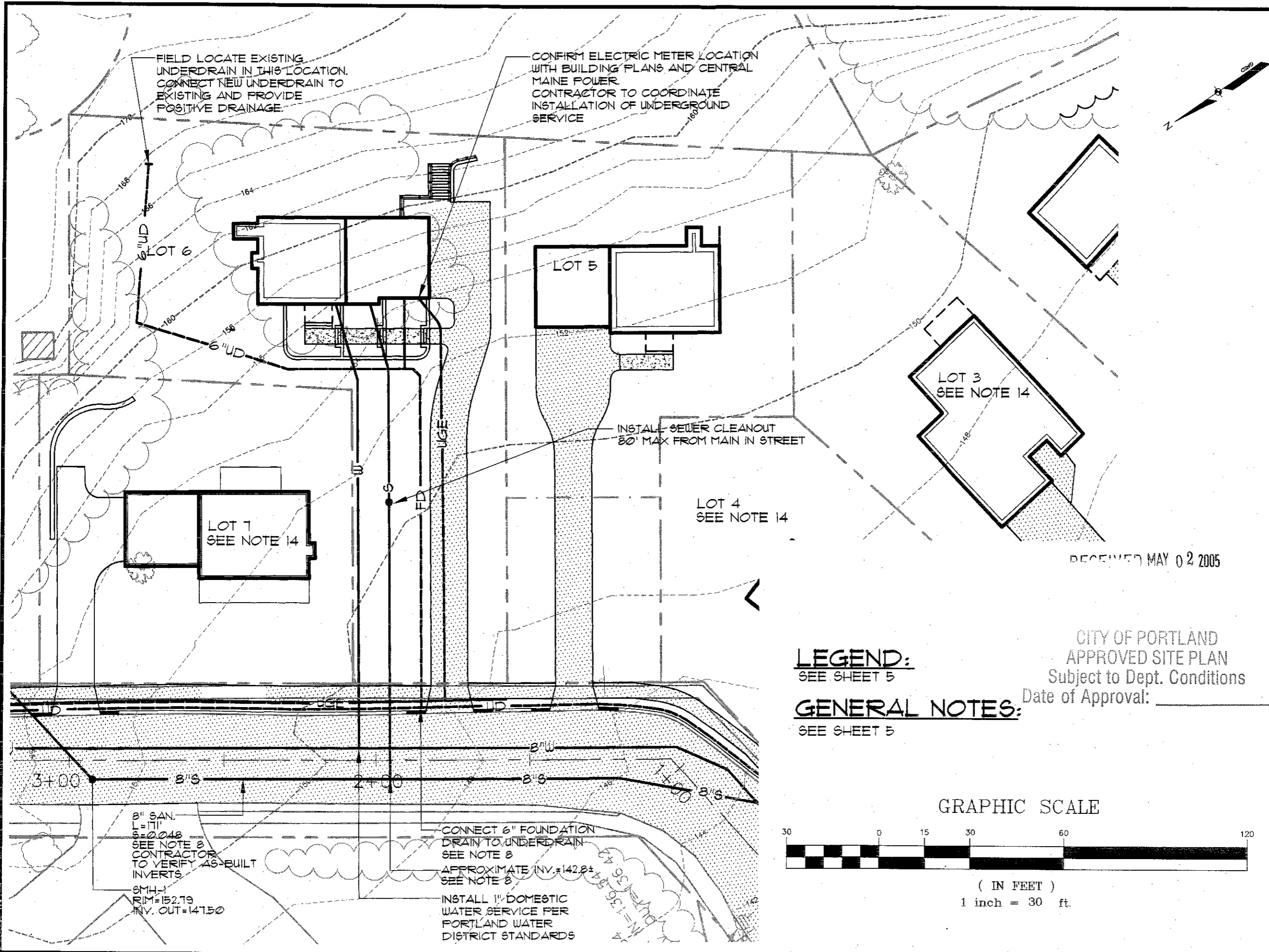
RECEIVED MAY 02 2005

**GRADING PLAN**  
OF: **LOT 6 AUBURN ESTATES**  
LONGVIEW DRIVE  
PORTLAND, MAINE  
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

**SHEET 2 OF 5**





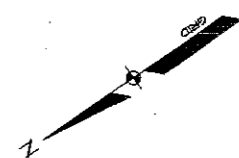
FIELD LOCATE EXISTING UNDERDRAIN IN THIS LOCATION. CONNECT NEW UNDERDRAIN TO EXISTING AND PROVIDE POSITIVE DRAINAGE.

