

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

20000085

I. D. Number

**Chris & Maryann Howard**  
Applicant  
**187 Lester Drive, Portland, ME 04103**  
Applicant's Mailing Address  
**Goduti Builders, Inc.**  
Consultant/Agent  
**n/a**  
Applicant or Agent Daytime Telephone, Fax

**5/8/00**  
Application Date  
**Auburn Pines/Lot #21**  
Project Name/Description

**28 Alice Ct, Portland, Maine 04103**  
Address of Proposed Site  
**386A B021**  
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) **w/ garage no r. decks**  
**2700sf** **24548sf** **R-2 zone**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan **\$200.00** Subdivision \_\_\_\_\_ Engineer Review **\$100.00** Date: **5/8/00**

**DRC Approval Status:**

Reviewer **Steve Bushey**

- Approved  Approved w/Conditions  
see attache  Denied

Approval Date **5/24/00** Approval Expiration **5/24/01** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Steve Bushey** **5/25/00**  
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	_____		
	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		
<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	

Inspections

Applicant:

Date: 5/19/20

Address: 28 Alice Court (lot #2)  
Aburn Pines

C.B.L.: 306A-B-21

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot - off Gansoe Dr

Proposed Use/Work - Construct 2 story single family with 2 CAR GAR

Sewage Disposal - City

Lot Street Frontage - 50' req - 80' shown

of 6 Alice Dr Front Yard - 25' req - 24' scaled

to 10 Rear Yard - 25' normally req - can reduce to 14' side yard with the side yard provision reduction for corner lots

Side Yard - off Gansoe side - 20' req - 43' scaled  
14' req - 40' shown

Projections - No rear decks shown

Width of Lot - 80' req - 110' shown

Height - 35' max - 2 story

Lot Area - 10,000 sq ft min 24,540 sq ft

Lot Coverage/Impervious Surface - 20% = 4909.6 sq ft

Area per Family - 10,000 sq ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor  
# 20000085

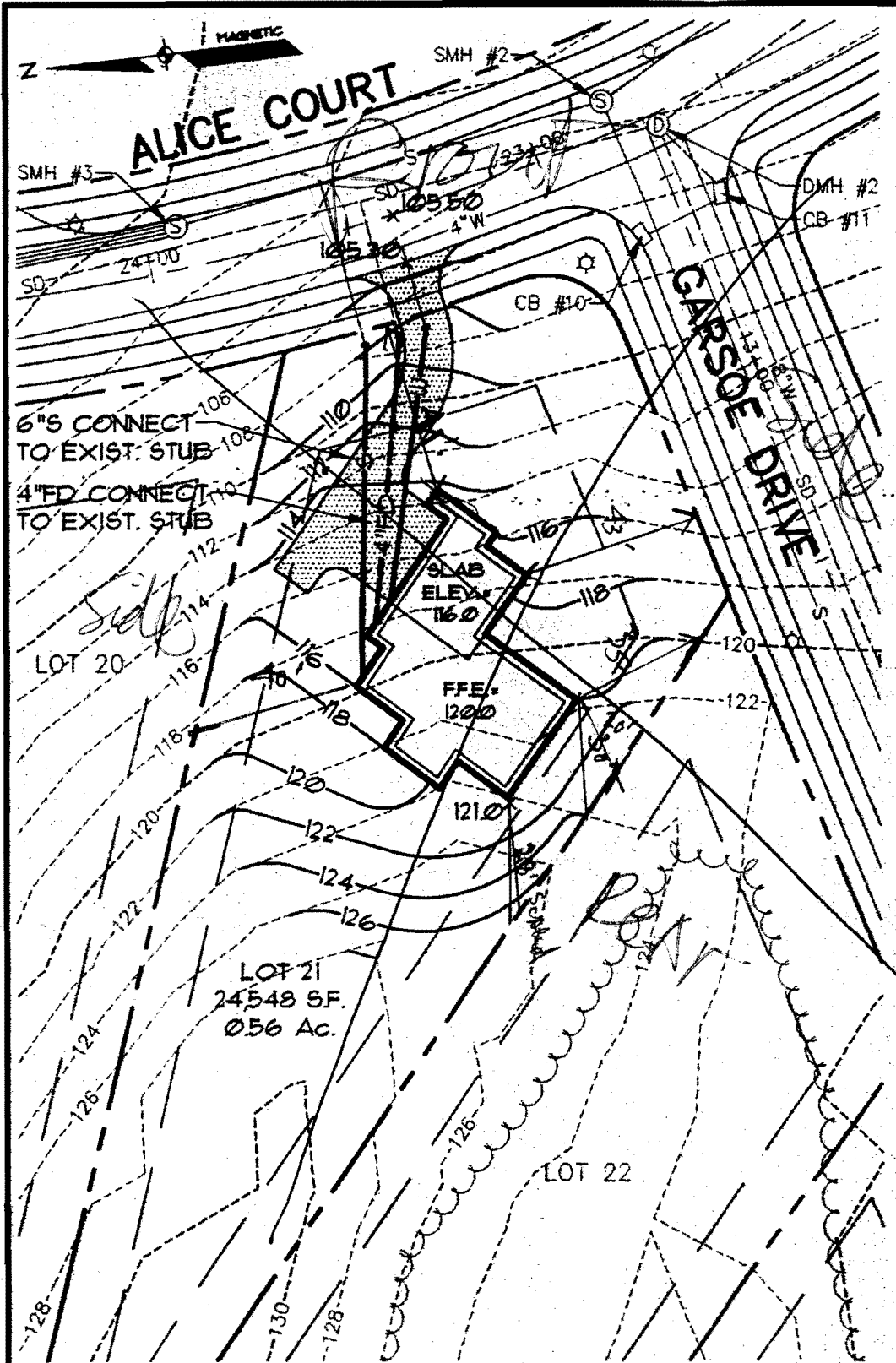
Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

