

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

2003-0213
Application I. D. Number

10/14/2003
Application Date

Single Family S/F
Project Name/Description

DRC Copy

Tucker Ave, Portland, Maine
Address of Proposed Site

330 D005001
Assessor's Reference: Chart-Block-Lot

Change Of Use Residential Office Retail
 Other (specify) _____

R-2
Zoning

Consultant/Agent
Applicant Ph: (207) 773-6250 Agent Fax: _____

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Warehouse/Distribution Parking Lot

24' x 48'
Proposed Building square Feet or # of Units _____ Acreage of Site _____

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance

PAD Review

Historic Preservation

14-403 Streets Review

DEP Local Certification

Other _____

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review \$50.00 Date 10/14/2003

DRC Approval Status:

Approved

Approved w/Conditions See Attached

Denied

Approval Date _____

Approval Expiration _____

Extension to _____

Additional Sheets Attached

Condition Compliance

Required*

Not Required

Performance Guarantee

* 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

remaining balance

signature

Performance Guarantee Reduced

date

Conditions (See Attached)

expiration date

Temporary Certificate of Occupancy

date

signature

Final Inspection

date

signature

Certificate Of Occupancy

date

amount

expiration date

Performance Guarantee Released

date

amount

Defect Guarantee Submitted

submitted date

signature

Defect Guarantee Released

date

signature

Bill Dowd
Applicant
17 Westland Ave, Portland, ME 04102
Applicant's Mailing Address

10-29

which lets date by this
Plw. Review...
list for wetland...
more 5 14-403 comments

#13

10-29

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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2003-0213
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10/14/2003
Application Date
Single Family S/F
Project Name/Description

Bill Dowd
Applicant
17 Westland Ave, Portland, ME 04102
Applicant's Mailing Address

#153

Tucker Ave, Portland, Maine
Address of Proposed Site
330 D005001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 773-6250 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 Other (specify) _____

24' x 48'
Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **R-2**

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 Plan \$250.00 Subdivision _____ Engineer Review \$50.00 Date 10/14/2003
Reviewer **Jay Reynolds**

DRC Approval Status:
 Approved Approved w/Conditions See Attached Denied
Approval Date 02/19/2004 Approval Expiration 02/19/2005 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 02/19/2004 date signature

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

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

2003-0213
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Bill Dowd
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Applicant's Mailing Address

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Applicant Ph: (207) 773-6250 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Tucker Ave, Portland, Maine
Address of Proposed Site
330 D005001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #153 TUCKER AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 8 Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.

JAY, FYI

revised plans

SPACE AND BULK REQUIREMENTS - R-2 ZONE

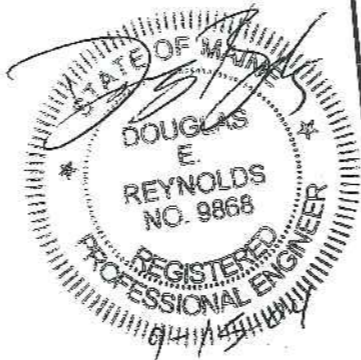
MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	80 FT.

153 Tucker
409-0507
Neil Adam
#041326

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

RECEIVED
SEP 15 2003



Design:	DER	Date:	SEPT 03
Draft:	CAH	Job No.:	735
Checked:	AMP	Scale:	NTS
File Name: 735-PBASE.DWG			

GP Traffic and Civil Engineering Services
PO Box 1237, 15 Shaker Road
Gray, ME 04039
207-657-6910

Drawing Name: **Space & Bulk Requirements**
Project: **TUCKER AVENUE, PORTLAND**

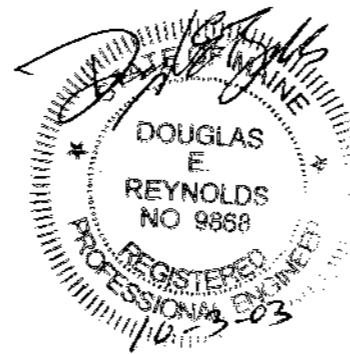
Figure No.
1

SPACE AND BULK REQUIREMENTS - R-2 ZONE

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 50 FT.
MINIMUM SETBACKS:
FRONT YARD 25 FT.
REAR YARD 25 FT.
SIDE YARD*
1 STORY 8 FT.
1 1/2 STORY 8 FT.
2 STORY 14 FT.
2 1/2 STORY 16 FT.
MINIMUM LOT WIDTH: 80 FT.

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

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.



Design: DER	Date: SEPT 03
Draft: CAH	Job No.: 735
Checked: AMP	Scale: NTS
File Name: 735-PBASE.DWG	

GP Traffic and Civil Engineering Services
P.O. Box 1237, 15 Shaker Road
Gray, ME 04039
207-657-6910

Drawing Name:
Space & Bulk Requirements
Project:
TUCKER AVENUE, PORTLAND

Figure No.
1

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Public Works memo is included as Attachment 4. A potential condition of approval is:

that the plan be revised in accordance with Public Works' memo dated December 3, 1998 regarding granite monuments, driveway widths, snow plow turnaround, street width and finish pavement depth.

Tucker Avenue improvements are extended to about 60' short of the northerly edge of Lot 9, apparently to avoid impacting an existing wetland area. Normally, a subdivision or 14-403 street would be improved to the extent of the farthest lot frontage, which appears to be paper Newell Street. Tucker and Newell were reserved from automatic vacation last year, except the portion of Newell from Tucker to Riverside, which was vacated. Beal Street is a reserved, unimproved, unaccepted street running parallel to Tucker Avenue. Lots 10-16 have frontage on Beal as well as Tucker Avenue. The subdivision ordinance calls for avoidance of such double-frontage lots, but in this case the old subdivision arrangement yields either shallow lots (75') or deep ones as proposed (150'). The applicant has put a note on the proposed recording plat which states that "all lots shall be accessed from Tucker Avenue only. No lots shall be provided access from Riverside Industrial Parkway or from any future development of Beal Street."

