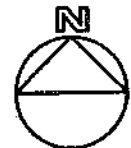


TRM: Front Bonnet out on Hydrant Elev.=56.22 (see note 3)

TUCKER AVENUE

6" SAN
L=50'
S=0.1340

TEST PIT TO CONFIRM ELEVATION OF EXISTING WATER AND SEWER MAIN



avenue

CURB STOP

3/4" DOMESTIC WATER

STEPS

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

REFER TO BUILDING PLANS FOR DIMENSIONS

GENERAL NOTES

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7. HOME OWNER RESPONSIBLE FOR LAYOUT OF 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. OF IMPACT AND LOT WAS NOT PART OF ORIGINAL SUBDIVISION.

16' PAVED DRIVEWAY

14' SIDE SETBACK

25' FRONT SETBACK

78.75

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

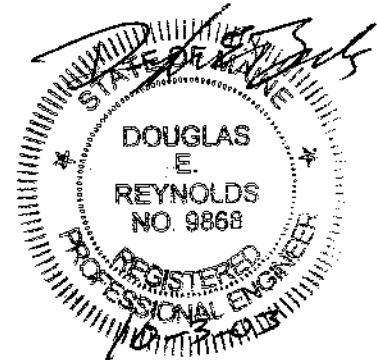
SEE FIGURE 1

14' SIDE SETBACK

25' REAR SETBACK

25.5'

30' Sewer Easement (see reference 6)



1 inch = 20 ft.

Rev.	Date	Revision

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

GP Gorrill-Palmer Consulting Engineers, Inc.
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

Figure No.
2

1"=20' Front Elevation
or Hydrant Elev. = 96.28
(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
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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

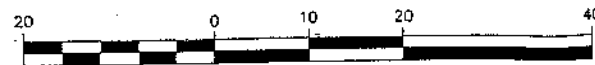
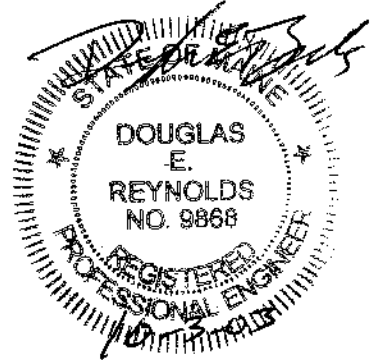
SEE FIGURE 1

14' SIDE
SETBACK

25' REAR
SETBACK

25.5'

30' Sewer Easement (see reference 6)



1 inch = 20 ft.