shows x20' OK can not be reduced less than 14'  
rear yard provision reduction for corner lots

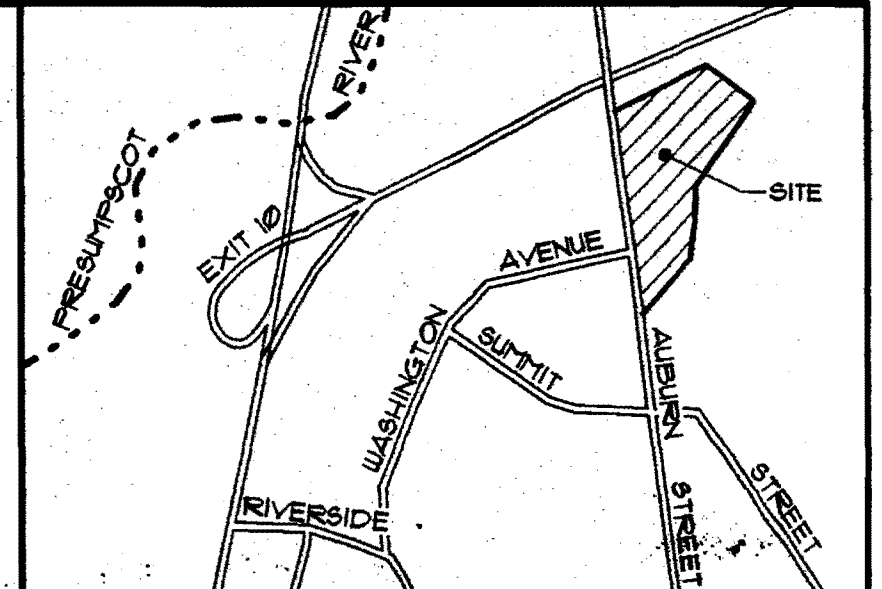
Old Set BACKS

AutoCAD digital format Final plans depicting  
the as-built condition must be filed with this  
office prior to closure.