Corporation Counsel would like a condition placed on all proposed subdivision which states that no public service shall be provided to the development until the street has been accepted by the City. This will ensure that the street be accepted by the City, which has not always happened in the past. A potential condition of approval is:

that a note be added to the subdivision plat which states that no public service shall be provided to the Tucker Woods development until the street has been accepted by the City.

6. Sanitary/Stormwater

Sanitary

The applicant is proposing to install a sewer line in Tucker Avenue to connect with the existing sewer line. The Sewer Division has stated that they do not foresee any sewer capacity issues in this area. The applicant shall request a sewer capacity letter from the Sewer Department.

From: Jay Reynolds
To: Doug Reynolds
Date: Wed, Nov 5, 2003 2:53 PM
Subject: Tucker Ave. review Comments

Hi Doug,
The City's review comments are the following:

- 1. Zoning- this application would require extending the road per 14-403 requirements. *Respond in writing*
- ✓ 2. Is this an existing lot or are new lot lines being introduced? *Partial Permit / Public Works App.*
- 3. This proposal would involve the removal of some guard rail. What is the overall plan for this?
- 4. What is the design for Power/Cable/Telephone? (All utilities for the previous subdivision are in place, underground, for the use of the existing houses) *encasement of lines / review plans show connection*
- ✓ 5. A water main marker is located in the middle of the proposed driveway. Will this marker be relocated, *✓ OK* or the driveway moved?
- ✓ 6. FYI, this street may be a 5 year moratorium street, which may change the street opening permits/fees considerably.
- 7. The Tucker Ave. subdivision plans reference a 'stilling basin' as installed as part of the subdivision. This appears, but is not clear, to be in the vicinity of the proposed inlet/rip-rap apron. Please identify if this exists and locate it on the plan to ensure its' preservation. *Verify + show on site plan*

Any questions, please contact me.

Sincerely,

Jay Reynolds
Development Review Coordinator
City of Portland
Planning and Development
(207) 874-8632

From: Marge Schmuckal
To: Jay Reynolds
Date: Fri, Oct 17, 2003 3:46 PM
Subject: Update on permits

Jay,
I have signed off on the new house permit on Great Diamond Island. I sent copies of their site plan to Marybeth at DEP.

Tucker Ave: zoning is ok except for the 14-403 street - it looks like it needs to be extended to the end of the property (it is short of that now per the plans). Also, does public works want a turn around at the end?

Marge

CC: Sarah Hopkins



CITY OF PORTLAND
 ASSESSORS PLAN
 SCALE 1"=50'

Jay Reynolds - New home on Tucker Ave

From: Marge Schmuckal
To: Jay Reynolds
Date: Tue, Dec 2, 2003 10:40 AM
Subject: New home on Tucker Ave

Jay,
I sent my 14-403 letter out to the applicant concerning this property on Tucker Ave. He voice mailed me back saying that the Planning Board accepted sixty feet beyond his lot and the City Council had accepted that. Doug Reynolds will be bringing in that information to me. We can review it when it comes in. I remember our discussions thought that this section of Tucker was not included in what was approved by the Planning Board and finally by the City Council.. We will see.)
Marge

CC: Eric Labelle; PENNY LITTELL; Sarah Hopkins



CITY OF PORTLAND

DATE: January 2, 2004
TO: Zoning Board of Appeals
FROM: Michael J. Bobinsky, Director of Public Works
SUBJECT: Recommendation to Waive Requirement for Street Improvements for Lot on Tucker Avenue - Permit Application # 03-1246, Bill Dowd

This memorandum provides an advisory position from the Public Works Department regarding Permit Application #03-1246 to the Zoning Board of Appeals. At issue here is the requirement that the entire frontage of the above referenced lot must be paved, and provide for minimum required street improvements in accordance with Section 14-403 of the City's Zoning Ordinance. According to Mr. Dowd's permit application and plans, his lot has approximately 135 feet of road frontage, with 115 feet fronting the paved street and 20 feet unpaved. In accordance with our Ordinance, this remaining 20 feet of unpaved road needs to be paved and upgraded before the building permit is issued.

I have taken the opportunity to view this lot and observe what constraints it has in terms of becoming fully compliant with Section 14-403. The following are my findings:

1. Impacts on the adjacent wetlands appear to be severe if the applicant is made to extend the street by approximately 20 feet. While this issue is the applicants' concern, I am worried that the level of effort to extend the paved road frontage as requested will place an undue hardship on the applicant to properly mitigate the wetlands impacted from extending the paved area the additional 20 feet.
2. In reviewing background information the Public Works Department has on the Tucker Woods subdivision, it appears the developer was not required to extend Tucker Road past the entire frontage of Lot #9 within the Subdivision due to concerns the Planning Board had on impacts to existing wetlands area at the end of Tucker Avenue. Lot #9 was allowed to be constructed with approximately 70 feet of unpaved road. The Dowd lot is directly across the street from this lot, and although the Dowd lot is not a part of the Tucker Woods Subdivision, the same issues and concerns apply regarding impacts to the existing wetlands by extending the street.

3. The Public Works Department endorses Section 14-403 of the Zoning Ordinance; however, we do not feel in this case that filling of the wetlands to extend the pavement by 20' provides the operational and maintenance benefit for the City inherent with this Zoning requirement.

Should you have any questions or need further information, please let me know.