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

INSTALL SEWER CLEANOUT 80' MAX FROM MAIN IN STREET

8" SAN  
L=171'  
S=0.048  
SEE NOTE 8  
CONTRACTOR  
TO VERIFY AS-BUILT  
INVERTS  
SMH-1  
RIM=152.79  
INV. OUT=147.50

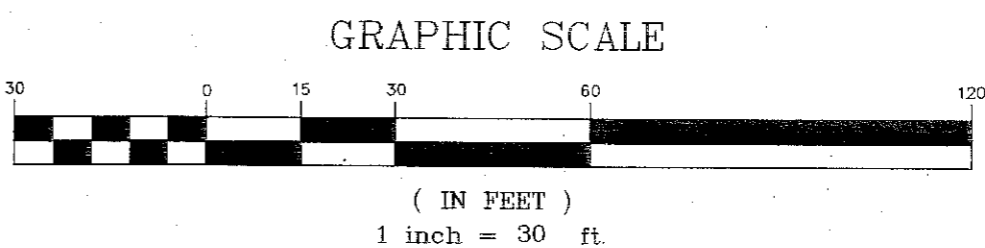
CONNECT 6" FOUNDATION DRAIN TO UNDERDRAIN  
SEE NOTE 8  
APPROXIMATE INV. = 142.8±  
SEE NOTE 8  
INSTALL 1" DOMESTIC WATER SERVICE PER PORTLAND WATER DISTRICT STANDARDS



**LEGEND:**  
SEE SHEET 5

**GENERAL NOTES:**  
SEE SHEET 5

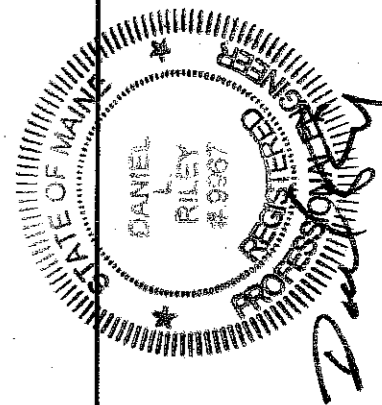
CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: \_\_\_\_\_



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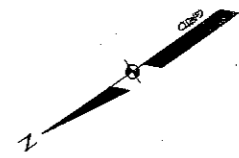
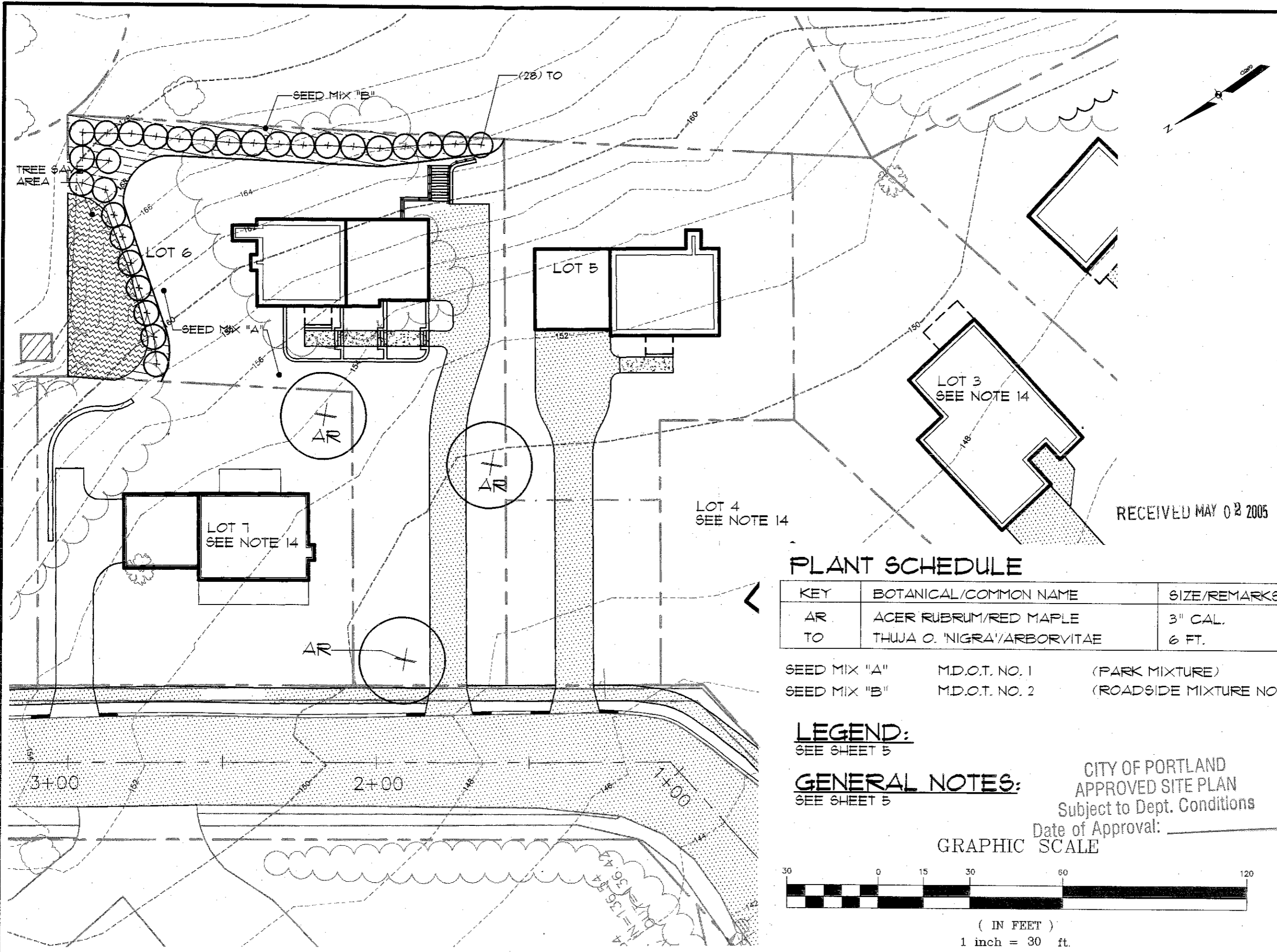
UTILITY PLAN