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	CENTERLINE	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	CONTOURS	124
---	WATER	8"W
---	SEWER	8"S
---	STORM DRAIN	12"SD
□	CATCH BASIN	
⊙	MANHOLE	
	SPOT GRADE	30x20



*old plans*  
*See Amendment*  
*revised plans*

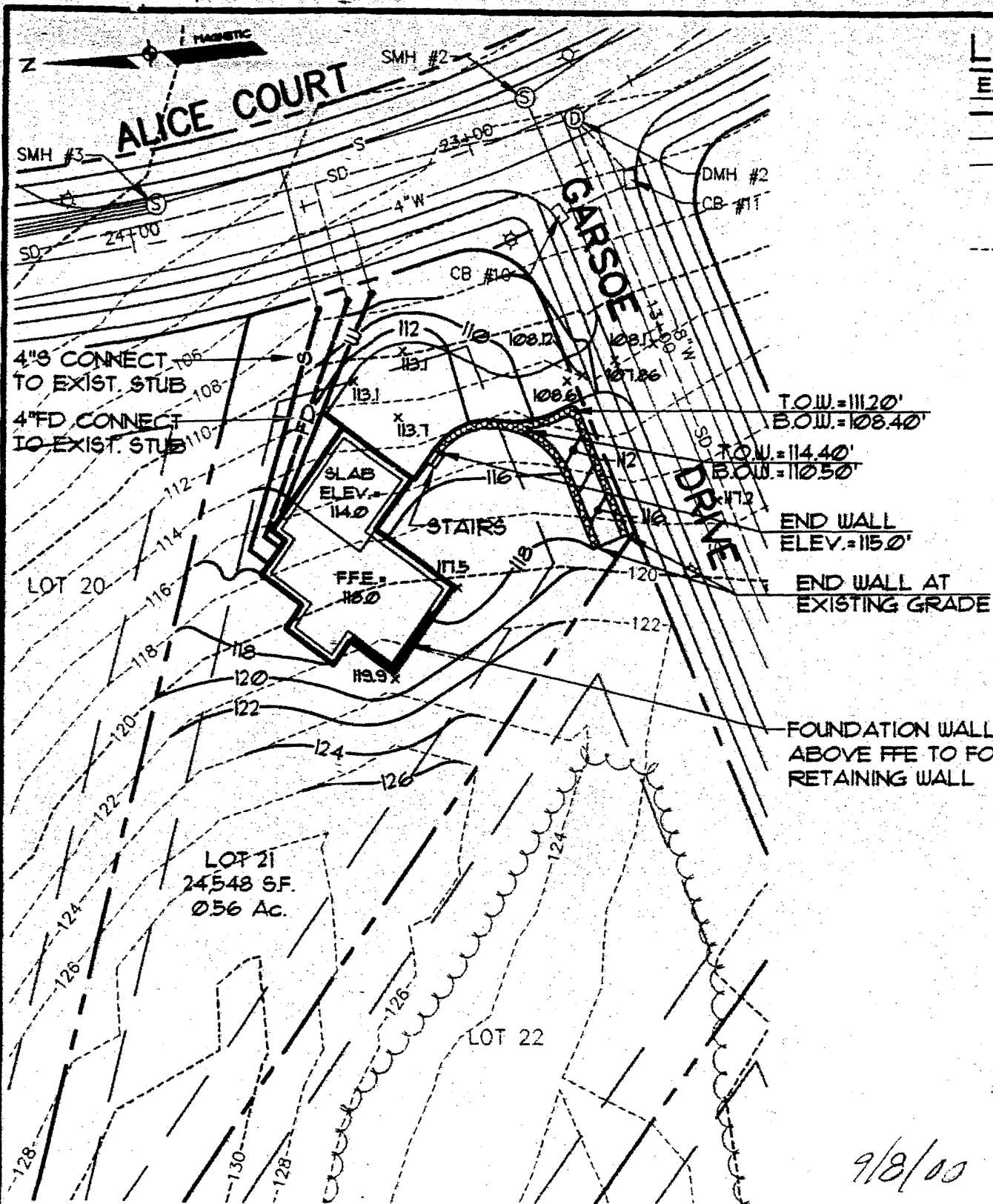
**GENERAL NOTES**

1. APPLICANT: GODUTI BUILDING COMPANY, INC.  
9 DEERING STREET  
PORTLAND, MAINE 04101
2. THE LOT SHOWN HEREON IS PART OF A SUBDIVISION SITUATED WITHIN THE CITY OF PORTLAND'S R2 RESIDENTIAL ZONE SINGLE FAMILY HOMES.
3. PLAN REFERENCES:  
A) SUBDIVISION PLAN OF AUBURN PINES SUBDIVISION DATED THROUGH JULY 1, 1999 BY PINKHAM & GREER ENGINEERS.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED UPON SAID PLAN WITH ELEVATIONS THAT ARE REFERENCED TO A STANDARD DISK AUBURN RM-1 ELEVATION 122.31 NAVD. DATUM.
5. PROPOSED UTILITY LOCATION AND ELEVATION IS BASED UPON THE PLAN REFERENCED IN NOTE 3A. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF UTILITY STUBS PRIOR TO CONSTRUCTION.