Rev.	Date	Revision

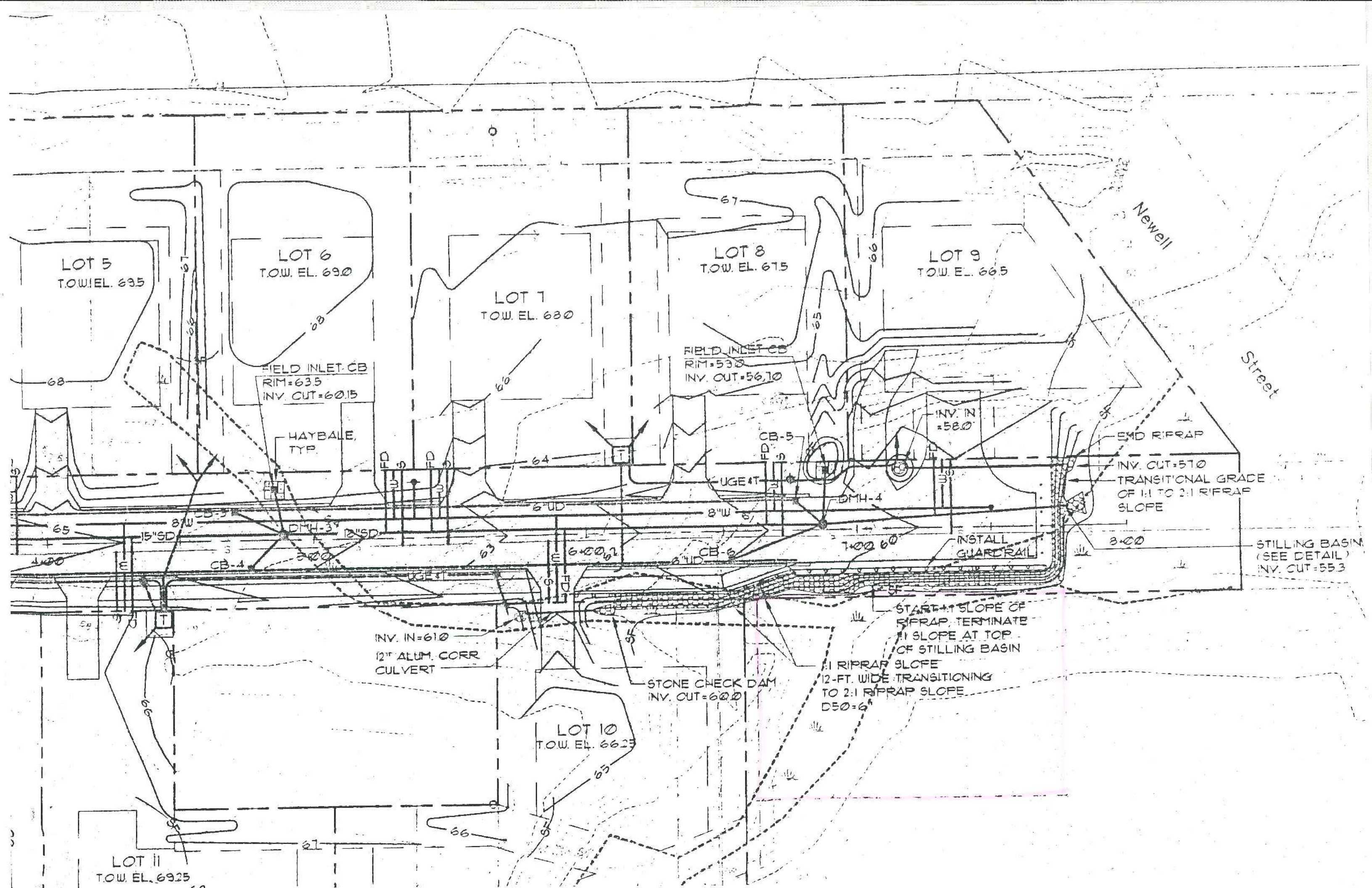
Design:	DER	Date:	SEPT 03
Draft:	CAH	Job No.:	735
Checked:	DER	Scale:	1"=20'
File Name:	735-PBASE		

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

Figure No.
2



LOT 5
TOW. EL. 695

LOT 6
TOW. EL. 690

LOT 7
TOW. EL. 680

LOT 8
TOW. EL. 675

LOT 9
TOW. EL. 665

LOT 10
TOW. EL. 6625

LOT 11
TOW. EL. 6925

FIELD INLET CB
RIM=635
INV. CUT=60.15

FIELD INLET CB
RIM=535
INV. CUT=56.70

HAYBALE,
TYP.