OF LOT 6 AUBURN ESTATES

LONGVIEW DRIVE  
PORTLAND, MAINE  
FOR: LARRY STURDIVANT  
191 STATE ROAD, SUITE 2  
KITTERY, MAINE 03904

DESIGN BY:	MTW
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SHEET 3 OF 5



**PLANT SCHEDULE**

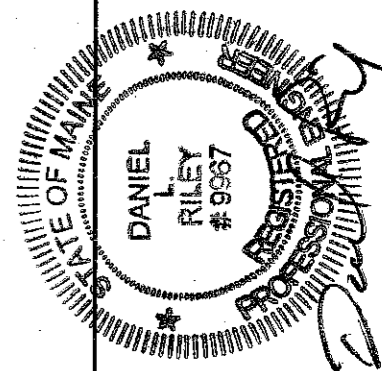
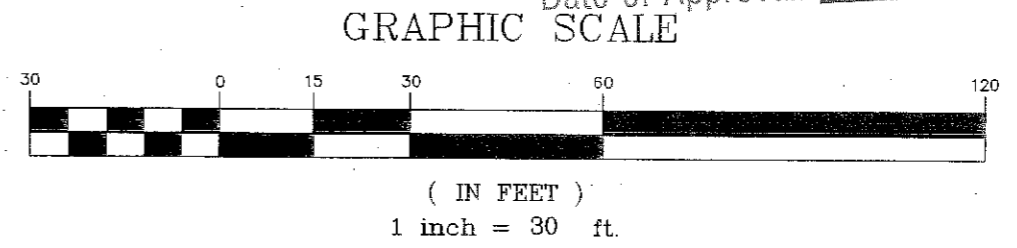
KEY	BOTANICAL/COMMON NAME	SIZE/REMARKS
AR	ACER RUBRUM/RED MAPLE	3" CAL.
TO	THUJA O. 'NIGRA'/ARBORVITAE	6 FT.

SEED MIX "A" M.D.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

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



RECEIVED MAY 03 2005

LANDSCAPE PLAN  
 OF:

**LOT 6 AUBURN ESTATES**  
 LONGMEW DRIVE  
 PORTLAND, MAINE

FOR:  
**LARRY STURDIVANT**  
 191 STATE ROAD, SUITE 2  
 KITTERY, MAINE 03904

DESIGN BY:	MTW
DRAWN BY:	MTW
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<b>SHEET 4 OF 5</b>	



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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 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 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 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 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 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.