**Sebago Technics**  
 Engineering & Planning for the Future  
 One Chabot Street  
 Westbrook, Me 04098-1339  
 Tel (207) 856-0277

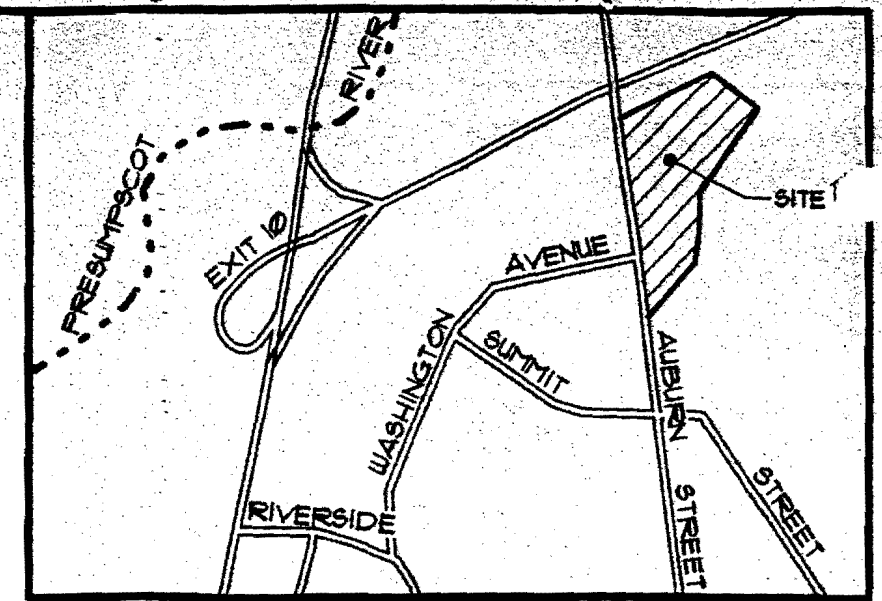
**PLOT PLAN**  
 OF:  
**LOT 21 AUBURN PINES SUBDIVISION**  
 ALICE COURT  
 PORTLAND, MAINE  
 FOR:  
**GODUTI BUILDING COMPANY, INC.**  
 9 DEERING STREET  
 PORTLAND, MAINE 04101

DESIGN BY:	SAG
DRAWN BY:	BRF
CHECKED BY:	NJG
DATE:	05-05-00
SCALE:	1"=40'
FIELD BK:	-----
PROJ. NO:	00195
DRAWING:	00195GU
<b>SHEET 1 OF 1</b>	



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
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	SPOT GRADE	30x20



LOCATION MAP

N.T.S.

**GENERAL NOTES**

1. APPLICANT: ORIGINS LANDSCAPING CO.  
312 ST. JOHN ST. STE. 53  
PORTLAND, MAINE 04102
2. THE LOT SHOWN HEREON IS PART OF A SUBDIVISION SITUATED WITHIN THE CITY OF PORTLAND'S R2 RESIDENTIAL ZONE SINGLE FAMILY HOMES.
3. PLAN REFERENCES:  
A) SUBDIVISION PLAN OF AUBURN PINES SUBDIVISION DATED THROUGH JULY 7, 1999 BY PINKHAM & GREER ENGINEERS.  
B) PLOT PLAN PREPARED BY SEBAGO TECHNICS, INC. ENTITLED "LOT 21 AUBURN PINES SUBDIVISION", DATED 05-18-00 FOR GODUTI BUILDING CO., INC.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED UPON SAID PLAN WITH ELEVATIONS THAT ARE REFERENCED TO A STANDARD DISK AUBURN R2-1 ELEVATION 122.31 NAVD. DATUM.
5. PROPOSED UTILITY LOCATION AND ELEVATION IS BASED UPON THE PLAN REFERENCED IN NOTE 3A. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF UTILITY STUBS PRIOR TO CONSTRUCTION.
6. NOTE: SEBAGO TECHNICS HAS PERFORMED NO DESIGN OR STRUCTURAL ENGINEERING DESIGNS ASSOCIATED WITH THE PROPOSED WALLS SHOWN HEREON.