INV. IN
=520

END RIPRAP

INV. CUT=570
TRANSITIONAL GRADE
OF 1:1 TO 2:1 RIPRAP
SLOPE

STILLING BASIN
(SEE DETAIL)
INV. CUT=553

INV. IN=610
12" ALUM. CORR
CULVERT

STONE CHECK DAM
INV. CUT=600

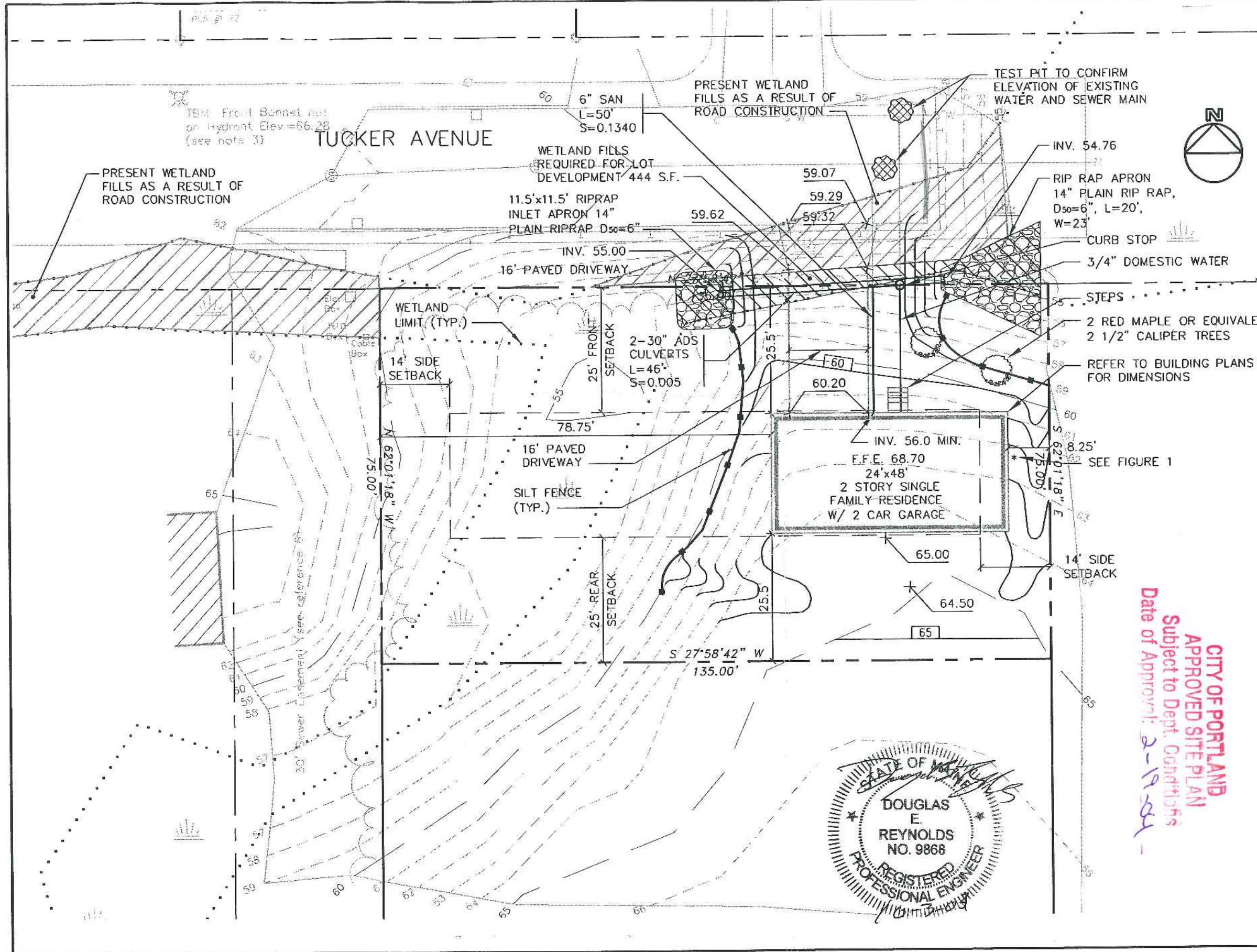
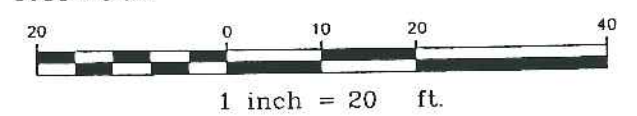
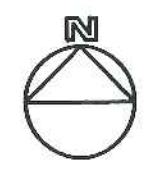
START 1:1 SLOPE OF
RIPRAP. TERMINATE
1:1 SLOPE AT TOP
OF STILLING BASIN

1:1 RIPRAP SLOPE
12-FT. WIDE TRANSITIONING
TO 2:1 RIPRAP SLOPE
D50=6"