MJB:jw

cc: Lee Urban, Director of Planning and Development
Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Eric J. Labelle, P.E., City Engineer
Katherine A. Earley, P.E., Engineering Services Manager

W & C LLC
17 WESTLAND AVENUE
PORTLAND, MAINE 04102
207-773-6250 FAX 773-0046

December 9, 2003

Marge Schmuckal, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

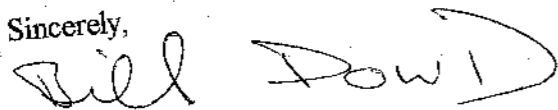
Re: Tucker Avenue Lot

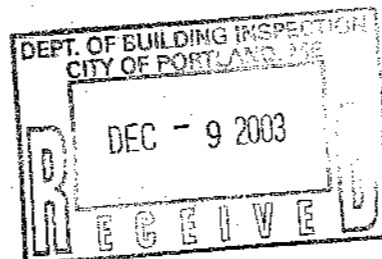
Dear Marge,

Enclosed please find information that I believe supports my request for a building permit for Tucker Avenue. I would appreciate it if you would review this and hopefully agree.

Please give me a call and let me know what you think.

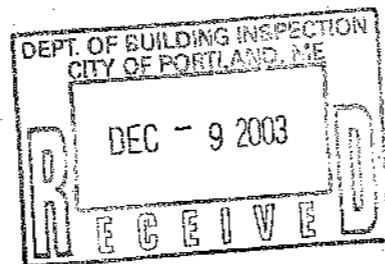
Sincerely,


William J. Dowd



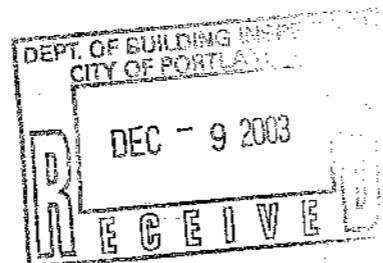
TUCKER AVENUE EXTENSION

1. The Tucker Avenue Extension recording plat was recorded in the Cumberland County Registry of Deeds on March 10, 1999 in Book 199, Page 130. See enclosed plan.
2. The City of Portland Planning Board approved said plan and all associated street improvements. This included not extending pavement the entire length of lot 9 which located directly across from said property being discussed.
3. On January 3, 2000 the City Council accepted that portion of Tucker Avenue extending from the southeasterly sideline of lot 1 along the lines of lots 2 thru 9, a distance of 842.03 feet. (The entire length of lot 9)
4. The entire frontage of the W&C lot plus an additional 60 feet is located on a City of Portland Accepted Street.
5. Section 14-403 has been met as the street has been developed to the standards required by the Public Works Authority and further approved by the Planning Authority and Planning Board. A plan of the improvements for the street was submitted at the time of plan approval, a performance guarantee was accepted by the City and said improvements were performed to the satisfaction of the City prior to the acceptance of said street improvement. Enclosed please find a copy of said plans.



PLANNING BOARD REPORT #54-98

TUCKER WOODS SUBDIVISION
SUBDIVISION REVIEW AND STREET VACATION
DESIGN DWELLINGS, INC., APPLICANT



Submitted to:
Portland Planning Board
Portland, Maine
December 8, 1998

I. INTRODUCTION

Public Works is also requiring that the applicant specify at least four (4) granite monuments at the four corners of this development along Tucker Avenue. The proposed driveways must be revised so that they are four (4) feet wider at the pavement gutter line than the driveway at the street right of way. Also, the applicant must install granite headstones at each proposed catch basin and a seven (7) foot long granite tipdown curb at each end of the headstone.

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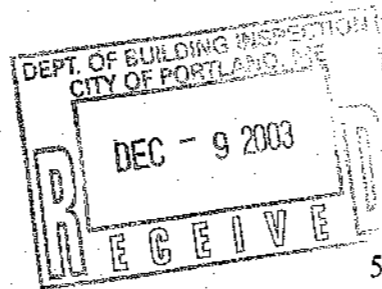
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**SECTION OF TUCKER AVENUE
AND A RELATED DRAINAGE ESEMENT**

ACCEPTED BY ORDER OF THE CITY COUNCIL PASSED
JANUARY 3, 2000 City of Portland Records Volume _____, Page _____

**ORDER ACCEPTING A SECTION OF TUCKER AVENUE
AS A CITY STREET AND A RELATED DRAINAGE EASEMENT**

ORDERED, that the City hereby accepts as a City street a section of Tucker Avenue known as the "Tucker Avenue Extension," as more particularly described in Exhibit A attached hereto; and

BE IT FURTHER ORDERED, that the City accepts a related drainage easement of approximately 20' x 20' located next to Lots #14 and #15 as shown on a plan entitled "Recording Plat of Tucker Avenue Extension" dated 10/06/98 as revised 2/01/99 and recorded at Plan Book 199, Page 130 of the Cumberland County Registry of Deeds.

EXHIBIT A

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northeasterly end of Tucker Avenue at a granite monument to be set marking the westerly corner of Lot #16 on "Recording Plat of Tucker Avenue Extension" for Record Owner, Design Dwellings, Inc." dated 10/06/98 as revised 2/01/99 and recorded in Cumberland County Registry of Deeds in Plan Book 199, Page 130;

Thence, N 62° 01' 18" W along the said northeasterly end of Tucker Avenue, 50.00 feet to a granite monument to be set;

Thence, N 27° 58' 42" E along land now or formerly of Melvin E. Ireland and along the southeasterly line of Lots #1, #2, #3, #4, #5, #6, #7, #8 and #9 on said "Recorded Plat", a distance of 842.03 feet to a granite monument to be set;

Thence, S 62° 01' 18" E, 50.00 feet to a granite monument to be set;

Thence S 27° 58' 42" W along land now or formerly of Bernard Higgins, along the northwesterly line of land now or formerly of Donna L. Currier and along the northwesterly line of Lot #11, #12, #13, #14, #15, and #16 on said "Recording Plat, a distance of 842.03 feet to the point of beginning. Containing 42,101.3 square feet.

Bearings are referenced to True North, per Astronomic Observation. Meaning and intending to convey all of the area shown as Tucker Avenue Extension on said "Recording Plat of Tucker Avenue Extension", Plan Book 199, Page 130.