FOUNDATION WALL IS ABOVE FFE TO FORM RETAINING WALL

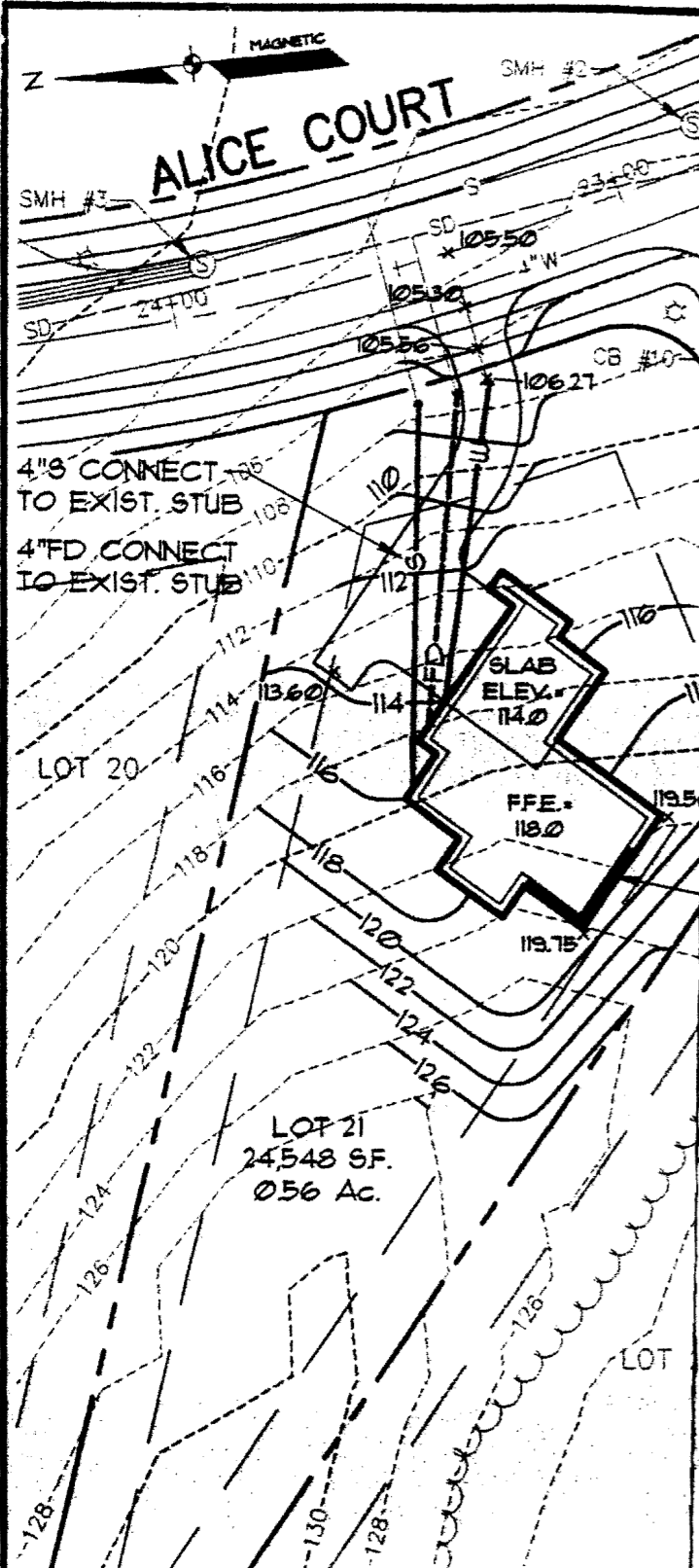
9/8/00

REVISION: ADDED STONE RETAINING WALLS

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SCALE:	1"=40'
FIELD BK:	---
PROJ. NO:	00195
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<b>SHEET 1 OF 1</b>	



LOCATION MAP N.T.S.