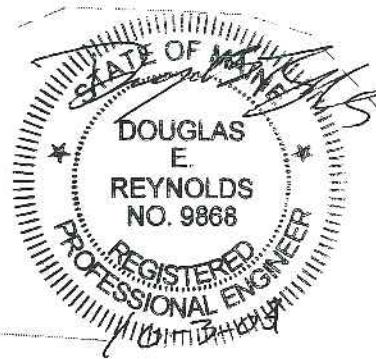
INSTALL
GUARDRAIL

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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	

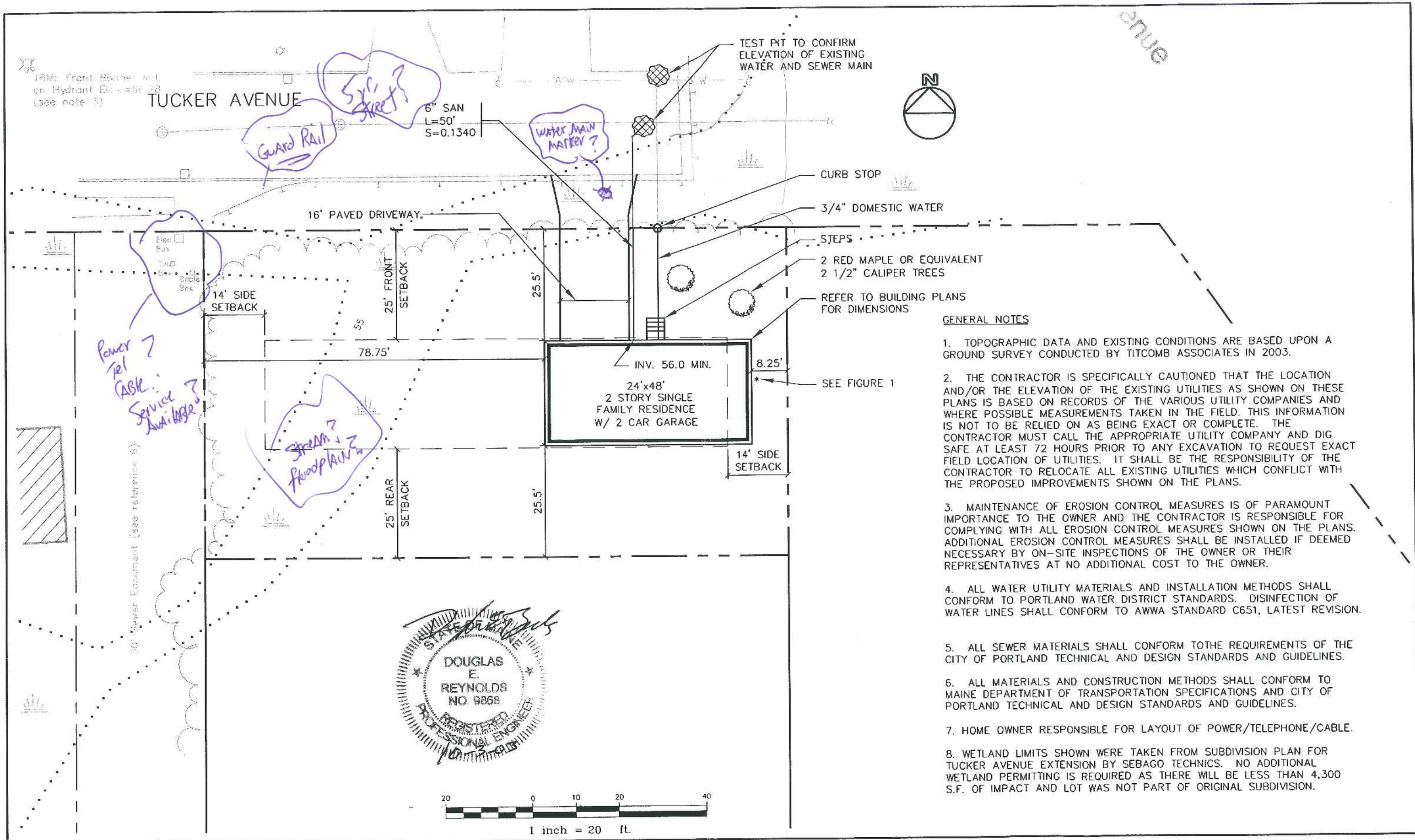
GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