W & C LLC
17 WESTLAND AVENUE
PORTLAND, MAINE 04102
207-773-6250 FAX 773-0046

December 9, 2003

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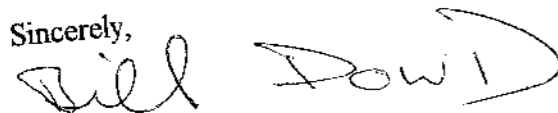
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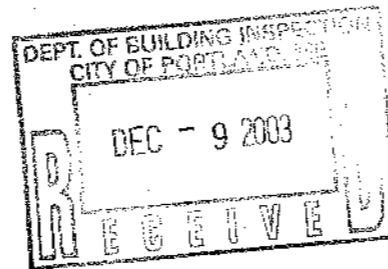
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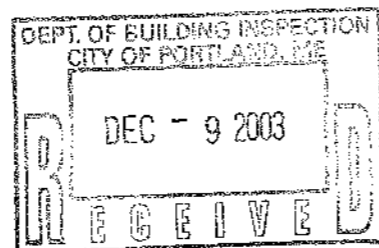
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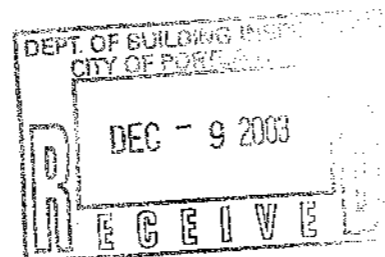
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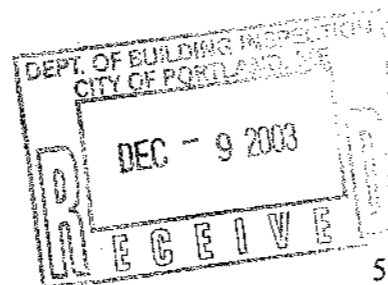
Corporation Counsel would like a condition placed on all proposed subdivision which states that no public service shall be provided to the development until the street has been accepted by the City. This will ensure that the street be accepted by the City, which has not always happened in the past. A potential condition of approval is:

that a note be added to the subdivision plat which states that no public service shall be provided to the Tucker Woods development until the street has been accepted by the City.

6. Sanitary/Stormwater

Sanitary

The applicant is proposing to install a sewer line in Tucker Avenue to connect with the existing sewer line. The Sewer Division has stated that they do not foresee any sewer capacity issues in this area. The applicant shall request a sewer capacity letter from the Sewer Department.



**SECTION OF TUCKER AVENUE
AND A RELATED DRAINAGE ESEMENT**

ACCEPTED BY ORDER OF THE CITY COUNCIL PASSED
JANUARY 3, 2000 City of Portland Records Volume _____, Page _____

**ORDER ACCEPTING A SECTION OF TUCKER AVENUE
AS A CITY STREET AND A RELATED DRAINAGE EASEMENT**

ORDERED, that the City hereby accepts as a City street a section of Tucker Avenue known as the "Tucker Avenue Extension," as more particularly described in Exhibit A attached hereto; and

BE IT FURTHER ORDERED, that the City accepts a related drainage easement of approximately 20' x 20' located next to Lots #14 and #15 as shown on a plan entitled "Recording Plat of Tucker Avenue Extension" dated 10/06/98 as revised 2/01/99 and recorded at Plan Book 199, Page 130 of the Cumberland County Registry of Deeds.

EXHIBIT A

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northeasterly end of Tucker Avenue at a granite monument to be set marking the westerly corner of Lot #16 on "Recording Plat of Tucker Avenue Extension" for Record Owner, Design Dwellings, Inc." dated 10/06/98 as revised 2/01/99 and recorded in Cumberland County Registry of Deeds in Plan Book 199, Page 130;

Thence, N 62° 01' 18" W along the said northeasterly end of Tucker Avenue, 50.00 feet to a granite monument to be set;

Thence, N 27° 58' 42" E along land now or formerly of Melvin E. Ireland and along the southeasterly line of Lots #1, #2, #3, #4, #5, #6, #7, #8 and #9 on said "Recorded Plat", a distance of 842.03 feet to a granite monument to be set;

Thence, S 62° 01' 18" E, 50.00 feet to a granite monument to be set;

Thence S 27° 58' 42" W along land now or formerly of Bernard Higgins, along the northwesterly line of land now or formerly of Donna L. Carrier and along the northwesterly line of Lot #11, #12, #13, #14, #15, and #16 on said "Recording Plat, a distance of 842.03 feet to the point of beginning. Containing 42,101.5 square feet.

Bearings are referenced to True North, per Astronomic Observation. Meaning and intending to convey all of the area shown as Tucker Avenue Extension on said "Recording Plat of Tucker Avenue Extension", Plan Book 199, Page 130.

Jay Reynolds - Tucker Avenue Permit

From: Marge Schmuckal
To: Jay Reynolds
Date: Tue, Feb 10, 2004 12:07 PM
Subject: Tucker Avenue Permit

Jay,
On 2/5/04 the Zoning Board of Appeals approved the variance for this property. They do not have to extend the street to the end of their property. Where are you on the approval? I will be signing off on it soon.
Marge

CC: Michael Bobinsky; PENNY LITTELL; Sarah Hopkins

JAG

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Planning & Development
Lee Urban, Director

CITY OF PORTLAND

November 25, 2003

W & C LLC
C/o Bill Dowd
17 Westland Avenue
Portland, ME 04102

RE: 145 - 153 Tucker Avenue 330-D-005, 006, 007 & 008 - R-2 Residential Zone
Permit application #03-1246

Dear Bill,

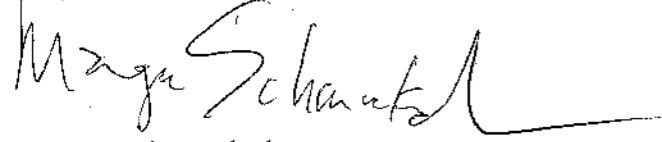
I am in receipt of your permit application to construct a 24' x 48' single family, split foyer with a 2 car garage underneath. Your permit can not be issued until further information is supplied concerning the road construction of Tucker Avenue.