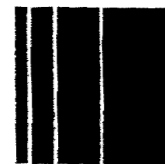
1956 COMPANY, INC.  
ET  
E 04101

OF A SUBDIVISION SITUATED WITHIN THE  
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N PINES SUBDIVISION DATED THROUGH JULY 7, 1999  
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ND ELEVATION IS BASED UPON THE PLAN REFERENCED IN  
ERIFY LOCATION AND INVERTS OF UTILITY STUBS PRIOR



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STATE OF MAINE

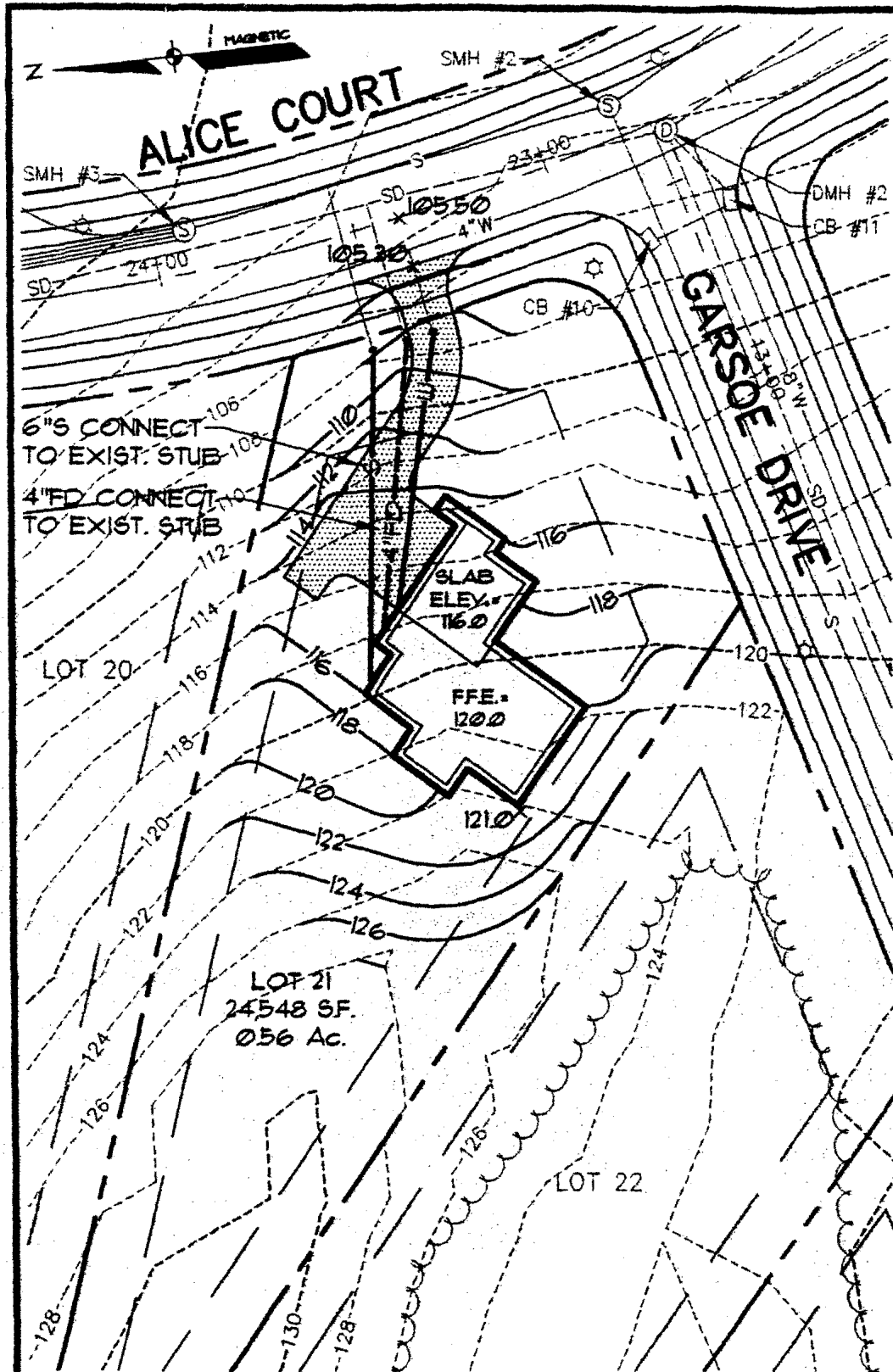