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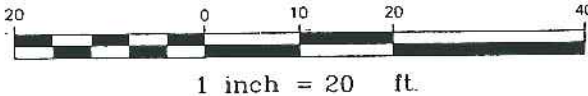
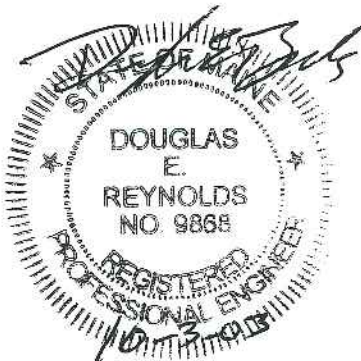
Drawing Name:	Site, Grading & Wetland Fill Plan
Project:	TUCKER AVENUE, PORTLAND

Figure No.
1



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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

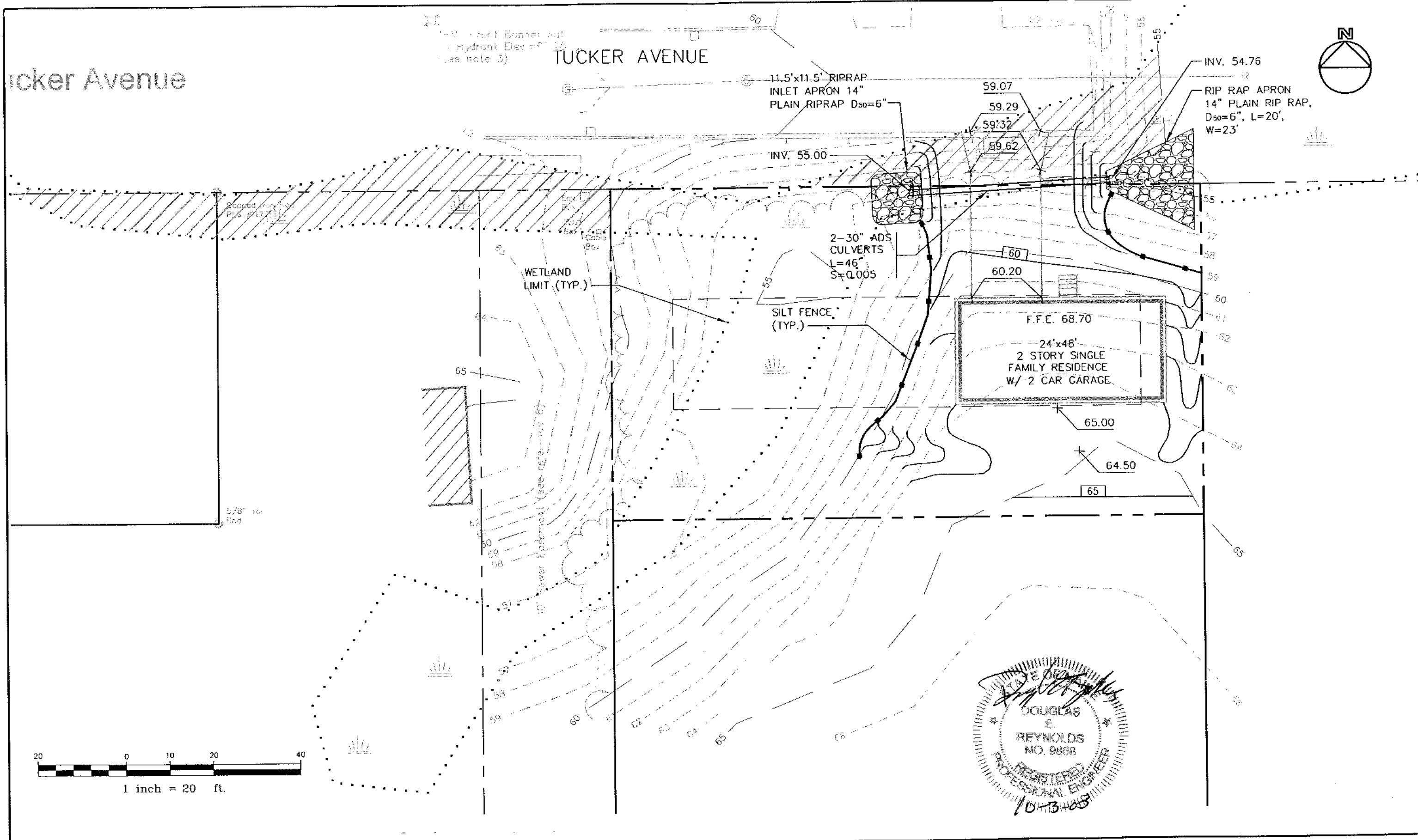
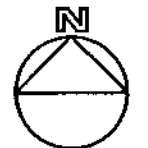
PO Box 1237
 15 Shaker Road
 Gray, ME 04039