Section 14-403 states that there are minimum requirements for street improvements on a lot abutting any portion of a street which is not permanently paved. That portion of the street shall be improved in accordance with the minimum technical standards promulgated by the public works authority, including sewers, storm drains, pavements, curbs, and if located on a designated school walking route, sidewalks. Your current plans show that pavement ends prior to the end of your property fronting on Tucker Street. Tucker Street needs to be extended to the end of this newly developed property.

Your permit can not be issued and is on hold until this office receives further information showing the extension of Tucker Street. The public works authority shall review such submittal to determine compliance with the technical standards.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,

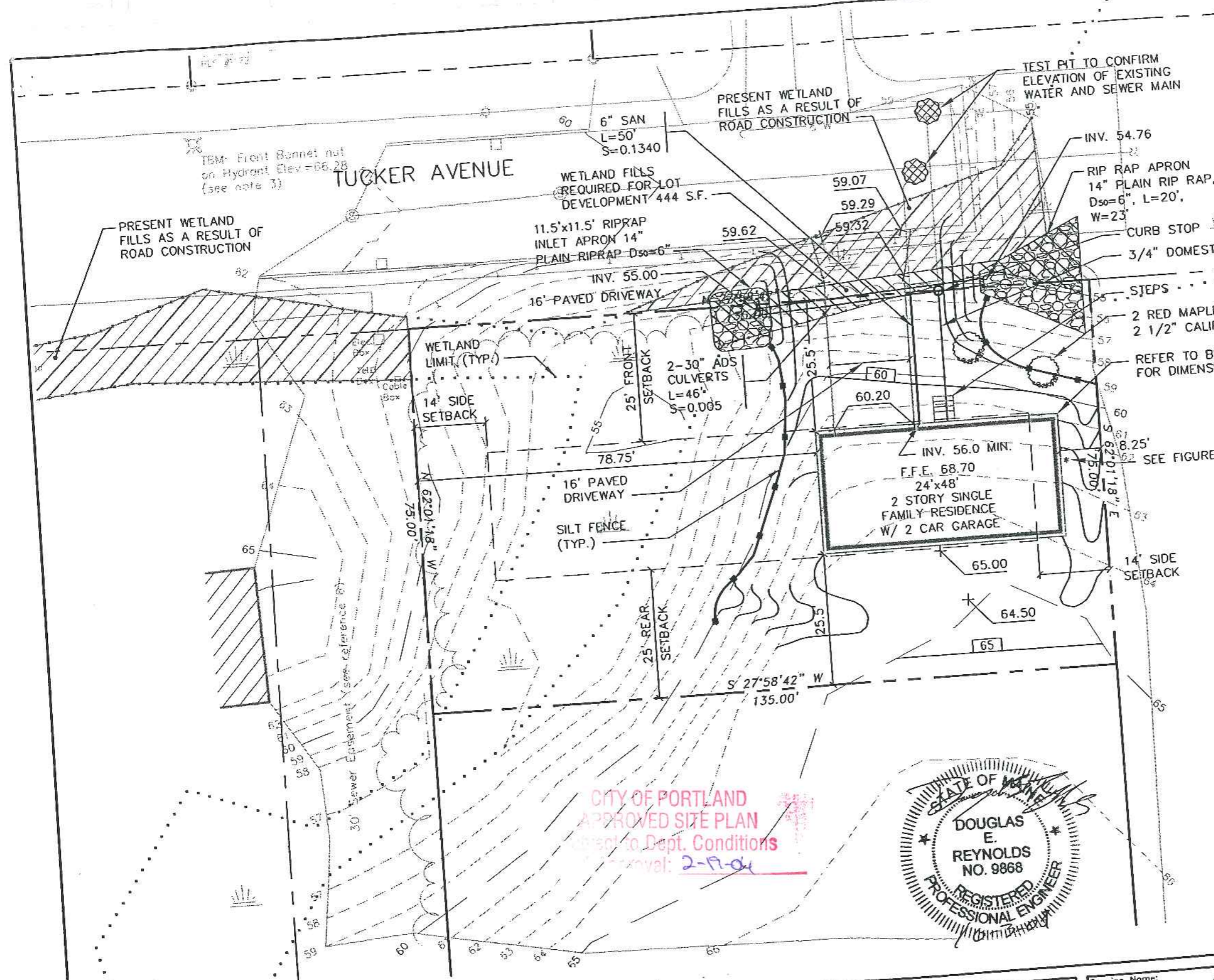
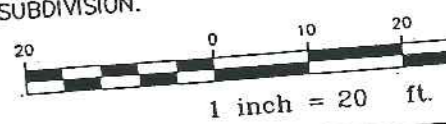
A handwritten signature in cursive script that reads "Marge Schmuckal". The signature is written in dark ink and extends across the width of the text area.

Marge Schmuckal
Zoning Administrator

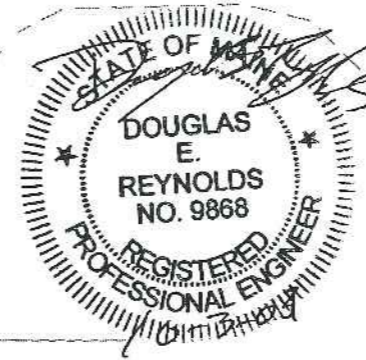
Cc: Jay Reynolds, Planning Div.

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2003.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
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5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
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7. HOME OWNER RESPONSIBLE FOR LAYOUT POWER/TELEPHONE/CABLE.
8. WETLAND LIMITS SHOWN WERE TAKEN FROM SUBDIVISION PLAN FOR TUCKER AVENUE EXTENSION BY SEBAGO TECHNICS. NO ADDITIONAL WETLAND PERMITTING IS REQUIRED AS THERE WILL BE LESS THAN 4,300 S.F. IMPACT AND LOT WAS NOT PART OF ORIGINAL SUBDIVISION.