NANCY J. GILBERT

58877

REGISTERED PROFESSIONAL ENGINEER

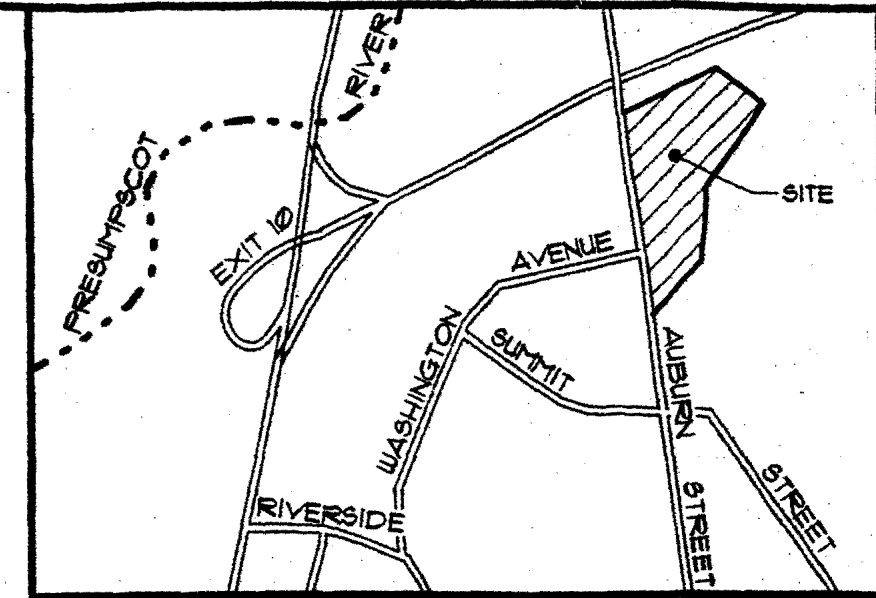
Nancy J. Gilbert

5-22-00



### LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	CENTERLINE	---
---	BUILDING	▬▬▬▬▬▬
---	EDGE PAYEMENT	▬▬▬▬▬▬
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	SPOT GRADE	30x20



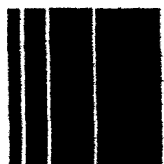
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*Reds D/w - too steep  
Stamped plan*