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



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'

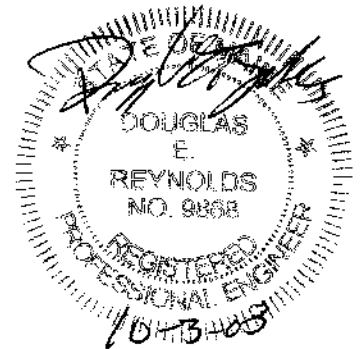
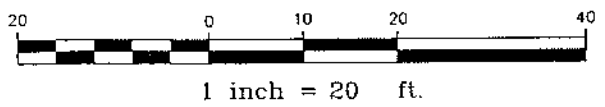
INV. 55.00

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

WETLAND
LIMIT (TYP.)



Rev.	Date	Revision

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

GP Gorrill-Palmer Consulting Engineers, Inc.
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Gray, ME 04039

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

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

Figure No.
3

Tucker Avenue

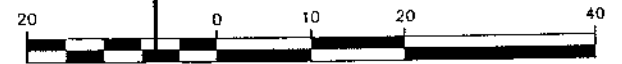
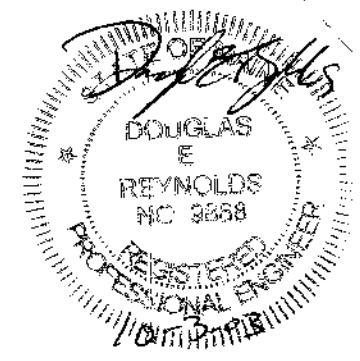
TUCKER AVENUE

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



1 inch = 20 ft.

Rev.	Date	Revision

Design: DER	Date: SEPT 03
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File Name: 735-PBASE	

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

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

Figure No.
4

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

2001-0091
Application I. D. Number

05/14/2001
Application Date

Tucker Ave. New Single family
Project Name/Description

Currier Donna L
Applicant
10 Willow Haven St, Saco, ME 04072
Applicant's Mailing Address
Jim Lomardo
Consultant/Agent
Agent Ph: 329-5484 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

#131

Tucker Ave, Portland, Maine
Address of Proposed Site
332 D020001
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) _____

1008
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 Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 05/14/2001

DRC Approval Status: Reviewer Jay Reynolds

Approved Approved w/Conditions See Attached Denied

Approval Date 05/29/2001 Approval Expiration 05/29/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 05/29/2001
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	

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

2001-0091 _____
Application I. D. Number

05/14/2001 _____
Application Date

Currier Donna L _____
Applicant

10 Willow Haven St, Saco, ME 04072 _____
Applicant's Mailing Address

Jim Lomardo _____
Consultant/Agent

Agent Ph: 329-5484 **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

Tucker Ave, Portland, Maine _____
Address of Proposed Site

332 D020001 _____
Assessor's Reference: Chart-Block-Lot

Tucker Ave. New Single family _____
Project Name/Description

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.

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 # 131 Tucker Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 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.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: September 20, 2001
RE: C. of O. for # 131 Tucker Avenue;
lead cbl (332D020001); Id# (2001-0091)

JR

After visiting # 131 Tucker Avenue, I have the following comments:

All site work complete.

At this time, I recommend issuing a Permanent Certificate of Occupancy.

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\131tucker1.doc