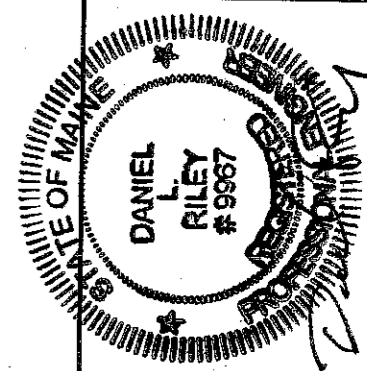
11. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.
12. THIS PLAN IS NOT A BOUNDARY SURVEY. THE BOUNDARIES SHOWN HEREON ARE BASED SOLELY ON THE PLAN REFERENCED IN 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---
---	FOOTING DRAIN	---
---	UNDERDRAIN	---
---	UNDERGROUND	---
---	ELEC. & TEL.	---UGE & T---
⊗	GATE VALVE	
⊙	LIGHT POLE	
⊙	HYDRANT	
⊙	MANHOLE	
⊙	SPOT GRADE	× 30.20
○	DECIDUOUS TREE	
⊙	CONIFEROUS TREE	
---	ZONE LINE	

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NOTES OF:  
**LOT 6 AUBURN ESTATES**  
AUBURN STREET/LONGVIEW DRIVE  
PORTLAND, MAINE  
FOR:  
**LARRY STURDIVANT**  
191 STATE ROAD, SUITE 2  
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after Sat 4/15

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

2005-0062

DRC Copy

Jay Reynolds

Rec'd  
4/15/05

Application I. D. Number

3/28/2005

Application Date

Auburn Estates #6

Project Name/Description

Nial Construction Inc

Applicant

191 State Rd # 2, Kittery, ME 03904

Applicant's Mailing Address

Larry Sturdivant

Consultant/Agent

Agent Ph: (207)752-0091

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

17 - 17 Longview Dr., Portland, Maine

Address of Proposed Site

382A D026001

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  Other (specify) \_\_\_\_\_

24046 sq ft

16682

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots \_\_\_\_\_
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other \_\_\_\_\_

Fees Paid: Site Pla \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 3/28/2005

DRC Approval Status:

Reviewer \_\_\_\_\_

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee

- Required\*
- Not Required

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

- Performance Guarantee Accepted  
date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Inspection Fee Paid  
date \_\_\_\_\_ amount \_\_\_\_\_
- Building Permit Issue  
date \_\_\_\_\_
- Performance Guarantee Reduced  
date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Temporary Certificate of Occupancy  
date \_\_\_\_\_  Conditions (See Attached)  
expiration date \_\_\_\_\_
- Final Inspection  
date \_\_\_\_\_ signature \_\_\_\_\_
- Certificate Of Occupancy  
date \_\_\_\_\_
- Performance Guarantee Released  
date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted  
submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Defect Guarantee Released  
date \_\_\_\_\_ signature \_\_\_\_\_





# PORTLAND MAINE

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**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

Mr. Lawrence Sturdivant  
Nial Construction, Inc.  
191 State Rd., #2  
Kittery, ME 03904

April 15, 2005

Dear Larry:

RE: Application for Single Family Residences, Auburn Estates lots #6 and 9

Upon review of the site plans, the City's Planning Division has the following comments:

Lot # 6:

1. Please remove proposed grading/contours out of the tree-save area.
2. The daylight feature on the rear building elevation does not match your site plan.
3. Add a cleanout to the sewer lead (80' intervals from sewer main).
4. Move street tree so that it is not over the proposed utilities (right side of driveway is better). Also, add a 2<sup>nd</sup> street tree to this lot, perhaps along the right side of the driveway is a possible location.
5. Although the proposed grading is consistent with the approved subdivision, it would be better to direct drainage away from the building on lot 7. Please address.
6. Please add or note that any new retaining walls with 4' or greater of vertical drop requires some method of fencing/railing, per code.

Lot # 9:

1. Add the sidewalk easement to this site plan.
2. Please add or note that any new retaining walls with 4' or greater of vertical drop requires some method of fencing/railing, per code.
3. Shade the area where erosion control mesh is required (sheet 6 of subdivision plans).

Please resubmit 4 copies of each site plan to my attention.

Sincerely,

Jay Reynolds  
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

O:\PLAN\DRC\auburnestatesreview1.doc - 1 -