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Approval: 2-17-04



Rev.	Date	Revision

Design:	DER	Date:	SEPT 03
Draft:	CAH	Job No.:	735
Checked:	DER	Scale:	1"=20'
File Name: 735-PBASE			

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Traffic and Civil Engineering Services

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207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: Site, Grading & Wetland Fill Plan
Project: TUCKER AVENUE, PORTLAND

avenue

IBM: Front Corner not on Hydrant Elev.=66.22 (see note 3)

TUCKER AVENUE

6" SAN
L=50'
S=0.1340

TEST PIT TO CONFIRM ELEVATION OF EXISTING WATER AND SEWER MAIN



CURB STOP

3/4" DOMESTIC WATER

STEPS

2 RED MAPLE OR EQUIVALENT
2 1/2" CALIPER TREES

REFER TO BUILDING PLANS FOR DIMENSIONS

16' PAVED DRIVEWAY

14' SIDE SETBACK

25' FRONT SETBACK

25.5'

78.75'

INV. 56.0 MIN.

24'x48'
2 STORY SINGLE FAMILY RESIDENCE
W/ 2 CAR GARAGE

14' SIDE SETBACK

25' REAR SETBACK

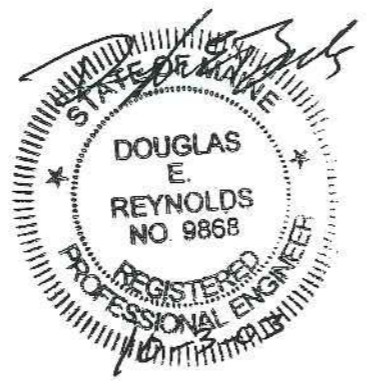
25.5'

SEE FIGURE 1

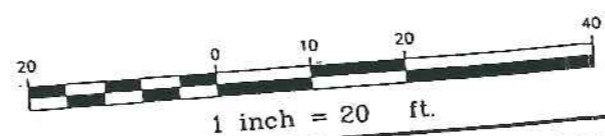
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10' Sewer Easement (see reference b)



CITY OF PORTLAND
AF Subject to Conditions
2-9-04



Rev.	Date	Revision

Design:	DER	Date:	SEPT 03
Draft:	CAH	Job No.:	735
Checked:	DER	Scale:	1"=20'
File Name: 735-PBASE			

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Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Layout and Utility Plan**
Project: **TUCKER AVENUE, PORTLAND**

Tucker Avenue

TUCKER AVENUE

15.0" Cast Iron Manhole on Hydrant Elev = 66.22 (see note 3)

11.5'x11.5' RIPRAP INLET APRON 14" PLAIN RIPRAP D₅₀=6"

INV. 54.76
RIP RAP APRON 14" PLAIN RIP RAP, D₅₀=6", L=20', W=23'



INV. 55.00

59.07

59.29

59.32

59.62

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Expanded Riprap Apron

5/8" Iron Rod

WETLAND LIMIT (TYP.)

2-30" ADS CULVERTS L=46' S=0.005

SILT FENCE (TYP.)

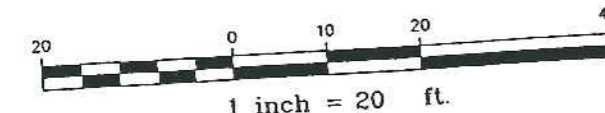
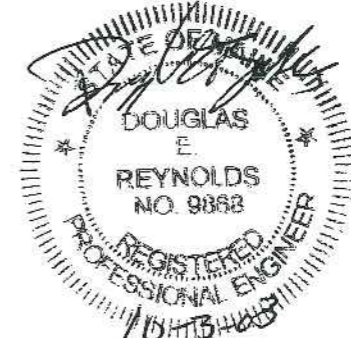
F.F.E. 68.70
24'x48'
2 STORY SINGLE FAMILY RESIDENCE
W/ 2 CAR GARAGE

65.00

64.50

65

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 2-19-01



Rev.	Date	Revision

Design: DER	Date: SEPT 03
Draft: CAH	Job No.: 735
Checked: DER	Scale: 1"=20'
File Name: 735-FBASE	

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E-Mail: mailbox@gorrillpalmer.com

Drawing Name: Grading and Drainage Plan
Project: TUCKER AVENUE, PORTLAND

Icker Avenue

TUCKER AVENUE

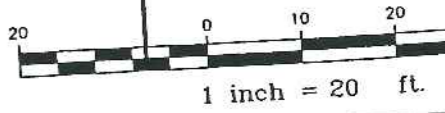
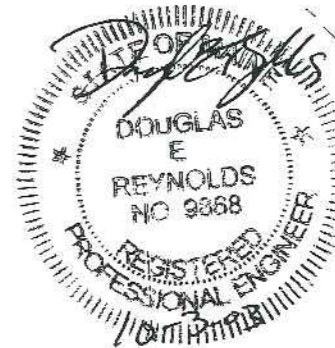
PRESENT WETLAND FILLS AS A RESULT OF ROAD CONSTRUCTION

PRESENT WETLAND FILLS AS A RESULT OF ROAD CONSTRUCTION

WETLAND FILLS REQUIRED FOR LOT DEVELOPMENT 444 S.F.