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### PLOT PLAN

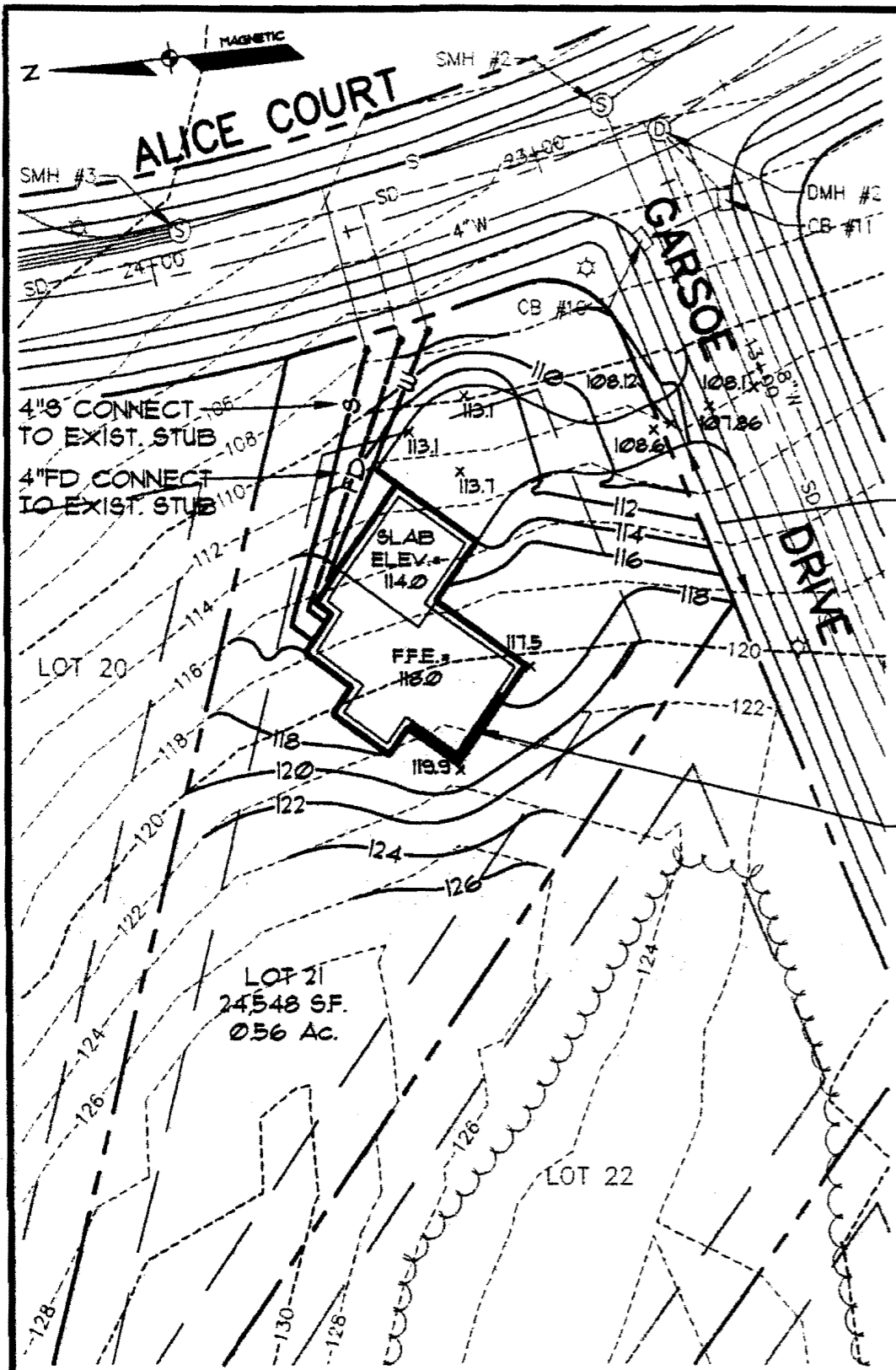
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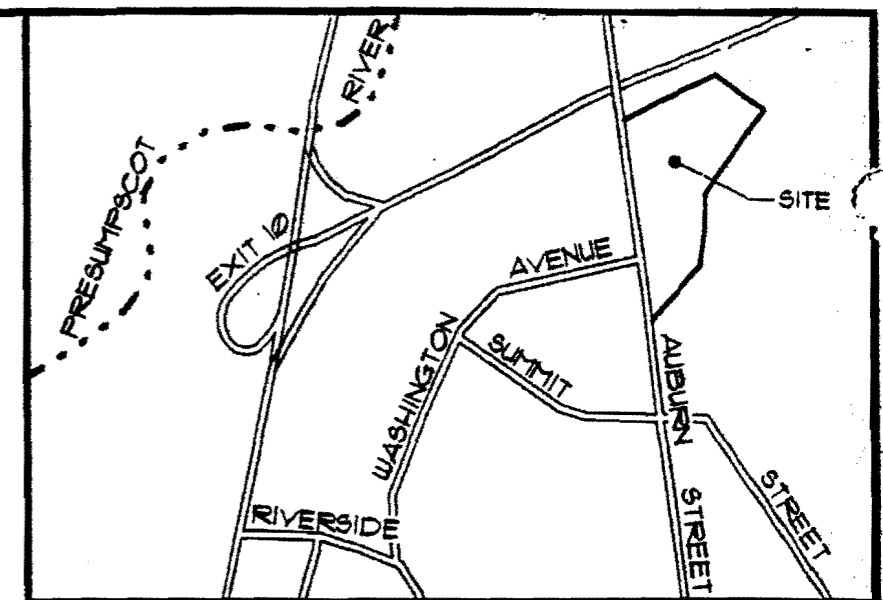


MATCH EXISTING GRADES AT THE BACK SIDE OF THE SIDEWALK

FOUNDATION WALL IS ABOVE FFE TO FORM RETAINING WALL

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28 Alice Ct.

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