24'x48'
2 STORY SINGLE FAMILY RESIDENCE
W/ 2 CAR GARAGE

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 2-19-04



Rev.	Date	Revision
-	-	-

Design: DER	Date: SEPT 03
Draft: CAH	Job No.: 735
Checked: DER	Scale: 1"=20'
File Name: 735-PBASE	

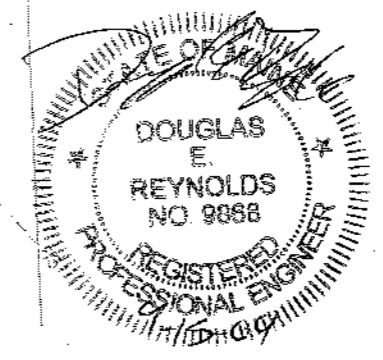
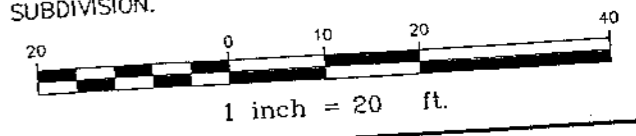
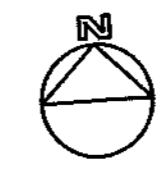
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Traffic and Civil Engineering Services

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207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: Wetland Fill Plan
Project: TUCKER AVENUE, PORTLAND

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LOT 9

TUCKER AVENUE

PRESENT WETLAND FILLS AS A RESULT OF ROAD CONSTRUCTION

PRESENT WETLAND FILLS AS A RESULT OF ROAD CONSTRUCTION

TEST PIT TO CONFIRM ELEVATION OF EXISTING WATER AND SEWER MAIN

REMOVE 30' OF EXISTING GUARDRAIL PROVIDE END SECTIONS ON REMAINING GUARDRAIL

WETLAND FILLS REQUIRED FOR LOT DEVELOPMENT 430 S.F.

6" SAN
L=50'
S=0.1340
INV. 54.76

RIP RAP APRON
14" PLAIN RIP RAP,
D₅₀=6", L=20',
W=23'

CURB STOP
3/4" DOMESTIC WATER

STEPS
2 RED MAPLE OR EQUIVALENT
2 1/2" CALIPER TREES

REFER TO BUILDING PLANS FOR DIMENSIONS

SEE FIGURE 1

INV. 56.0 MIN.
F.F.E. 68.70
24'x48'
2 STORY SINGLE FAMILY RESIDENCE
W/ 2 CAR GARAGE

WETLAND LIMIT (TYP.)

14' SIDE SETBACK

25' FRONT SETBACK

25' REAR SETBACK

16' PAVED DRIVEWAY

SILT FENCE (TYP.)

62'-0.1'-8" W

S 27°58'42" W
135.00'

TBM: Front Bonnet nat on Hydrant Elev.=66.28 (see note 3)

UGE/T/C

11.5'x11.5' RIPRAP INLET APRON 14" PLAIN RIPRAP D₅₀=6" INV. 55.00

59.62

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2-30" ADS CULVERTS L=46' S=0.005

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FAX: 207-657-6912
E-Mail: mail@gorrillpalmer.com

Drawing Name: **Site, Grading & Wetland Fill Plan**
Project: **TUCKER AVENUE, PORTLAND**

Figure No. **1**

Design: DER	Date: SEPT 03
Draft: CAH	Job No.: 735
Checked: DER	Scale: 1"=20'
File Name: 735-PBASE	
Date	Revision

Tucker Avenue

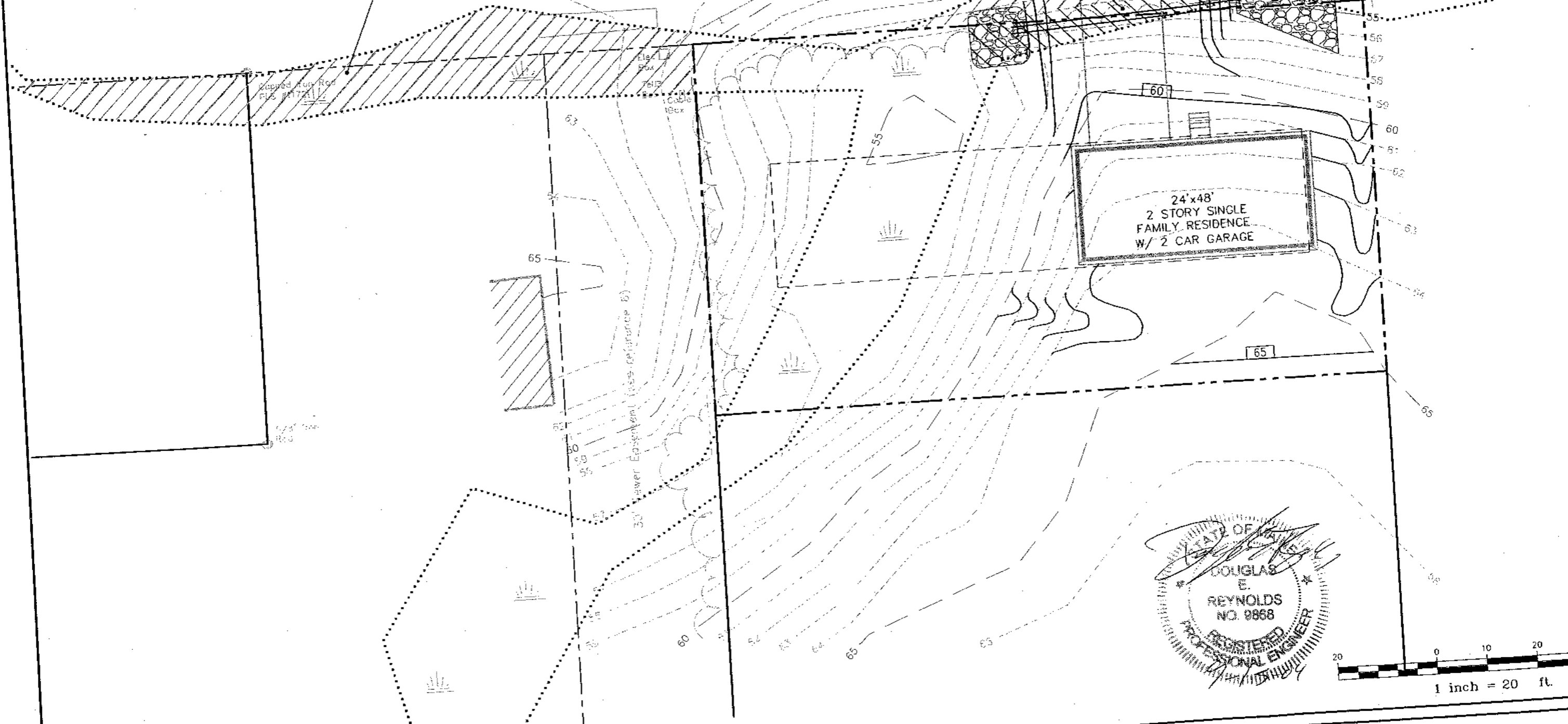
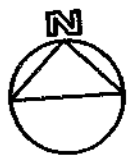
TBM: Front Bonnet nut on Hydrant Elev.=66.28 (see note 3)

TUCKER AVENUE

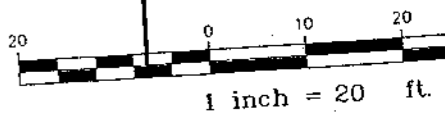
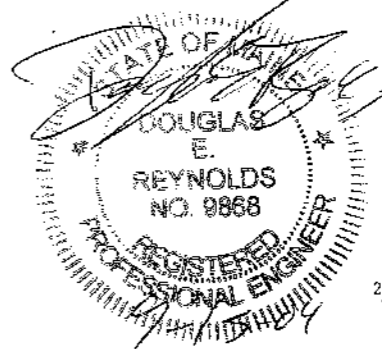
PRESENT WETLAND FILLS AS A RESULT OF ROAD CONSTRUCTION

PRESENT WETLAND FILLS AS A RESULT OF ROAD CONSTRUCTION

WETLAND FILLS REQUIRED FOR LOT DEVELOPMENT 430 S.F.



24'x48'
2 STORY SINGLE
FAMILY RESIDENCE
W/ 2 CAR GARAGE



Rev.	Date	Revision

Design:	DER	Date:	SEPT 03
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Drawing Name: Wetland Fill Plan
 Project: TUCKER AVENUE, PORTLAND

Tucker Avenue

TBM: Front Bonnet nut on Hydrant Elev.=66.28 (see note 3)

TUCKER AVENUE

TEST PIT TO CONFIRM ELEVATION OF EXISTING WATER AND SEWER MAIN



REMOVE 30' OF EXISTING GUARDRAIL. PROVIDE END SECTIONS ON REMAINING GUARDRAIL

6" SAN L=50' S=0.1340

UG/E/T/C

CURB STOP
3/4" DOMESTIC WATER

STEPS
2 RED MAPLE OR EQUIVALENT 1 1/2" CALIPER TREES

REFER TO BUILDING PLANS FOR DIMENSIONS

Capped Iron Rod PLS #11721

Elec. Box
Tele. Box
Cable Box

14' SIDE SETBACK

25' FRONT SETBACK

16' PAVED DRIVEWAY

24'x48' 2 STORY SINGLE FAMILY RESIDENCE W/ 2 CAR GARAGE

INV. 56.0 MIN.

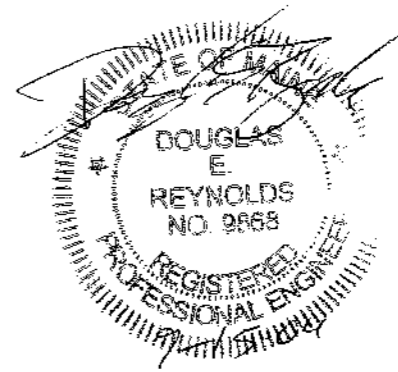
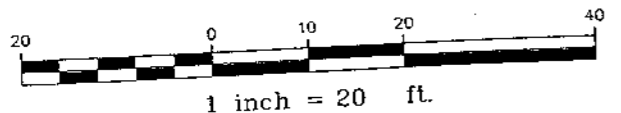
SEE FIGURE 1

14' SIDE SETBACK

25' REAR SETBACK

30' Revee: Easement (see reference 6)

5/8" Iron Rod



Rev	Date	Revision

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TUCKER AVENUE



11.5'x11.5' RIPRAP INLET APRON 14" PLAIN RIPRAP D₅₀=6"

INV. 54.76
RIP RAP APRON 14" PLAIN RIP RAP, D₅₀=6", L=20', W=23'

INV. 55.00

59.07
59.29
59.32

59.62

WETLAND LIMIT (TYP.)

2-30" ADS CULVERTS L=46' S=0.005

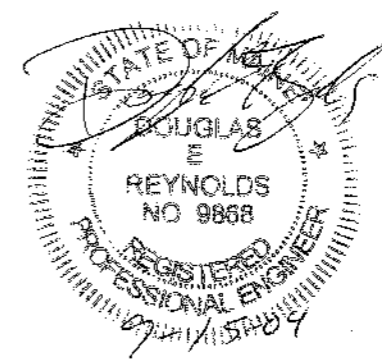
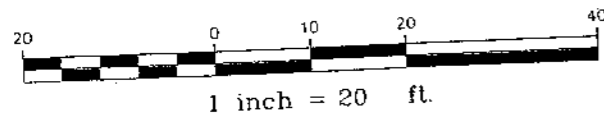
SILT FENCE (TYP.)

F.F.E. 68.70
24'x48'
2 STORY SINGLE FAMILY RESIDENCE W/ 2 CAR GARAGE

65.00

64.50

65



Rev.	Date	Revision

Design:	DER	Date:	SEPT 03
Draft:	CAH	Job No.:	735
Checked:	DER	Scale:	1"=20'
File Name: 735-PBASE			

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Drawing Name:	Grading and Drainage Plan
Project:	TUCKER AVENUE, PORTLAND